

## **REGULAR COUNCIL MEETING AGENDA FOR WEDNESDAY JUNE 7, 2023**

*The Town of Comox respectfully acknowledges that we are standing on the Unceded traditional territory of the K'òmoks First Nation.*

Meeting Location: Council Chambers, 1801B Beaufort Avenue, Comox

Call to Order: 5:00 p.m.

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**1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL**

**2. ADOPTION OF AGENDA:**

- a. [Adoption of the Agenda](#)

*That the June 7, 2023 Regular Council Meeting Agenda be Adopted.*

**3. DELEGATIONS:**

- (9) a. [Tim Ennis \(BC Community Bat Program\): Certification of Comox as a Bat Friendly Community](#)
- (10) b. [Julie Micksch \(Aspen Hector Properties\): Comments and Recommendations on Site Design by neighbouring residents](#)
- (11) c. [Paul Whyte and Jenny Steel \(Comox Golf Course\): Information about the Comox Golf Club](#)

**4. ADOPTION OF MINUTES:**

- (12) a. [Regular Council Meeting Minutes](#)

*That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday May 17, 2023, be Adopted.*

**5. COUNCIL COMMITTEE MINUTES AND REPORTS: NIL**

**6. CONSENT AGENDA:**

- (18) a. [Consent Agenda](#)

*That the Consent Agenda items as follows be received for information:*

*a. Jen Groundwater, May 15, 2023, regarding Cumberland's tree protection bylaw*

*b. Paul Moquin, Island AeroBarrier, May 23, 2023, regarding air tightness of buildings*



## TOWN OF COMOX

### REGULAR COUNCIL MEETING AGENDA OF WEDNESDAY JUNE 7, 2023

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- (18) a. [Consent Agenda](#)
- c. *Jennifer Knox, Desolation Sound Yacht Charters, May 24, 2023, concerned with lack of service at the marina.*
- d. *Julie Micksch, May 24, 2023, recommending a wetland scientist for Hector development*
- e. *Rosemary Abram, May 26, 2023, feels the screening of a coach house is insufficient*
- f. *Maurito Prato, Comox Valley Food Policy Council, May 29, 2023, encouraging the Town to include local food procurement as a part of its social procurement policy*
- g. *Karen and Eric Alexandre, May 30, 2023, in support of DVP 23-4 (183 Bay Court)*
- h. *Rory Bratrud, June 2, 2023, asking how the Town is honouring the 94 Calls of Action set out by the Truth and Reconciliation Council.*
- i. *Ken Price, KFN, June 2, 2023, invitation to National Indigenous People's Day community celebration on June 21, 2023*

#### 7. UNFINISHED BUSINESS:

- (42) a. [Comox Skate Park and Pump Track Update](#)
- That Council receive the June 7, 2023 report to Mayor and Council, titled "Comox Skate Park and Pump Track Update", for information.*
- (86) b. [Comox Skatepark and Pump Track Engagement Plan](#)
1. *THAT Council endorse the skatepark and pump track community engagement plan in the June 7, 2023 report to Mayor and Council, titled "Comox Skatepark and Pump Track Community Engagement Plan".*
  2. *THAT Council endorse using the Comox Valley Regional District's Engage Comox Valley community engagement platform as a communications and community outreach tactic.*
  3. *THAT Council accept the Skatepark and Pump Track Advisory Committee's (SPTAC) terms of reference.*

#### 8. SPECIAL REPORTS: NIL

#### 9. BYLAW ADOPTIONS:

- (95) a. [Comox Street and Traffic Bylaw No. 1358.05, 2023](#)
- That Comox Street and Traffic Bylaw No. 1358.05, 2023 be Adopted.*
- (97) b. [Comox Bylaw Notice Enforcement Bylaw No. 2004.01, 2023](#)
- That Comox Bylaw Notice Enforcement Bylaw No. 2004.01, 2023 be Adopted.*



**10. NEW BUSINESS:**

- (98) a. [Bat Friendly Community Certification](#)

*THAT the Town of Comox proceed with an application to the BC Community Bat Program to become a Certified Bat-friendly Community as recommended in the June 7, 2023 report to Mayor and Council from the Parks Department titled "Bat-friendly Community Certification".*

- (106) b. [Development Variance Permit Application DVP 23-4: 183 Bay Court](#)

*That Development Variance Permit DVP 23-4 for the proposed garage addition (as shown in Attachment 2 to the May 15, 2023 Planning Report on DVP 23-4) be issued, subject to the Development Variance Permit Conditions listed in Schedule 1.*

- (119) c. [Automatic Garbage Collection Cart Sizes](#)

*THAT the Town of Comox implement the following cart sizes for Curbside collection:*

*a) Single family: (1) 120L garbage, (1) 360L recycling, (1) 360L organics*

*b) Single family with suite: (2) 120L garbage, (2) 240L recycling, (1) 360L organics*

*c) Duplexes (per unit): (1) 120L garbage, (1) 360L recycling, (1) 240L organics*

*d) Tri/Quadplexes (per unit) : (1) 120L garbage, (1) 240L recycling, (1) 120L organics*

*e) Curbside multi-family (per unit) : (1) 120L garbage, (1) 240L recycling, (1) 120L organics*

- (122) d. [Introductory Report: Official Community Plan Amendment \(2077 Hector Road and 941 Aspen Road\)](#)

*1. THAT, in accordance with section 475 of the Local Government Act:*

*a. Notice of proposed Official Community Plan Amendment, as contained in Attachment 1 to the June 7, 2023 Planning Report on RZ OCP 23-2, be posted on the Town's bulletin board and website, until replaced by a notice of public hearing;*

*b. June 7, 2023 Planning Report on RZ OCP 23-2 be posted on the Town website.*

*2. THAT when a public hearing is scheduled for the proposed development on the subject properties, an option for online participation is added.*

**11. NOTICES OF MOTION: NIL**

**12. CORRESPONDENCE:**

- (376) a. [Ken Price \(K'omoks First Nation\): Seeking partner support for National Indigenous People's Day](#)



**TOWN OF COMOX**

**REGULAR COUNCIL MEETING AGENDA OF WEDNESDAY JUNE 7, 2023**

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- (377) b. [Lisa Dennis \(Comox Valley Regional District\): Comox Valley Emergency Program Extended Service Establishment Bylaw](#)

*THAT the Town of Comox consent to the adoption of the Comox Valley Regional District Bylaw No. 766 being "Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4" under section 346 of the Local Government Act.*

- (385) c. [Steve Thiessen \(Comox Men's Shed\): Ukranian tree dedication ceremony](#)

- (386) d. [Bradley Little \(19 Wing Comox\): Flyby request for 103rd birthday](#)

*That the Town of Comox is supportive of a flyby by Canadian Armed Forces aircraft as low as 500 feet, for the 103rd birthday event being held at 618 Anderton Road for transit, practice, and shows on June 30, 2023.*

- (388) e. [Doug Hillian \(Courtenay Councillor\): Mental health program support request](#)

**13. LATE ITEMS: NIL**

**14. REPORTS FROM MEMBERS OF COUNCIL: NIL**

**15. MEDIA QUESTION PERIOD: NIL**

**16. PUBLIC QUESTION PERIOD: NIL**

**17. RESOLUTION TO GO IN-CAMERA:**

- a. [Exclude the Public](#)

*That the Public be Excluded from the In-Camera session of Council on Wednesday June 7, 2023 pursuant to the following sub-sections of section 90 of the Community Charter:*

*(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*

*(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.*

**18. RISE AND REPORT FROM IN-CAMERA: NIL**

**ADJOURNMENT**



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CORPORATE OFFICER







# REQUEST TO APPEAR AS A DELEGATION

TOWN OF COMOX

1809 Beaufort Avenue Ph: (250) 339-2202 Email: town@comox.ca  
Comox BC V9M 1R9 Fx: (250) 339-7110

# RECEIVED

05May2023

## TOWN OF COMOX

REQUESTS TO APPEAR BEFORE COUNCIL OR THE STRATEGIC PLANNING COMMITTEE MUST BE SUBMITTED NO LATER THAN WEDNESDAY NOON, THE WEEK PRIOR TO THE MEETING.

<b>Name(s) of person(s) speaking:</b> Tim Ennis -Regional Coordinator for the North Island Chapter of the BC Community Bat Program		
<b>Organization you are representing:</b> Community Bat Programs of BC		
<b>Primary purpose of Organization:</b> Developing bat friendly communities by protecting, enhancing and creating habitat, providing information and promoting learning.		<b>Number of members:</b> 5
<b>Mailing address of Organization:</b> Town of Comox Municipal Works 1390 Guthrie Rd		<b>Contact Name:</b> Tryna McLean <b>Phone:</b> 250-218-6845
<b>City:</b> Comox	<b>Postal Code:</b> V9M0A5	<b>Email:</b> tmclean@comox.ca
<b>Subject matter:</b> Bat Friendly Communities		
<b>Specific request of Council, if any (i.e., letter of support, funding):</b> We would like council to approve our request that Comox be certified as a Bat Friendly Community.		
<b>Requested meeting and date:</b> June 7, 2023		<b>AV equipment required:</b> yes
<b>Date of application:</b> May 5, 2023	<b>Signature of applicant:</b> 	<b>Print name:</b> Tryna McLean

**Please Note:**

1. Regular Council and Strategic Planning Committee Meetings start at 5:00 p.m. Delegations are dealt with at the beginning of each meeting.
2. Maximum presentation time is 10 minutes including questions, unless previously approved by the Chair.
3. Presenters are to address Council or the Strategic Planning Committee, and not the audience.
4. All presentation materials/handouts must be submitted no later than Thursday noon, the week prior to the meeting. If the Friday prior to the meeting is a statutory holiday, then presentation materials must be submitted by Wednesday noon.
5. Please ensure that your cell phone is turned OFF during the meeting.

<b>LOG:</b> 23-192	<b>REFER:</b>	<b>AGENDA:</b> RCM 07Jun2023
<b>FILE:</b> 0630-20	<b>ACTION:</b> MR	

o - cfile  
Copies - Council  
- JW/SR/SA/LP

Council and Strategic Planning Committee Meetings are public except where permitted to be closed pursuant to the Community Charter. Presentations at Council meetings are video recorded and available on the Town's website. Personal information you provide on this form is collected pursuant to Section 26 of the Freedom of Information and Protection of Privacy Act, and the form may be disclosed in its entirety with public meeting agendas, which are also posted on the Town website.



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TOWN OF COMOX

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# RECEIVED

10May2023

## TOWN OF COMOX

REQUESTS TO APPEAR BEFORE COUNCIL OR THE STRATEGIC PLANNING COMMITTEE MUST BE SUBMITTED NO LATER THAN WEDNESDAY NOON, THE WEEK PRIOR TO THE MEETING.

<b>Name(s) of person(s) speaking:</b> Julie Micksch, RBTech		
<b>Organization you are representing:</b>		
<b>Primary purpose of Organization:</b>		<b>Number of members:</b>
<b>Mailing address of Organization:</b> 906 Acacia Road		<b>Contact Name:</b> Julie Micksch
		<b>Phone:</b> 2507920297
<b>City:</b> Comox	<b>Postal Code:</b> V9M 3Y6	<b>Email:</b> jmicksch@gmail.com
<b>Subject matter:</b> Aspen Hector Properties - Comments and Recommendations on Site Design by neighbouring residents		
<b>Specific request of Council, if any (i.e., letter of support, funding):</b>		
<b>Requested meeting and date:</b> May 17, 2023		<b>AV equipment required:</b> Yes
<b>Date of application:</b> May 10, 2023	<b>Signature of applicant:</b> 	<b>Print name:</b> Julie Micksch

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<b>LOG:</b> 23-201	<b>REFER:</b>	<b>AGENDA:</b> RCM 07Jun2023
<b>FILE:</b> 3360-20/22	<b>ACTION:</b> MR	

o - cfile 3360-20/22-01  
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# REQUEST TO APPEAR AS A DELEGATION

TOWN OF COMOX  
1809 Beaufort Avenue Ph: (250) 339-2202 Email: town@comox.ca  
Comox BC V9M 1R9 Fx: (250) 339-7110

# RECEIVED

01Jun2023

# TOWN OF COMOX

REQUESTS TO APPEAR BEFORE COUNCIL OR THE STRATEGIC PLANNING COMMITTEE MUST BE SUBMITTED NO LATER THAN WEDNESDAY NOON, THE WEEK PRIOR TO THE MEETING.

Name(s) of person(s) speaking: Paul Whyte Jenny Steel		
Organization you are representing: Comox Golf Course		
Primary purpose of Organization: Public golf course - recreation		Number of members: 234
Mailing address of Organization:  1718 Balmoral Ave		Contact Name: Sandra Sidl - Pro Shop Manager  Phone: 250-339-4444
City: Comox	Postal Code: V9M 2N1	Email: comoxgolfclub@gmail.com
Subject matter: Introductions of BOD for CGC. Information about our club, its role in the community, our challenges and plans.		
Specific request of Council, if any (i.e., letter of support, funding):     		
Requested meeting and date: June 7 2023		AV equipment required: yes for PP
Date of application: May 31 2023	Signature of applicant: 	Print name: Paul Whyte

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LOG: 23-220	REFER:	AGENDA: RCM
FILE: 2375-20	ACTION: MR	07Jun2023

**Copies - Council  
- JW/SR/LP**

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**TOWN OF COMOX**  
**Minutes of the Regular Council Meeting,**  
**held in Council Chambers on Wednesday May 17, 2023**

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**Present:** Acting Mayor J. Kerr  
Councillors Mayor Minions (electronically),  
S. Blacklock, K. Grant, C. Haslett,  
J. Meilleur, M. Swift

**Absent:** Nil

**Call to Order:**

The meeting was called to order at 5:00 p.m. with 10 members of the public in attendance.

Acting Mayor Kerr acknowledged that the Town of Comox is standing on the Unceded traditional territory of the K'omoks First Nation.

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**1. INTRODUCTION AND APPROVAL OF LATE ITEMS: NIL**

**2. ADOPTION OF AGENDA:**

**a. Adoption of the Agenda**

**Adoption of Agenda**

*That the May 17, 2023 Regular Council Meeting Agenda be Adopted.*

*(2023.161) -- CARRIED*

**3. DELEGATIONS:**

**a. Pete Chambers, President (Comox BIA): 2023-2026 Strategic Business Plan Report**

**BIA Strategic Business Plan**

Pete Chambers presented the 2023-2026 Strategic Business Plan, identifying their seven 'BIG Moves':

- BIA Renewal and Expansion
- Downtown Neighbourhood Master Plan
- Downtown Infill and Redevelopment - Mixed Use
- New Retail Attraction Strategy
- Downtown Comox Parking Strategy
- Marina Infrastructure and Services Expansion
- Best Use Plan for Parks and Greenspace

**b. Donald Jacquest: Future use of Comox Golf Course as a public park once current lease expires**

**Comox Golf Course**

Mr. Jacquest advised that the community is growing and through infill, however parks can't be created through infill. He advised that he hopes Council will turn to Comox Golf Course into a park once the current lease expires in June 2033. Mr. Jacquest asked that Council begin planning for when the lease ends and would like to see Council to engage with the community.

**c. Vivian Dean: Digital public hearing tool in new development streamlining process**

**Digital Public Hearing Tool**

Vivian Dean advised that she would like to see more community engagement in the development application process, and suggested that the Town

- provide more information for the community during the pre-application stages,
- add quality of place criteria to the sustainability checklist, and
- add an online public hearing tool to the application process.

**d. Carissa Wilson & Rebecca Lennox (North Island College Students' Union): Free menstrual products in town buildings**

**Free Menstrual Products**

Carissa Wilson provided information on menstrual equity and safer sex. Carissa thanked staff for the information provided to Council on the supply of free products in Town facilities and noted that there are local free and low cost suppliers of products and information.

**e. Stuart Aldred, Applicant (McDonald's Comox): Development Variance Permit 22-0 (727 Anderton Road)**

**727 Anderton Road**

Stuart Aldred provided a summary of the permit variation request and advised he was available to answer questions of Council.

**THE MEETING RECESSED AT 6:18 P.M. AND RECONVENED AT 6:27 P.M.**

**4. ADOPTION OF MINUTES:**

**a. Regular Council Meeting Minutes**

**RCM Minutes**

*That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday May 3, 2023, be Adopted.*

(2023.162) -- CARRIED

**b. Special Council Meeting Minutes**

**Special Council Meeting**

*That the Minutes of the Special Meeting of Council, held in Council Chambers on Wednesday May 10, 2023, be Adopted.*

(2023.163) -- CARRIED

**5. COUNCIL COMMITTEE MINUTES AND REPORTS:**

**a. Strategic Planning Committee Meeting Minutes**

**SPC Meeting Minutes**

*That the Minutes of the Strategic Planning Committee Meeting, held in Council Chambers on Wednesday May 10, 2023, be Received.*

(2023.164) -- CARRIED

**6. CONSENT AGENDA:**

**a. Consent Agenda**

**Consent Agenda**

*That the Consent Agenda items as follows be received for information:*

*a. Brenda Cardinal, May 3, 2023, suggesting an option for additional organic collection in 2024 and inquiring about additional Corporate Services position*

(2023.165) -- CARRIED

*b. Gabrielle Veto, MS Canada, May 3, 2023, proclamation request*

*c. Ashley Closs, May 4, 2023, concerned with the height of the fence around Comox Golf Course as her vehicle was hit with a ball*

*d. Susan Auchterlonie, Executive Director, Comox Valley Community Foundation, May 4, 2023, sharing that Comox Valley Vital Signs Data Hub is launching May 15, 2023*

*e. Michele Jones, Comox Valley Citizens on Patrol Society, May 10, 2023, thanking the Town for donation*

*f. Marina Fraser, May 10, 2023, regarding parking in residential areas*

*g. Lilianna Skublicka, May 11, 2023, would like more effective enforcement of leash bylaw*

**7. UNFINISHED BUSINESS:**

**a. Free Feminine Hygiene Products and Condoms**

**Free Feminine Hygiene**

*That the item be postponed to the June 7, 2023 meeting to allow staff to consider the alternate wording provided by NICU and report back to staff.*

(2023.166) -- CARRIED

**b. Preliminary Layout Review Expiry Date Extension**

**PLR Expiry Date**

*1. That Town of Comox Subdivision And Development Servicing Amendment Bylaw 2017 be Adopted.*

(2023.167) -- CARRIED

*2. That Comox Planning Procedures Amendment Bylaw 2018 be Adopted.*

(2023.168) -- CARRIED

**c. Municipal Snow Plowing, Sanding, and De-icing Policy**

**Snow Clearing Policy**

*1. THAT Council Policy No. CCL-042 – Municipal Snow Plowing, Sanding and De-icing be amended as attached to the May 17, 2023, Report from the Manager of Public Works titled "Municipal Snow Plowing, Sanding, and De-icing Policy".*

(2023.169) -- CARRIED

*2. THAT the Comox Street and Traffic Bylaw No. 1358.05 be given First Reading.*

(2023.170) -- CARRIED

**c. Municipal Snow Plowing, Sanding, and De-icing Policy**

**Snow Clearing Policy**

- 3. THAT the Comox Street and Traffic Bylaw No. 1358.05 be given Second Reading.  
(2023.171) -- CARRIED
- 4. THAT the Comox Street and Traffic Bylaw No. 1358.05 be given Third Reading.  
(2023.172) -- CARRIED
- 5. THAT the Comox Bylaw Notice Enforcement Bylaw No. 2004.01 be given First Reading.  
(2023.173) -- CARRIED
- 6. THAT the Comox Bylaw Notice Enforcement Bylaw No. 2004.01 be given Second Reading.  
(2023.174) -- CARRIED
- 7. THAT the Comox Bylaw Notice Enforcement Bylaw No. 2004.01 Third Reading.  
(2023.175) -- CARRIED

**8. SPECIAL REPORTS: NIL**

**9. BYLAW ADOPTIONS:**

**a. Comox Fees and Charges Bylaw No. 2012, 2023**

**Fees and Charges Bylaw**

That Comox Fees and Charges Bylaw No. 2012, 2023 be Adopted.  
(2023.176) -- CARRIED

**10. NEW BUSINESS:**

**a. Development Variance Permit application DVP 22-7: Maximum number and size of signs (727 Anderton Road)**

**727 Anderton Road**

That Development Variance Permit DVP 22-7, for proposed signs A & B and existing signs #1, #3 and #18 (as shown in Attachment 1 to the May 11, 2023 Planning Report on DVP 22-7) be issued upon resolution of the Outstanding Items listed in Schedule 1, and subject to the Development Variance Permit Conditions listed in Schedule 3.  
(2023.177) -- CARRIED

**b. Development Variance Permit Application DVP 23-8: Smaller minimum parcel area (259 Rodello Street)**

**259 Rodello Street**

That Development Variance Permit DVP 23-8 be issued subject to the Development Variance Permit Conditions listed in Schedule 1 of the May 17, 2023 Planning Report on DVP 23-8  
(2023.178) -- CARRIED

**c. 2023 Fleet Vehicle Replacements**

**2023 Fleet Replacements**

That Council authorizes up to \$1,804,024 be borrowed, under section 175 of the Community Charter, from the Municipal Finance Authority, for the purpose of fleet acquisitions; and further,  
  
That the loan be repaid within five (5) years, with no rights of renewal.  
(2023.179) -- CARRIED



**11. NOTICES OF MOTION: NIL**

**12. CORRESPONDENCE:**

**a. Tryna McLean (Parks Department): Pollinator Week proclamation request**

**Pollinator Week**

*That the May 5, 2023 proclamation request from the Town Parks Department, for June 19-25, 2023 to be proclaimed as Pollinator Week, be approved.*

(2023.180) -- CARRIED

**b. Kari Hackett (Comox Valley Community Health Network): Request for Substance Use Strategy Council liaison**

**Substance Use Strategy  
Liaison**

*That the May 9, 2023 letter from Kari Hackett of the Comox Valley Community Health Network, requesting that a member of Council be appointed as a liaison between the Substance Use Strategy and the Town, be received and filed for information.*

(2023.181) -- CARRIED

**c. Janette Martin-Lutzer (Comox Valley Ukrainian Society): Request for an extension of the Sail Building subsidy**

**Ukrainian Society Request**

*That the May 10, 2023 email from Janette Martin-Lutzer of the Comox Valley Ukrainian Society, requesting their extended subsidized use of the Sail Buildings and Community Centre, be received and the request granted to the end of 2023.*

(2023.182) -- CARRIED

**13. LATE ITEMS: NIL**

**14. REPORTS FROM MEMBERS OF COUNCIL:**

**a. Mayor Minions**

Mayor Minions advised that she:

- attended the CVRD elected officials forum,
- met with Inspector Kurvers,
- congratulated the winner of the one-millionth visitor to the fitness centre,
- met with MP Rachel Blaney,
- participated in the McHappy Days fundraiser,
- met with a death doula to discuss services and education,
- attended the provincial seasonal emergency update for forest fires,
- attended the youth awards at the Community Centre,
- attended a lunch meeting with Area B Director Hardy,
- participated in the missing and murdered Indigenous women walk,
- attended the mayor's table, and
- attended the CVRD meeting.

**b. Councillor Blacklock**

Councillor Blacklock advised that he:

- attended the CVRD's capital projects forum,
- attended a documentary on crime and substance use, and
- met with the Comox BIA.



**C. Councillor Swift**

Councillor Swift advised that she attended:

- a CVRD sewer advisory meeting regarding sewer conveyance, and
- the CVRD elected officials forum.

**d. Councillor Haslett**

Councillor Haslett advised that he attended:

- a Nautical Days Committee meeting,
- the CVRD sewer commission meeting, and
- a d'Esterre Seniors' Centre board meeting.

**e. Councillor Meilleur**

Councillor Meilleur advised that she attended:

- the CVRD sewer commission meeting, and
- a food policy municipal sub-committee meeting.

**f. Councillor Grant**

Councillor Grant advised that he attended:

- the CVRD elected officials meeting,
- the CVRD sewer commission and water committee meetings,
- a Chamber of Commerce awards meeting to accept the President's Merit award for former Mayor Russ Arnott, and
- attended a documentary on crime and substance use.

**g. Acting Mayor Kerr**

Acting Mayor Kerr advised that he:

- attended a Red Dress Event to honour the missing and murdered indigenous women and girls,
- attended a youth recognition dinner hosted by Comox Recreation,
- met with a group of 18 residents at a multifamily apartment building to discuss accessibility and safety issues,
- participated in a walk and tour of the Glacier View Lodge grounds to explore affordable housing options,
- attended the CVRD elected officials forum, and
- attended a Nautical Days Committee meeting.

**17. RESOLUTION TO GO IN-CAMERA: NIL**

**18. RISE AND REPORT FROM IN-CAMERA: NIL**

**Adjournment:**

Regularly moved and seconded that the meeting adjourn at 7:12 p.m.

*CARRIED*

Certified correct pursuant to Section 97(1)(b) of the Community Charter.

---

MAYOR

---

CORPORATE OFFICER

Town of Comox – Administration

TOWN OF COMOX

Subject: FW: Cumberland is working on a tree bylaw...
Attachments: Cumberland tree bylaw.jpg

Table with 3 columns: LOG (23-204), REFER, AGENDA (RCM 07Jun2023); FILE (4000-01), ACTION (MR)

From: Jen Groundwater
Sent: Monday, May 15, 2023 6:42 AM
To: council <council@comox.ca>
Cc: Jordan Wall <jwall@comox.ca>
Subject: Cumberland is working on a tree bylaw...

O - cfile
Copies - JW/SR/LP

Good morning all,

I hope you enjoyed this sunny weekend!

I'm sending this on behalf of SOFT-CV - I saw this notice on Facebook the other day and wasn't sure if you were aware that they were doing this in Cumberland.

Maybe we can piggyback onto some of their efforts/research when considering the Comox tree bylaw (when the time comes).

Thanks for considering and have a great day.

Jen

Jen Groundwater (she/they)



I'm grateful to live in the unceded traditional territory of the K'ómoks First Nation, including the Sathloot, Sasitla, Eiksan, Puntledge, Cha'chae, and Tat'poos peoples.

Be kind whenever possible. It is always possible - Tenzin Gyatso, 14th Dalai Lama



The Village of Cumberland wants to talk trees!

\*\*\*\*\*... See more

# Share your Views on Tree Protection

The Village is exploring a tree protection bylaw.

Join us in an online meeting to learn about the different options to protect trees on private land. We look forward to receiving your input at the meeting and through our survey.

***Online Meetings:***

Wed. May 17, 7:00 – 8:30 pm, or  
Thu. May 18 12:30 – 2:00 pm

***Survey:***

Open May 15 to June 2

For online meeting registration and to access the survey, visit [cumberland.ca/treebylaw](http://cumberland.ca/treebylaw).

Village of Cumberland  
250-336-2291  
[cumberland.ca](http://cumberland.ca)



Subject: FW: Housing and climate change goals.

From: Paul Moquin <Paul@islandaerobarrier.ca>  
Sent: Tuesday, May 23, 2023 11:30 AM  
To: council <council@comox.ca>  
Subject: Housing and climate change goals.

LOG: 23-217	REFER:	AGENDA: RCM 07Jun2023
FILE: 5220-02	ACTION: MR	

Copies - Council  
- JW/MK/SA/SR/LP

Paul Moquin  
2448 Stirling Cres  
Courtenay, B.C., V9N 1Y2  
23 May 2023

Mayor Minions and Council  
Town of Comox Town Hall  
1809 Beaufort Ave Comox, BC V9M 1R8

Dear Mayor Minions and Council Members,

I hope this letter finds you in good health and high spirits. I am the owner of Island AeroBarrier, a concerned resident of the Comox Valley, and advocate for sustainable development. I am writing to bring your attention to a technology that can greatly contribute to the Town of Comox's efforts in addressing climate change and housing challenges. This technology, called AeroBarrier, is revolutionizing the construction industry and is alleviating common concerns raised by builders regarding the attainment of high-performance air tightness and compartmentalization in buildings, which is often considered challenging and expensive.

Climate change is an urgent issue that requires immediate action, and I commend the Town of Comox for its commitment to becoming a leader in sustainable development. As we strive to reduce our carbon footprint and mitigate the effects of climate change, energy-efficient buildings play a crucial role. By improving air tightness in buildings, we can significantly reduce energy consumption, enhance indoor air quality, and decrease greenhouse gas emissions.

One of the common pushbacks from builders and renovators regarding achieving high-performance buildings is the requirement for air tightness and the perceived difficulty and cost associated with traditional methods. However, Island AeroBarrier offers an innovative and cost-effective solution to this problem. AeroBarrier is a cutting-edge technology that allows builders and renovators to achieve superior air tightness quickly and efficiently every time.

AeroBarrier is a computer-controlled, aerosol-based sealing system that effectively seals all gaps and leaks in a building's envelope. The process involves releasing a non-toxic mist of sealant particles into the building. These particles are drawn towards any air leaks by pressure differences, creating a fully sealed envelope. The technology not only provides exceptional air tightness results but also ensures consistency and repeatability across various building types. It seals holes from the width of a hair up to half an inch.

By understanding Island AeroBarrier's capabilities, the Town of Comox can confidently implement changes to further the town's climate change and housing goals. Firstly, improved air tightness will significantly reduce energy consumption in buildings, leading to lower utility bills for residents and businesses while reducing the strain on our energy grid. This energy efficiency will not only save money but also contribute to the town's greenhouse gas reduction targets.

Furthermore, the superior air tightness achieved through Island AeroBarrier has positive implications for indoor air quality. By sealing all gaps and leaks, the technology prevents the infiltration of outdoor pollutants, allergens, and moisture, resulting in healthier indoor environments for occupants. This benefit is particularly crucial for vulnerable populations, such as children, the elderly, and those with respiratory conditions. AeroBarrier also decreases noise and stops odor transfer between party walls to improve the comfort of the occupants of multifamily buildings.

Another advantage of Island AeroBarrier is its cost-effectiveness. Traditional methods of achieving high-performance air tightness often require extensive labor and time-intensive efforts with uncertain results. These factors contribute to increased costs, making it challenging for builders to adopt such practices. However, AeroBarrier's automated process reduces labor costs and time significantly. The technology allows for rapid sealing, in a matter of hours. Because the AeroBarrier system tests and monitors at the same time, it ensures that the target will be achieved, minimizing construction delays and the associated expenses of repairs and re-testing. This affordability makes it an attractive option for builders seeking to achieve high-performance air tightness within their projects.

In conclusion, I strongly urge the Town of Comox Mayor and Council to consider the implementation of more stringent building requirements as a crucial step towards achieving the town's climate change and housing goals. By knowing that this innovative technology exists, the Town can confidently know that airtightness requirements can be met every time, and that effective and affordable solutions exist for builders that say otherwise.

I would be delighted to share my thoughts and experiences with you as you navigate the way ahead for the towns' housing and climate change goals. Together, we can take significant strides towards affordable housing and a sustainable future.

Thank you for your attention.

**Paul Moquin CD1, CEA, AHI**  
email: [paul@islandaerobarrier.ca](mailto:paul@islandaerobarrier.ca)  
phone: (236) 700-4475  
[www.islandaerobarrier.ca](http://www.islandaerobarrier.ca)



**RECEIVED**

25May2023



**TOWN OF COMOX**

Wednesday May 24, 2023

LOG: 23-209	REFER:	AGENDA: RCM 07Jun2023
FILE: 8700-01	ACTION: MR	

o - cfile  
Copies - Council  
- JW/SR/SA/LP

Dear Mayor and Council,

Desolation Sound Yacht Charters has been operating in the Comox Marina for over 45 years and is one of the valleys longest standing companies. It contributes to the arrival of both Canadian and International boaters every summer resulting in millions of dollars to local businesses from the airport, grocery and liquor stores, restaurants and food trucks, marina facilities and fuel services. As our business quickly approaches its busy season we are faced with a major operational problem, the lack of diesel at the Gas N' Go on the dock. It is already causing huge concern, rising costs, staffing and safety issues for our continued service and success.

This lack of service to our local recreational boating community, commercial fishing and transient boaters is another issue that our town and businesses should be very concerned about. Without this service our town is wiping its name off the map as a full service marina and destination for boaters. Comox 'by the sea' boasts some of the most expensive moorage on the coast and it would be advantageous to provide services to support it.

Safety and environment are also leading issues of concern. The lack of fuel is going to result in bigger problems when boaters are running out of fuel at sea and requiring rescue or assistance. It also puts our environment at risk. Boaters will have little choice but to carry fuel in jerry cans and re-fuel boats at sea or on the docks causing spillage and damage to marine life.

Furthermore, it has become local knowledge the lease for the Gas N' Go dock has expired and is a contributing factor in this very costly problem. In view of this matter, the town needs to take immediate steps to remedy this issue before further consequences of inaction are realized.

Yours truly,

*Jennifer Knox & Merion Martin*

Jennifer Knox & Merion Martin

Desolation Yacht Charters, Services & Marine Supply  
103-1791 Comox Ave, Comox V9M 3L9

29May2023

Town of Comox – Administration

TOWN OF COMOX

From: Julie Micksch <jmicksch@gmail.com>
Sent: May 24, 2023 3:49 PM
To: Marvin Kamenz
Cc: Town of Comox – Administration; council
Subject: Re: Local Hydrologist and Wetland Specialist
Attachments: Nicole Wright\_Bio.docx; Nicole Wright Resume.doc

Table with 3 columns: LOG (23-211), REFER, AGENDA (RCM 07Jun2023), FILE (3040-20/22), ACTION (MR)

Follow Up Flag: Follow up
Flag Status: Flagged

o - cfile 3040-20/22-01
Copies - Council
- JW/SR/SA/MK/LP

Good Afternoon Mr. Kamenz,

A week or so ago I contacted the Canadian Chapter of the Society of Wetland Scientists (SWS). Through this society, Nicole Wright, Vice President of SWS, contacted me and she is a local Comox Valley Senior Hydrologist/Wetland Scientist with EcoFish. She would be the ideal candidate to confirm and recommend the buffers for the Trembling Aspen Pacific Crabapple, Slough Sedge Swamps located on 2123 and 2077 Hector Roads, or any other wetlands identified herein. Attached is her bio and resume, and link to her online EcoFish profile. Nicole Wright has approved that I pass her info onto the Town of Comox and Council. Please see the attached resume and bio for Nicole Wright, Ph.D., P.Geo., PWS. See link below and attachments. Thank you in advance for your time and consideration on this matter.

Sincerely, Julie Micksch RBTech
cc: Town of Comox, Town Council

https://www.ecofishresearch.com/our-team-members/dr-nicole-wright-ph-d-a-sc-t

## **Nicole Wright, Ph.D., P.Geo., PWS, Senior Hydrologist and Wetland Scientist**

Nicole is a registered professional geoscientist with Engineers and Geoscientists BC and a registered Professional Wetland Scientists (PWS), with over 18 years of experience designing, planning, and executing hydrological and wetland studies. Nicole is senior technical lead for numerous multidisciplinary assessments and wetland and hydrological monitoring projects across western and northern Canada. She has extensive experience collecting, synthesizing, analyzing, and reporting on the results of field studies and models to provide sound inferences on the potential effects of resource development on aquatic environments.

Examples of studies Nicole has led include identifying local and regional challenges presented by climate change and evaluating implications for wetlands and instream flow needs, examining potential ecohydrological effects of reservoir drawdown and flooding on adjacent wetland complexes, assessing the potential impacts of groundwater pumping on nearby wetlands, developing and conducting wetland condition and function assessments, and designing and implementing surface energy and water balance studies to support decision-making and restoration design. As part of her PhD research, Nicole conducted an extensive hydrological study of bogs and fens in the Northwest Territories to assess climate-related changes to the ecology and runoff patterns of these wetlands and the resultant changes to watershed runoff.

Nicole uses her knowledge of best management practices, legislation, guidelines, and current research to develop assessment and monitoring criteria and standards, and effective, project-specific recommendations for the sustainable management, mitigation, enhancement, and restoration of aquatic ecosystems. She is proficient at presenting study results and technical expertise in reports and at regulatory and stakeholder meetings. Nicole has provided expert testimony on wetlands at a *CEAA* public hearings and a Yukon Water Board hearings. She has authored peer-reviewed publications in scientific journals and in conference proceedings, environmental assessments, EAC amendments, management and water use plans, and scoping, baseline, and monitoring reports. Her technical reviews encompass a wide range of hydrological issues, including the regulatory framework for surface and groundwater management in British Columbia; potential impacts to instream, wetland and riparian condition and functions from proposed development projects (e.g., hydroelectric, pipeline, mine, and property development projects); and wetland management, mitigation, and restoration plans.



**Nicole Wright, Ph.D., P.Geo., PWS**  
[nwright@ecofishresearch.com](mailto:nwright@ecofishresearch.com); 250-702-9389 (cell)

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## EDUCATION

**Ph.D. (Hydrology)**, Simon Fraser University, British Columbia, Canada 2009.

**M.Sc. Hons. (Environmental Science/Freshwater Ecology)**, Bournemouth University, Dorset, U.K. 2003.

**B.Sc. Hons. (Environmental Science)**, University of New York at Buffalo, N.Y., U.S.A. 2000.

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## PROFESSIONAL MEMBERSHIPS

Society of Ecological Restoration, 2020-current

Engineers and Geoscientists BC, 2018-current

Comox Valley EGBC Rep, 2021-current

Society of Wetland Scientists, 2014-current

Vice President, 2021-current

Treasurer, 2020-2021

Canadian Water Resources Association, 2006-current

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## PROFESSIONAL EXPERIENCE

**Hydrologist and Wetland Scientist**, Ecofish Research Ltd., Courtenay, B.C. January 2009-present.

**Wetlands Research Assistant**, Cold Regions Research Centre, Wilfrid Laurier University, O.N., and Geography Dept., Simon Fraser University, B.C. (2003-2008).

**Research Assistant**, Centre for Ecology and Hydrology, Dorset, UK (2002)

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## AREAS OF EXPERTISE

**Project Director** – Directing projects including project design, planning and scheduling work, team coordination, professional review and signoff. Proposal writing, developing budgets and tracking deliverables. Client liaison. Staff mentoring and performance appraisals.

**Wetland Specialist** – Reviewing, designing, and implementing wetland studies, including wetland condition and function assessments; developing wetland monitoring protocols; and providing technical expertise on wetland management, mitigation, and restoration.

**Hydrological Studies** – Designing, planning, and executing hydrological studies and monitoring programs with a focus on aquatic ecology and water resources, and considering climate change. Extensive data analysis and reporting experience.

**Environmental Assessment** - Writing and reviewing submissions for both formal EA processes (CEAA, EAO, OGC) and permitting requirements (e.g., *Water Sustainability Act*). Project scoping and design, baseline

data collection, data analysis, effects and cumulative effects assessment, and reporting. Collaboration with multidisciplinary teams, Indigenous Groups, and government agencies.

**Environmental Management** – Verifying environmental performance through information on impacts as they occur; ensuring management actions follow regulatory authority stipulations and guidelines; and providing feedback for continual improvement in environmental performance.

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## SUMMARY OF KEY PROJECTS

**Wei Wai Kum First Nation.** 2023-current. Wetland impact assessment to guide project planning and permitting.

**Teck Coal Ltd.** 2023- current. Technical expert in an option analysis and remediation plan for a freshwater marsh.

**Metropolitan Capital Partners.** 2022-current. Director and technical lead of a wetland delineation, classification and function assessment of impacted wetlands. Regulatory and permitting support. Development of a Restoration and Construction Plan.

**EDI Environmental Dynamics Ltd.** 2022- current. Director and technical lead for a wetland delineation, classification and function assessment of impacted wetlands. Development of a Wetland Offsetting Plan and wetland construction in summer 2023.

**Galore Creek Mining Corp.** 2022-current. Wetland specialist leading wetland baseline studies and function studies to support an environmental assessment and long-term wetland management plan to support permitting.

**Nature Trust BC** 2022-current. Project director and senior technical lead of a Management Vision Statement for a freshwater marsh.

**One-Eighty.** 2022. Third-party review of a wetland function assessment and mitigation plan. Provided regulatory support and wetland construction planning support.

**Nature Trust BC** 2022-current. Director of an ecological inventory and habitat assessment for the Parksville-Qualicum Wildlife Management Area.

**Nechako Water Engagement Initiative** 2021-2022. Evaluation of wetlands within the Nechako Reservoir potentially affected by operations. Provided a brief on reed canary grass distribution, ecology, and management within the watershed.

**Nicole Wright, Ph.D., P.Geo., PWS**  
[nwright@ecofishresearch.com](mailto:nwright@ecofishresearch.com); 250-702-9389 (cell)

**Metro Vancouver** 2021-2022. Wetland specialist supporting the Vancouver Landfill End-Use Land Plan option analysis.

**Village of Cumberland.** 2019-current. Project director and senior technical lead of a wetland inventory and hydrogeology assessment. Providing technical expertise on wetland reedbed construction, and wetland enhancement. Wetland restoration planning for construction in 2024.

**GNWT.** 2020. Technical lead in the review and synthesis of threats to biodiversity due to climate change in the Northwest Territories.

**KPMA.** 2020-2021. Wetland specialist providing technical review of wetland regulatory and reclamation guidelines. Author of a wetland identification and classification guidebook for placer miners.

**Project Watershed.** 2021. Project director and senior technical lead for a habitat restoration monitoring plan.

**Vancouver Fraser Port Authority.** 2018 – current. Wetland specialist providing third-party review of a Wetland Functions Assessment, author of sufficiency information requests, provided wetland compensation strategies, key witness at the Federal EA Panel hearings, and development of a construction wetland management plan. Currently developing a wetland compensation plan and supporting wetland offsetting design

**Parks Canada.** 2021. Hydrological assessment and recommendations for wetland creation and habitat restoration on Hornby and Denman Islands.

**Teck Coal Ltd.** 2018-current. Wetland specialist and senior technical team member providing technical and strategic support for Teck's water use application.

**Village of Cumberland.** 2018-2019. Technical review of several bioinventory and hydrogeological reports relating to environmental development permit applications.

**Hyland Precast Inc.** 2018-2019. Project director and senior technical team member characterizing present and historical wetland conditions and functions and providing recommendations for remediation.

**Cumberland Community Forest Society.** 2018. Technical advisor in the development and review of a fish habitat proper functioning condition assessment for Perseverance Creek.

**Lake Babine First Nation.** 2016-2019. Development and implementation of a wetland condition and functions monitoring study to support natural resource

management decisions, capacity building, and the development of a regional wetland monitoring protocol.

**Nature Trust BC** (in-kind services). 2015-2019. Lazo Marsh hydrological study.

**Fish and Wildlife Compensation Program.** 2016-2017. Puntledge River Watershed wetland inventory, functions assessment, and prioritization for conservation and restoration.

**BC Hydro.** 2016. Ecological Inventory of Argenta Slough and recommendations for future monitoring.

**'Namgis First Nation.** 2016. Senior technical lead of a surface and groundwater sectoral analysis.

**Brown Miller Power Ltd.** 2013-2015. Hydrological monitoring and wetland assessment of Brown Lake Watershed.

**LGL Limited.** 2014. Hydrological assessment of proposed wetland restoration plans for Cartier Bay, BC.

**Lake Babine First Nation.** 2014. Technical review of a gas transmission EA application, specifically potential impacts to hydrology and wetlands.

**Cold Regions Research Centre and Simon Fraser University.** 2003-2008. Principal investigator of the hydrology and climatology of peatlands in the NWT to assess potential changes in watershed runoff from permafrost thaw. (Ph.D. research)

**Centre for Ecology and Hydrology (UK).** 2002. Principal investigator of hyporheic flows and the spatial distribution of macroinvertebrates. (M.Sc. research)

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## SELECT PUBLICATIONS

**Wright, N.** and T. Hatfield. 2022. An empirical test of groundwater pumping effects on river flow and temperature: Chemainus River case study. *Canadian Water Resources Journal*, doi.org/10.1080/07011784.2022.2129093

**Wright, N.,** M. Hayashi, W.L. Quinton. 2009. Spatial and temporal variations in active-layer thawing and their implication on runoff generation in peat-covered permafrost terrain. *Water Resources Research*, 45, W05414, doi:10.1029/2008WR006880.

**Wright, N.,** Quinton, W.L., and Hayashi, M., 2008. Hillslope runoff from an ice-cored peat plateau in a discontinuous permafrost basin, Northwest Territories, Canada. *Hydrological Processes*, 22: 2816-2828.

Davy-Bowker, J., W. Sweeting, **N.Wright**, R.T. Clarke, and S. Arnott. The Distribution of Benthic and Hyporheic Macroinvertebrates from the Heads and Tails

**Nicole Wright, Ph.D., P.Geo., PWS**  
[nwright@ecofishresearch.com](mailto:nwright@ecofishresearch.com); 250-702-9389 (cell)

of Riffles. *Hydrobiologia* 563, no. 1 (2006), 109-123.  
Doi:10.1007/s10750-005-1482-9

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**CONFERENCE PRESENTATIONS & INVITED TALKS**

**Society of Ecological Restoration RE3 2023 conference.** Invited to present at a symposium on wetland offsetting. Talk entitled: An Overview of Wetland Management in Canada. In person talk to occur in June 2023.

**University of Lethbridge GEOG3440/ENVS3440 class.** Wetland Science & Practice: wetland reclamation and restoration. Virtual guest lecture, March 15, 2023.

**International Association of Impact Assessment Conference 2022 (IAIA22).** Environmental Stewardship Initiative Lake Babine Nation Wetland Case Study. In-person symposium, May 6, 2022.

**Society of Ecological Restoration RE3 Conference 2021.** Managing Uncertainty and Risk in Planning Ecological Restoration. Virtual workshop, June 17, 2021.

**Society of Wetland Scientists Annual 2020 Virtual Meeting.** Wetland and Riparian Prioritization Methodology and Application to the Puntledge River Watershed. Virtual presentation, December 2, 2020.

LOG: 23-223	REFER:	AGENDA: RCM 07Jun2023
FILE: 3200-01	ACTION: MR	

RECEIVED

May 26, 2023  
1809 Beaufort Avenue  
Comox BC V9M 1R9

Copies - Council  
- JW/MK/SR/LP/Bylaw

MAY 26 2023

TOWN OF COMOX

Dear Mayor + Council

\* **Bylaw Enforcement Please**

\* continues to go unheeded

\*\*Any reasonable person can read that a coach house in a yard abutting residential zoned properties, requires screening of not less than 1.8m (either an evergreen hedge or solid panels).

**[REDACTED] Buena Vista, are not in Compliance.**

The Coach house at 1890 Buena Vista does not comply with Screening under section **101.11** of the Zoning Bylaw 1850.

The Coach house does not comply with **Section 8** Screening 8.1

The Coach house does not comply with Section 8.8 (1)(2)

The Coach house does not comply with Section 8.10 (1) (2) (3)

The Coach house does not comply with Section 8.11 (1)(2)(3)

Abutting Residential lot lines, the Coach house does not comply with Section 8.12 (1)(2) height requirement of 1.8m screening.

\* What an incredible betrayal to all those builders and homeowners who carefully kept to the Town's Bylaws over the years to now discover that the Bylaws provide no protection for the beautiful town we residents, we builders, and the Town have nurtured for years. What legacy is this decade of regulators envisioning?

Paul Krismer

David Krismer

Rosemary Abram

[REDACTED]

Comox BC [REDACTED]

ph [REDACTED]

**BACKGROUNDER** below



March 28 2022, my jovial neighbour [REDACTED] at 1890 Buena Vista smirked when I told him I would need to put up some solid fence panels to replace my mesh fence because he had stripped his property of vegetation and trees. It created a dust bowl along our shared property line.

Then I chatted with [REDACTED]. He said he was putting in a shed. If I wanted fencing we could split the cost.

April 1, 2022 It came out that [REDACTED] was clearing land to build a coach-house. I wrote [REDACTED] a letter asking that they take some responsibility for screening their construction zone.

April 14, 2022, (because I didn't hear back from my neighbour) I copied the Town on the issue.

Then [REDACTED] admitted he was putting in a coach-house. In August when he was afraid his Town approval might not go through, [REDACTED] quickly stapled flimsy black landscaping cloth on my fence posts. It slumped, it fell. It is an insult.

Aug 14, 2022 I sent [REDACTED] the Town of Comox Bylaws 1850 re fencing/screening for Coach houses 8.11 on page 75 and 101.11 on page 82 of the Consolidated Town of Comox Zoning Bylaws 1850.

Aug 20, 2022 Once [REDACTED] had Town approval to go ahead with his coach house, [REDACTED] wouldn't talk about fencing, he back pedaled and said he wouldn't even look at fencing till 2023. [REDACTED] bragged about having Cory (at the Town) under their thumb.

I was pleased [REDACTED] received approval for a build. I am not anti-development. A Coach house is poor use of the land that could have Better served the Town if it were a Bare-land Strata development.

Dec 18 2022 [REDACTED] told me they were "in compliance" and they didn't have to abide by any screening bylaws. So if I witnessed [REDACTED] pretending to bugger Danny in the yard behind their swimming pool, or jerking off by the shed, it wasn't their issue.

April 19 2023 I wrote to [REDACTED] explaining that they had not met the minimum requirement for screening, by piggy-backing on decades-old under-height fencing .

May 25, 2023 [REDACTED] is again trying to dodge screening by putting in two side by side driveways along my property line, one to service the coach house and one to serve his house He thinks he will subdivide and create, in effect, a double-wide panhandle. How foolish do I need to be, to roll over and accept their bad decisions? How smart is the Town in protecting the VALUE of its own regulations?

**\*\*Any reasonable person can read that a coach house in a yard abutting residential zoned properties, requires screening of not less than 1.8m (either an evergreen hedge or solid panels). Bylaw intent.**

**[REDACTED] 1890 Buena Vista are not in Compliance.**



\*Unightly and \*over 35m' outbuildings \*over 6 meters wide dust parking (contrary to bylaws) \*\*  
①                      ②                      ③                      ④ coach house screening





Why no screening bylaw enforcement?

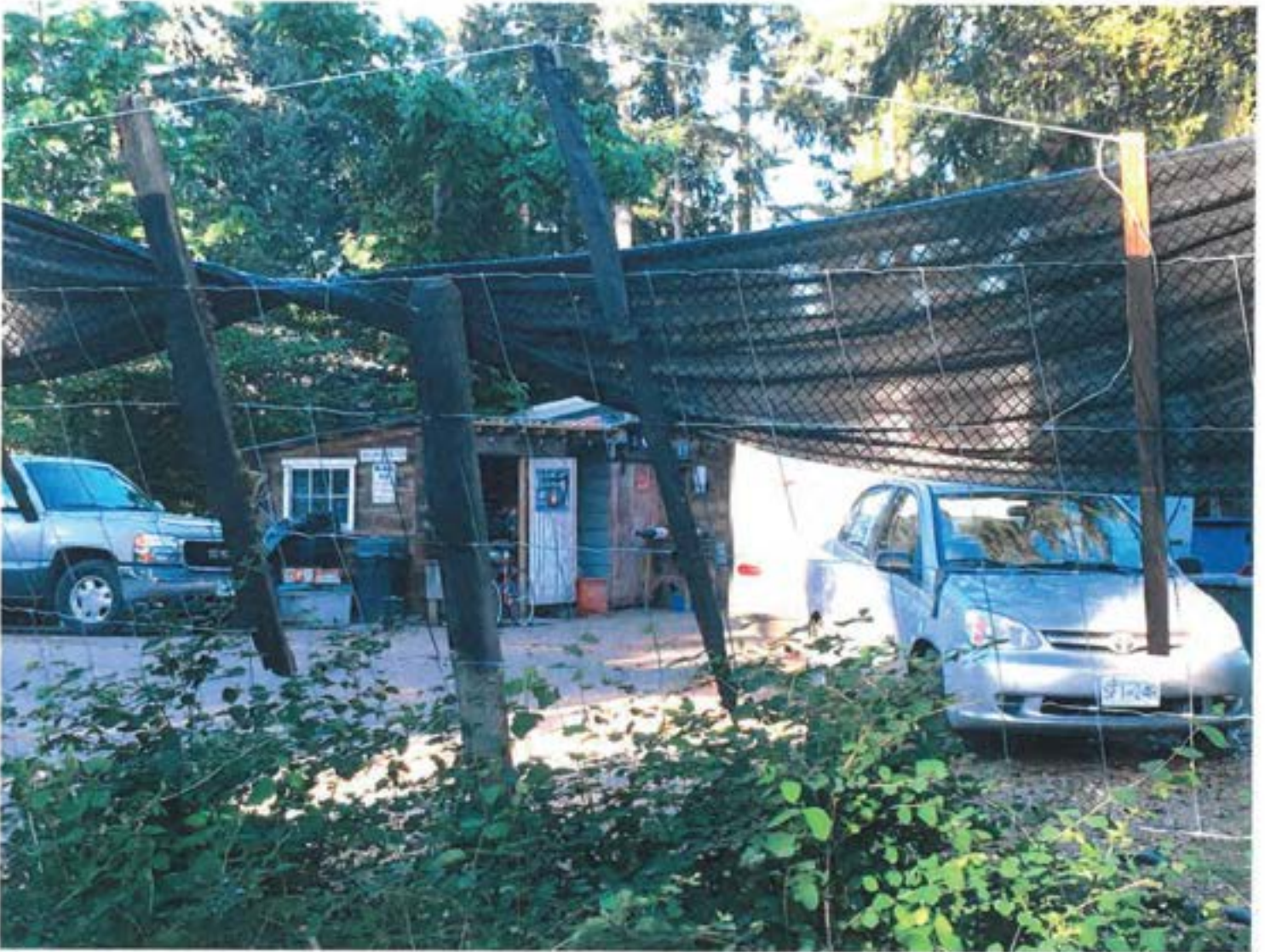
Their Coach house front door, front living and kitchen windows looks at my house entry, bedrooms.



They put up hopeless garden fabric to slow some of the dust entering my yard, but they couldn't be bothered keeping it in place during the build. I added height to try to make it 1.8 high. They care less.







Al is currently engineering side by side driveways (more than 6m wide) off street parking? not per bylaw  
• to avoid screening along our property line





Isn't this pretty  
Since his development - My stock fencing is compromised - pushed over,

**RECEIVED**

29May2023

**TOWN OF COMOX**



LOG: 23-214	REFER:	AGENDA: RCM 07Jun2023
FILE: 5060-01	ACTION: MR	

Copies - Council  
- JW/SR/LP

**May 24th, 2023**

**Town of Comox**

Mayor and Council

**RE: A request that the town include Local Food Procurement in the creation of a Social Procurement policy**

Dear Mayor and Council,

I am writing to you on behalf of the Comox Valley Food Policy Council (CVFPC). The Comox Valley Food Policy Council provides a forum for advocacy and policy development that works towards the creation of a food system that is ecologically sustainable, economically viable and socially just. One of the key priority areas for the CVFPC is supporting local councils in adopting local food procurement policy.

We understand from conversations with your staff that a new purchasing policy, with the potential for a Social Procurement section, will be coming to the Town of Comox Council in the near future. We are very excited about the opportunity this presents!

This letter is to encourage *the Town to include local food procurement as a part of its social procurement policy for all divisions engaged in the purchasing of food for events and operations*. One exciting opportunity for the Town to apply this proposed policy is at the upcoming BC Seafood Festival.

For a local food procurement policy to support local farms, harvesters, locally owned, and Indigenous food businesses, the **CVFPC recommends the following:**

***Purpose:***

*The Town of Comox support a thriving local food economy and advance directions outlined in the Town of Comox OCP (Section 2.1.9.3 Agriculture and Aquaculture) and the Comox Valley Regional Growth Strategy for food security and local economic development. Support the*

development of the Town's climate change 'lens' and goals towards a Climate Action Plan for the Town.

**Policy:**

*The Town of Comox ensure that all operations engaged in the purchase of food will procure 40% or more sourced from local farms and harvesters, including Indigenous led, whenever operationally possible.*

**Definitions:**

"Local" is defined as food grown or harvested within the Comox Valley or on Vancouver Island, recognizing that supporting our local food economy is the goal.

**Rational and Background:**

Below are examples of best practices in other municipal local food procurement policies:

- **A clear definition of 'local'.** In the District of Saanich's Food Procurement Policy, local is defined as "...food that is grown on Vancouver Island and within British Columbia."
- **A percentage based target of all local purchases made towards food procurement.** The District of Saanich works towards 40% of all purchases being local.
- **A requirement for all RFPs and tenders that provide food for the Town of Comox to indicate the percentage of food that is procured locally.** The District of Saanich directs all suppliers to report to Purchasing at least once a year on the percentage of local food delivered to Saanich sites relative to overall District food purchases. This information can be used to track progress toward local food purchasing goals and the local economic impact of public food purchasing expenditures on the local food system.
- **A preference for suppliers that can provision locally grown food in the Town's purchasing policy, with preference given to food grown/harvested on Vancouver Island.** In the City of Pitt Meadows' Purchasing and Procurement Policy states that, all things being equal, priority will first be given to local food, secondly to food from within the province, thirdly to food within Canada, and finally to food from outside of Canada.
- **Clear communication around the efforts towards food procurement.** In the City of Toronto's Food Procurement Policy, All RFPs and RFQs to purchase food for City operations include language indicating that supporting local food is a policy objective to increase the percentage of procured food that is grown locally

Local food procurement policy aligns and strengthens existing objectives and policies that the Town of Comox is advancing including;

Town of Comox's 2011 OCP, (Section 2.1.9.3 Agriculture and Aquaculture)policies (k) and (l) which provide overarching direction for Local Food Procurement efforts.

- *k. The Town will encourage local land and water based food production, processing and marketing including farmers' markets, festivals, local procurement, labeling and other marketing initiatives.*
- *l. The Town will encourage economic diversification through added value processing and storage of local food production and organic farming in the Comox Valley.*

Procurement efforts and local food based production policies also align with the wider Comox Valley Regional Growth Strategy goals around food security and local economic development.

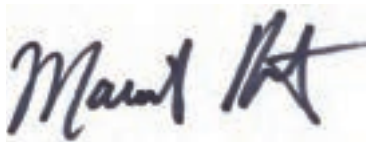
**In closing:**

Local food procurement is increasingly being adopted by local governments in Canada as a way to leverage public resources to advance community wellbeing goals. Specifically, increasing local food within public sector food purchasing is being used in the context of social procurement to support local businesses, keep food expenditures dollars in the community, advance a thriving local economy, and encourage public and private sector collaboration. Over the past 15 years, local food procurement policies have been developed, or are under development in a number of local governments across Canada including, the Village of Cumberland, the District of Squamish, the District of Saanich, the City of Pitt Meadows, the Squamish Lillooet Regional District, the City of Abbotsford, the City of Thunder Bay, and the City of Toronto, among others.

The Comox Valley Food Policy Council would like to offer additional research and support if desired by staff and council, with the intention of making the policy straightforward to implement.

Thank you for your consideration. Please do not hesitate to reach out with any questions, concerns, or requests for clarification.

Sincerely,

A handwritten signature in black ink, appearing to read "Maurita Prato". The signature is written in a cursive, flowing style.

Maurita Prato,  
Coordinator, Comox Valley Food Policy Council

29May2023

**Town of Comox – Administration**

**TOWN OF COMOX**

**Subject:** FW: Development Variance Permit Application DVP 23-4

LOG: 23-213	REFER:	AGENDA:
FILE: 3090-01	ACTION: MR	

**From:** Karen Alexandre <[alexandre.karen@gmail.com](mailto:alexandre.karen@gmail.com)>  
**Sent:** Monday, May 22, 2023 9:28 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Cc:** Eric Alexandre <[eric@ericalex.ca](mailto:eric@ericalex.ca)>  
**Subject:** Development Variance Permit Application DVP 23-4

Copies - Council  
- JW/MK/SA/SR/LP

To the Mayor and Council:

We, Karen and Eric Alexandre, of 175 Bay Court in Comox, are in support of the proposed variance to permit an attached garage addition to the north side of the existing house at 183 Bay Court.

Respectfully submitted,  
Karen (and Eric) Alexandre



LOG: 23-225	REFER:	AGENDA: RCM 07Jun2023
FILE: 0400-03	ACTION: MR	

RECEIVED

JUN 02 2023

TOWN OF COMOX

Rory Bratrud

Courtenay, BC

Copies - Council  
- JW/SR/LP

April 28, 2023

Nicole Minions  
Mayor  
Town of Comox  
1809 Beaufort Ave  
Comox, BC V9M 1R9

Dear Mayor Nicole Minions,

I hope this letter finds you well. My name is Rory Bratrud, and I am a student at G.P. Vanier Secondary and Town of Comox resident. I am writing to you asking how the municipality of Comox is honouring the 94 Calls of Action set out by the Truth and Reconciliation Council. I am working on a class project researching select Calls to Action including act number 43 which states "We call upon federal, provincial, territorial and municipal governments to fully adopt and implement the United Nations Declaration on the Rights of Indigenous Peoples as the framework for reconciliation".

How are you and all council members of Comox fulfilling this call to action in the community? The completion of this Call to Action eliminates injustice and discrimination in our justice system resulting in better relations between all forms of Canadian government and Canadian First peoples. Acknowledging the United Nations Declaration on the Rights of Indigenous Peoples is a crucial step towards human rights for First Peoples.

The 94 Calls to Action were created to address the ongoing impact of residential schools on survivors, their families, and First Peoples as a whole. They make up an important process needed for the indigenous community to heal from the inter-generational trauma caused by the Canadian Government in our past. Eliminating current discrimination occurring in the Canadian judicial system, however big or small, is necessary for reconciliation.

I know your days must be terribly busy, but I wish that you can take some time to reflect about the Call to Action I have mentioned or any other created by the Truth and Reconciliation Council of Canada. I appreciate all you do for our community, and I look forward to seeing positive changes. Thank you for listening.

Sincerely,

Rory Bratrud

**RECEIVED**

02Jun2023

**TOWN OF COMOX**



LOG: 23-226	REFER:	AGENDA: RCM 07Jun2023
FILE: 0220-30	ACTION: MR	

Copies - Council  
- JW/SR/LP

3330 Comox Rd., Courtenay BC, V9N 3P8 | Ph: 250.339.4545 | F: 250.339.7053 | E: [reception@komoks.ca](mailto:reception@komoks.ca)

Mayor Nicole Minions & Council  
Town of Comox  
1809 Beaufort Ave  
Comox, BC V9M 1R9

June 1, 2023

**Please join us to help our communities celebrate National Indigenous People’s Day**

Dear Mayor Minions, Council and Senior Staff,

It is my pleasure to share that we are hosting our annual National Indigenous People’s Day celebrations again this year on Wednesday June 21. This event provides an opportunity to celebrate and honour all Indigenous communities, recognizing our strength, sharing in cultural knowledge and diversity, and celebrating our resilience.

**I would like to formally invite you to attend our closed community celebration and lunch**, which will take place from 9 am to 1 pm. Full agenda below.

This year, we are excited to expand our efforts to accommodate for larger crowds, more parking, and vendors. As a result, we are **moving the festivities to a new location, across from the Puntledge RV Campground**. Morning presentations and lunch will be closed for K’ómoks members, Chief & Council, invited guests, and elected officials. In the afternoon, the agenda will open to the general public, with storytelling, drumming and singing on stage, as well as fun for the family with kids’ zone activities, a carver’s corner, and food vendors.

Event Agenda	
9:00 AM	Welcome by the K’ómoks Dance Group
9:10 AM	Official welcome by Elected Chief Councillor Ken Price and Council
9:15 AM	<b>Keynote speaker: Joanna Recalma</b> , Pentlatch and ‘Namgis lawyer: <i>Reconciliation and Reckoning within the Canadian legal system</i>
10:00 AM	Catered break



10:15 AM	Letitia Pokiak, Inuvialuk, MA in Anthropology: <i>Climate Change</i>
11:00 AM	Stretch break
11:15AM	Dr. Dorothy Kennedy: <i>Merging of the Two Place Names &amp; Stories: History of the Merging of Two Indigenous Cultures</i>
12:00 PM	Lunch break
12:30 PM	Closing remarks
1 to 3:30 PM	Indigenous Education Panel: Uvic, NIC, KFN, SD#71 Trustee
3:30 to 7:00 PM	Open to the Public: Storytelling, drumming, singing, fashion shows, live artists, traditional dancing, Kids' Zone, vendors, artists

**Please RSVP by June 9 to Katherine Frank, our event lead at 250 650 7271 (cell) or [katfrank4@hotmail.ca](mailto:katfrank4@hotmail.ca).** We look forward to celebrating with you.

Respectfully,



Ken Price  
Elected Chief Councillor  
K'ómoks First Nation



<b>To: Mayor and Council</b>	<b>File:</b>
<b>From: Andrew Clements Recreation Supervisor; Koreen Gurak Communications &amp; Legislative Coordinator; Robbie Nall, Parks Manager; Ted Hagmeier, Recreation Director.</b>	<b>Date: June 7, 2023</b>
<b>Subject: Comox Skate Park and Pump Track Update</b>	

Prepared by: Andrew Clements Recreation Supervisor; Koreen Gurak Communications & Legislative Coordinator; Robbie Nall, Parks Manager; Ted Hagmeier Recreation Director.	Financial Approved:  _____ <i>Clive Freundlich, Finance Director</i>	Report Approved:   <i>Jordan Wall, CAO</i>
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**RECOMMENDATION**

That Council receive the June 7, 2023 report to Mayor and Council, titled "Comox Skate Park and Pump Track Update", for information.

**ALTERNATE RECOMMENDATION**

That Council instruct administration to pause skatepark and/or pump track site investigation to allow for discussion and public engagement through the Downtown Master Plan development process.

**PURPOSE**

To provide Council with skatepark and pump track project information.

**BACKGROUND**

At RCM March 16, 2022, Council received the Youth Outdoor Recreation Needs Assessment report, which recommended youth recreation facilities be constructed in Comox, and passed recommendations

for administration to investigate a public engagement to build a skatepark and pump track in the two areas identified in the report: Village Park and the southeast corner of Highland Park at Guthrie Rd. and Torrence Rd.

Administration has since considered the Community Centre playing field and Highland Park Rotary Sport Box as outlined Part B points 6 and 7 and the Alternate Recommendation.

Part A - Administration's work to date:

1. Received Director of Operations, Comox Valley School District 71, Ian Heselgrave's assent to proceed with preliminary site assessment of the Highland Park location. Administration have liaised with Mr. Heselgrave throughout the project.
2. Received geotechnical assessment by McElhanney Ltd. of the two sites with the intent to identify any possible site problems that might eliminate a location from consideration.

Report Summary:

No significant areas of concern were found at either site. Reports attached as Appendix 1 – Town of Comox Skateboard and Pump Track Geotechnical Assessment.

3. Wrote to Col. Gagnon, 19 Wing Comox, (January 26, 2023) to request the Department of National Defence's consider permission to construct a skatepark and/or pump track overtop of a statutory right of way (SRW) through Highland Park for an underground pipeline. Department of National Defence replied by email May 17, 2023, that may be possible to build over top of the pipeline and requested more information.

The approximate area of the Highland Park SRW is outlined below in red.



4. Received arborist's reports on Village Park and Highland Park.

Report summary: Both locations will require daily cleaning of tree debris and tree assessment after wind events. Village Park requires understory restoration due to soil compaction and tree root damage caused by park users. Reports attached as Appendix 2 – Town of Comox Village Park Forest Assessment and Arborist Report and Appendix 3 - Town of Comox Highland Park Forest Assessment and Arborist Report.

5. Contracted Radius Skateparks to provide four design concepts:
  - i. Skatepark and pump track at Village Park
  - ii. Skatepark and pump track at Highland Park
  - iii. Skatepark at Village Park and pump track at Highland
  - iv. Skatepark at Highland and pump track at Village Park

Radius Skateparks has built skateparks in New Hazelton, Vanderhoof, Clearwater and other locations in BC. Founder and skateboarder Brian Savard lives in Comox.

6. Contracted McElhanney Ltd. to provide topographic reports of both sites. Requested by Radius Skateparks to assist with the design concept work.



*Rotary Sport Box at Highland Park showing possible area for skatepark.*

Part B - Administration's next steps:

1. Create a project advisory committee:
  - i. Devise and execute communications to solicit applications and nominations.
  - ii. Submit report to Council to approve Skatepark and Pump Track Advisory Committee (SPTAC) Terms of Reference.
  - iii. Select committee members and commence work.

2. Create separate technical advisory committees for the skatepark and pump track, which report directly to administration:
  - i. Devise and execute communications to solicit applications and nominations.
  - ii. Select committee members and commence work.
3. Disc golf course options:
  - i. Conceive alternate Village Park disc golf course to accommodate a skatepark and/or pump track.
  - ii. Examine possible alternate disc golf locations. Include with public consultation.
4. Tree replacement site options:
  - i. Determine the number of trees that must be removed according to each of the four designs concepts.
  - ii. Devise potential sites for tree replacement within the Town's park network.
  - iii. Submit a report to Council with information and recommendations.
5. Community Engagement Plan:
  - i. Devise community engagement plan, including methodology and benchmarks.
  - ii. Submit a report to Council with information and recommendations.
6. Determine the feasibility of the Community Centre field for the pump track and or skate park.
  - i. Determine if a geothermal loop zone can be shut down to accommodate a pump track and or skate park over top.
  - ii. Determine if a pump track and or skate park can be built over top of a functioning geothermal loop.
  - iii. Determine the cost of geo-exchange decommission and Community Centre HVAC replacement.
  - iv. Determine the Community Centre's annual heating and cooling costs with and without the geo-exchange.
  - v. Determine the Community Centre's greenhouse gas emissions with and without the geo-exchange.
  - vi. Provide a report to Council with the above information.
7. Determine the feasibility of the Rotary Sport Box for the skatepark.
  - i. No record of any agreement regarding any provisions or restrictions for future use of the site has been discovered with the School District, the Rotary Club of Rotary or Town Hall.
  - ii. Administration have met with Lisa Zuk, Club President and sent a letter advising of the site's possible repurposing.

Ian Hesselgrave supports the Town considering this site. The approximate buildable area for the skatepark is 10,000 square feet. See photo below.

## **ALTERNATE RECOMENDATION - BACKGROUND**

The Town's population and development growth is increasing the demand for passive and active park land and related outdoor recreation infrastructure. The current park inventory has been static for many years and the potential to acquire and/or purchase new land is limited.

The land used by the Comox Golf Club (CCG) presents a unique opportunity to increase the total area of Comox parks and inventory of park amenities. The current lease between the Town and the CCG expires June 30, 2033. Repurposing all or part of the land prior to the lease's expiration would create an immediate increase of accessible park land for the community.

The Town is about to start a Downtown Master Planning process as well as renewing its OCP. During the construction of these two documents the potential for changing the use of the Comox Golf Club's property to an open park as presented at Regular Council Meeting May 17, 2023, could be examined.

Council may wish to consider delaying the current skatepark and pump track site investigation in favour of a central location with other possible park amenities such as tennis courts, basketball court, pickleball courts, a duck pond, natural area, etc.



# GEOTECHNICAL ASSESSMENT

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<b>To</b> Town of Comox 1809 Beaufort Avenue, Comox, BC	<b>From</b> Breanne McLean, EIT Reviewed by: Johannes Fischer, P.Eng. <b>2211-Courtenay Geotechnical Division</b>
<b>Re</b> <b>Proposed Bike Pump Track &amp; Skateboard Park</b> <b>Geotechnical Site Feasibility Review:</b> Tot Lot Park - 1850 Noel Avenue Highland Park - 1519 Highridge Drive	<b>Date</b> January 13, 2023

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## 1. Introduction

As requested, McElhanney Ltd. (McElhanney) has prepared this geotechnical assessment to evaluate the geotechnical feasibility of two sites for the proposed Bike Pump Track and Skateboard Park, and to provide geotechnical recommendations in support of design and construction. The two site locations that were evaluated are:

- Tot Lot Park located at civic address 1850 Noel Avenue in Comox, BC; and
- Highland Park located at civic address 1519 Highridge Drive in Comox, BC.

The geotechnical assessment results and feasibility recommendations for the proposed development are reported herein. No biological, archaeological, or environmental reviews were completed as part of this assessment.

## 2. Scope

The scope of work for this geotechnical assessment is summarized as follows:

- Summary of observed soil and groundwater conditions;

### McElhanney

1211 Ryan Road, Courtenay BC Canada V9N 3R6  
Tel. 250-338-5495 | Fax. 1-855-407-3895 | www.mcelhanney.com

- Suitability of both sites for the proposed development;
- Geotechnical considerations that may impact design/construction;
- Geotechnical design criteria for concrete and pavement structures, as well as drainage works;
- Recommendations for structural fill and reuse of site materials; and
- Recommendations for further geotechnical work (if required).

### 3. Proposed Development

We understand that this assessment will support the development of a new asphaltic concrete surfaced bike pump track and a skateboard park with cast in place concrete elements, at either of the above referenced civic addresses in the town of Comox, BC.

## 4. Approach and Methodology

### 4.1. DESKTOP REVIEW

The following background information was reviewed when preparing this report:

- Town of Comox- Public Interactive Map- Accessed November 17, 2022
- Comox Valley iMap- Accessed November 21, 2022
- iMap BC, Accessed November 21, 2022.
- Fyles J.G. 1960, 'Surficial geology, Courtenay; Comox, Nelson, Nanaimo and Newcastle Districts; Vancouver Island, British Columbia.' Geological Survey of Canada, Ottawa, Ontario, Canada.

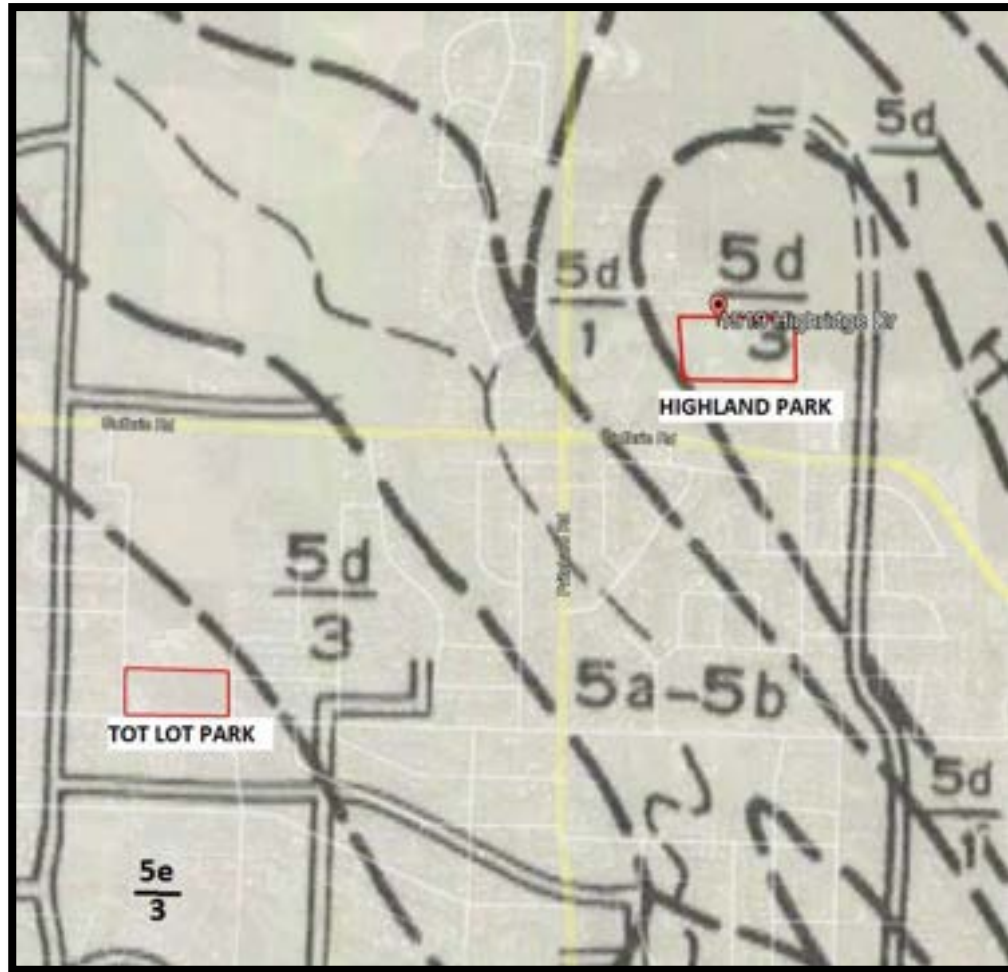
### 4.2. GEOLOGICAL SETTING

Available surficial geology mapping indicates that the Tot Lot Park site is underlain by soil units 5e/3, which is described as Marine deposits (including Glacio-marine) comprising varied stony, sandy, loamy, and clayey marine-veneer deposits (Unit 5e). These materials typically overlay Ground Moraine deposits comprising till, lenses of gravel, sand, and silt (Unit 3).

Highland Park lies within an area dominated by similar soil units 5d/3, where Unit 5d represents Marine (including Glacio-marine) deposits comprising varied stony, gravelly and sandy marine-veneer deposits.

Both site locations are outlined below in **Figure 1**. Note that the locations are approximate and have not been geo-referenced.





*Figure 1- Portion of "Surficial Geology of Courtenay; Comox, Nelson, Nanimo and Newcastle Districts; Vancouver Island, British Columbia, Fyles J.G. 1960" showing study area outlined in red. (Base image sourced from Google Earth, accessed January 9, 2023).*

The soil conditions encountered during the test pitting investigation were consistent with the soil conditions published in the above referenced surficial geology mapping for both sites.

### 4.3. GEOTECHNICAL FIELD INVESTIGATION

#### 4.3.1. TOT LOT PARK

The geotechnical test pitting investigation at the Tot Lot Park, located at civic address 1850 Noel Avenue in Comox was completed on November 16, 2022. The investigation included the advancement of five (5) test pits (TP22-01, TP22-02, TP22-04, TP22-05 and TP22-06) to a maximum depth of 1.1 meters below ground surface (mbgs). The approximate test pit locations are shown on the attached **Drawing B-01** included in **Attachment B** and below in **Figure 2**. Test pits were advanced using a Kubota U55 mini-excavator operated by Tippin Point Contracting Ltd. Before the investigation, a BC One Call was carried out and test pit locations were cleared with a private utility locator.





*Figure 2- Approximate test pit locations indicated by red waypoints overlaid on Google Earth imagery of civic address 1850 Noel Avenue, Comox, BC. (Base image sourced from Google Earth, accessed on November 29, 2022).*

#### 4.3.2.HIGHLAND PARK

The geotechnical test pitting investigation at Highland Park located at civic address 1519 Highridge Drive in Comox was undertaken on December 21, 2022. The investigation included the advancement of three (3) test pits (TP22-01 to TP22-03) in the southeastern portion of the lot to a maximum depth of 1.2 meters below ground surface (mbgs). Test pit locations were selected based on conversations with the Client regarding the proposed location of the proposed development area and to minimize disturbance to the existing manicured sports fields. The siting of test pits was also limited but the presence of critical underground utilities in the vicinity. The approximate test pit locations are shown on the attached **Drawing B-02** included in **Attachment B** and below in **Figure 3**. Test pits were advanced using a Kubota U55 mini- excavator operated by Tippin Point Contracting Ltd. Before the investigation, a BC One Call was carried out and test pit locations were cleared with a private utility locator and by CFB Comox personnel.





**Figure 3-** Approximate test pit locations indicated by yellow pins overlaid on Google Earth imagery of civic address 1519 Highridge Drive, Comox, BC. (Base image sourced from Google Earth, accessed on January 9, 2023).

#### 4.3.3. TEST PIT INVESTIGATION SUMMARY

The subsurface and groundwater conditions encountered during the test pitting investigations were logged and photographed in the field by McElhanney. Soil samples were collected, labelled, sealed in containers, and sent to McElhanney's materials testing laboratory in Courtenay, BC for further assessment.

Following the completion of the investigation, test pit locations were logged with a handheld GPS, as per **Table 4-1 and Table 4-2** below. Test pits were backfilled to surface level with test pit spoil and tamped with the excavator bucket.



**Table 4-1: Tot Lot Park- Test Pit Summary** <sup>1,3</sup>.

TEST PIT ID	DEPTH <sup>2</sup> (mbgs)	TEST PIT LOCATION	
		NORTHING	EASTING
TP22-01	1.0	5505158 m N	360924 m E
TP22-02	0.8	5505174 m N	360880 m E
TP22-04	1.1	5505116 m N	360872 m E
TP22-05	0.9	5505127 m N	360839 m E
TP22-06	1.0	5505112 m N	360950 m E

## Notes:

1. Refer to test pit log sheets for a detailed description of subsurface soil and groundwater conditions.
2. The depth of the test pit and groundwater below ground surface measurement is approximate.
3. Test pit locations were logged using a handheld GPS by McElhanney on November 16, 2022.

**Table 4-2: Highland Park- Test Pit Summary** <sup>1,3</sup>.

TEST PIT ID	DEPTH <sup>2</sup> (mbgs)	TEST PIT LOCATION	
		NORTHING	EASTING
TP22-01	0.9	5505688 m N	362235 m E
TP22-02	1.2	5505701 m N	362220 m E
TP22-03	1.2	5505655 m N	362232 m E

## Notes:

4. Refer to test pit log sheets for a detailed description of subsurface soil and groundwater conditions.
5. The depth of the test pit and groundwater below ground surface measurement is approximate.
6. Test pit locations were logged using a handheld GPS by McElhanney on December 21, 2022.

## 5. Site Conditions

### 5.1. TOT LOT PARK SURFACE CONDITIONS

This site is bounded by Ecole Au Coeur de l'Île to the North, the Comox Fire Rescue Hall to the West, a residential subdivision to the East, and Noel Avenue to the South. At the time of the geotechnical field investigation, the north-western portion of the property parcel was developed with a play structure and kids play area called the Tot Lot Park. The park also contained a 9-basket disc golf course sited throughout the lot. The northeastern portion of the property parcel was undeveloped aside from the disc golf course and contained heavily treed areas and vegetation at the time of the field investigation.

The subject property has an approximate area of 1.55 ha and is zoned as a park zone (P1.1). Site topography was mostly flat with a gentle slope (approximately < 5°), that dipped from the northeast of the





property towards the southwest of the property. No surface water ponding was observed at the time of the test pitting investigation.

## 5.2. HIGHLAND PARK SURFACE CONDITIONS

The site located at 1519 Highridge Drive, Comox, BC is bounded by a residential subdivision and Highridge Drive to the North, Pritchard Road and a residential subdivision to the West, the Town of Comox Public Works building to the East, and Guthrie Road to the South. At the time of the geotechnical field investigation, the western portion of the property parcel was occupied by Highland Secondary School. The eastern portion of the site was developed as a park with manicured grass lawns, pickleball courts, baseball fields and soccer fields. The eastern border of the site was developed with a gravelled and paved parking lot.

This site has an approximate area of 3.41 ha and is zoned as a park zone (P1.1). Site topography was mostly flat with a gentle slope dipping from the northwest of the property towards the southeast of the property. No surface water ponding was observed at the time of the test pitting investigation.

## 5.3. SUBSURFACE INVESTIGATION

A summary of the test pit information and depths of soil units observed during both the Tot Lot Park and Highland Park site investigations are provided below in **Table 5-1** and detailed in the attached test pit logs per the **Modified Unified Classification System for Soil** in **Attachment C**.

**Table 5-1: Inferred Geotechnical Units**

MATERIAL	DEPTH TO TOP OF UNIT (m)	OBSERVED THICKNESS (m)	DESCRIPTION
<b>TOPSOIL</b>	0	0.1-0.6	Silty SAND, loose, dark brown, moist, organics, rootlets and wood debris inclusions.
<b>HISTORICAL FILL</b>	0.1	0.3- 0.5	SAND, fine-grained, some gravel, trace silt, compact, light brown, moist, organics and wood debris inclusions. (Mixed FILL)
<b>GLACIO-MARINE/ MARINE</b>	0.4- 0.6	0.15- 0.4	SAND, some silt, some cobbles, trace gravel, compact, red-brown, moist.
<b>GROUND MORaine</b>	0.75- 1.2	>0.25	Silty SAND, some gravel, trace cobbles, very dense, brown-grey, moist. (TILL)

## 5.4. GROUNDWATER

At the time of both test pitting investigations, no groundwater seepage was encountered in any of the test pit locations. Surface water is expected to infiltrate vertically through the loose, sandy overburden before reaching the dense and functionally impermeable till. From this point it's inferred that groundwater



seepage would either flow along the surface of the till in the direction of the dipping topography or perch on the upper surface of the till in areas that level.

Groundwater conditions at other times and locations can differ from those observed within the test pit locations at the time of the investigation. Groundwater levels can be expected to fluctuate seasonally and with cycles of precipitation. McElhanney should be contacted if there is a significant change in groundwater conditions encountered during construction.

## 6. Discussion and Recommendations

### 6.1. SUITABILITY OF THE SITE FOR THE PROPOSED DEVELOPMENT

The Tot Lot Park and Highland Park sites are both considered geotechnically safe for the use intended, (the use being a proposed skateboard park and bike pump track), provided that the recommendations presented herein are followed.

The geotechnical recommendations presented in this report are based on on-site observations, field and laboratory testing results, information available regarding the proposed development, and McElhanney's experience with similar projects. Considering the inherent nature of soil variations, soil and groundwater conditions between and beyond test pits can differ from those encountered during the investigation. In such instances, adjustments to design and construction may be necessary.

Both the Tot Lot Park and Highland Park sites contain between 0.5- 0.6m of marginal fill and topsoil material with organics that will need to be removed and replaced with structural fill up to design grades, to adequately support proposed pavement and concrete structures. Due to the dense underlying till being functionally impermeable, proposed site works must consider subgrade drainage to prevent the ponding or perching of groundwater within load bearing footprints. These recommendations are discussed in detail below.

### 6.2. EARTHWORKS AND SITE GRADING

#### 6.2.1. Subgrade Preparation

Acceptable subgrade conditions to support proposed structures should comprise naturally deposited, undisturbed, compact to dense or firm to hard, unfrozen, and inorganic subgrade, approved by a qualified geotechnical engineer. This subgrade must be free of organic materials, such as vegetation and wood debris, loose particles, excavation debris, compressible fine-grained soil, and wet or softened materials.

It is recommended that the proposed skateboard park features and bike pump track be founded on undisturbed silty sand in a compact/stiff or better condition (approximately 0.6m deep), or on approved Structural Fill material placed on the naturally deposited, undisturbed, compact/stiff silty sand. Without the benefit of a detailed park design, suitable bearing capacities for conventional strip or pad footings are provided in **Table 6-1** as a frame of reference for designers.



Where these conditions cannot be achieved further geotechnical advice should be sought. Qualified geotechnical personnel should approve exposed subgrades prior to placement of concrete or structural fill to confirm that unsuitable materials have been removed and the subgrade surface is consistent with the conditions assumed for design.

**Table 6-1: Summary of recommended limit state bearing capacities.**

Subgrade Soil	Bearing Capacity		Typical Soil Parameters	
	Ultimate Limit State <sup>1</sup> (kPa)	Serviceability Limit State <sup>1,2</sup> (kPa)	Friction Angle (°)	Unit Weight (kN/m <sup>3</sup> )
SAND, some silt (native, undisturbed)	180	150	30	19
Structural Fill	150	100	33	21

Notes:

1. Canadian Foundation Engineering Manual, 4th Edition, 2006, Canadian Geotechnical Society, Bitech Publishing Ltd., Richmond, BC.
2. Based on structural tolerance to differential settlement of 25mm or less across column spacing for typical wood- framed construction.
3. With a minimum embedment depth of 0.45m.

### 6.2.2. General Excavation Recommendations

Guidelines in the Occupational Health and Safety Regulation under Part 20, Sections 20.78 through 20.95 should be adhered to for any excavation on site. Where excavation scenarios are not clearly defined under this regulation, a geotechnical engineer should be consulted to assess potential hazards and provide recommendations. Due to the dense nature of the observed till, excavation side slopes that are steeper than those prescribed in the above referenced guidelines and regulations, may be considered pending a field review by a geotechnical engineer.

Groundwater seepage or surface water runoff may result in a loss of bearing strength. Therefore, ingress of groundwater or surface flows into any excavation should be controlled by grading, perimeter ditching or a combination of sumps and pumps. The subgrade surface should be excavated and graded in a way that prevents ponding and allows flows to efficiently drain to a suitable outlet, outside of any load bearing footprints. Any water or snow that collects on the foundation subgrade should be removed and be allowed to dry prior to construction of building foundations.

### 6.2.3. Reuse of Natural Site Materials

The excavated material is expected to contain topsoil (silty sand, some gravel, compact, rootlets and organic inclusions) and historical fill materials (SAND and GRAVEL, some silt, trace cobbles, compact, light brown, moist, organics, rootlets, construction debris inclusions) as indicated by the investigation.

The organic/ topsoil materials are not suitable for use within load-bearing areas ways due to the moisture sensitivity and fine-grained soil content. The historical fill layer is subject to re-use pending laboratory



screening during construction and approval from the Geotechnical Engineer of record. Typically, excavated till is not suitable for reuse as a structural fill.

#### 6.2.4. Structural Fill

Structural fill should be used if needed to raise grades, as design requires, that will support building foundations, slab-on-grade or pavement structures. Recommendations for structural fill are summarized as follows:

- 1) Qualified geotechnical personnel should approve the exposed subgrade prior to placement of structural fill, to confirm that unsuitable materials have been removed.
- 2) It is recommended that structural fill placement and compaction be observed and approved by qualified geotechnical personnel. This would include approval of the proposed fill materials and performing a suitable program for compaction testing.
- 3) Structural fill should consist of inorganic, 75 mm minus well-graded sands and gravels (pit run) or crushed rock, unless otherwise advised. Locally sourced materials may be considered acceptable if tested and reviewed by the geotechnical engineer. If structural fill placement is to be carried out in the wet season or during inclement weather, free draining materials with a fines content (passing the #200 sieve) of less than 5% should be used.
- 4) For a confined condition, the bottom of excavation and structural fill should extend beyond the footing edge for a distance of at least the thickness of the structural fill and no less than 0.5 m.
- 5) If structural fill is not confined within an excavation and will form a free slope (embankment), additional geotechnical recommendations will be required at the discretion of the geotechnical engineer.
- 6) Structural fill should be compacted to a minimum of 95% Modified Proctor Maximum Dry Density (MPMDD ASTM D1557) and placed at approximately the optimum moisture content in any areas that will support pavement.
- 7) Structural fills should be compacted using vibratory compaction equipment and placed in lift thicknesses appropriate for the size and type of compaction equipment used. A general guideline for maximum lift thickness as measured loose is:
  - a. 100 mm for light hand equipment;
  - b. 150 mm for small walk-behind rollers or plate tampers;
  - c. 300 mm for large ride-on rollers or heavy (>500 kg) vibratory plate compactors, rubber-tired backhoe mounted hoe-pacs, or track-excavator mounted hoe-pacs.



### 6.3. RECOMMENDED PAVEMENT STRUCTURE

Based on the assumption of relatively light loading (ie. bicycle traffic) on the pump track, we recommend a pavement structure as summarized in **Table 6-2**. These recommendations do not consider heavier vehicle loading or steeply graded elements. McElhanney should be given the opportunity to re evaluate these parameters once a design concept has been established.

**Table 6-2: Recommended Pavement Structure.**

Layer Description	Minimum Layer Thickness (mm) Skateboard Park and Bike Pump Track
Hot Mix Asphalt (HMA)	50
Minus 19 mm Well-Graded Granular Base	100
Minus 75 mm Select Granular Sub-Base	100

Hot Mix Asphalt mix design should consider a finer aggregate gradation, such as that prescribed for MMCD Upper Course #2, or an approved equivalent. We recommend a QC program for asphalt paving to ensure that the placed asphalt pavement meets specifications.

We recommend the following subgrade preparation to support pavement structures:

- 1) Over excavate the existing subgrade to at least 0.6m below the proposed bottom of the sub-base grade.
- 2) Compact the existing soil and proof roll the area subgrade with a fully loaded dump truck under review of the geotechnical engineer or representative before placement of sub-base and base materials. Any areas showing excessive visible deflection should be repaired.
- 3) The subgrade should be crowned at a minimum 2% cross fall to promote drainage;
- 4) If the exposed subgrade consists of fine-grained material, non woven geotextile (Nilex 4551 or approved equivalent) should be placed to separate the existing soil from structural fill. Crushed rock products placed with static compaction methods may be required for any disturbed or softened fine-grained soil or organic materials encountered in the parking area subgrade during construction.
- 5) Place and compact structural fill, per the recommendations outlined in **Section 6.2.4**, up to the bottom of the sub-base layer.
- 6) New base and sub-base aggregates should conform to the Master Municipal Construction Documents (MMCD) Association, Platinum Edition (2009), or equivalent as approved by the geotechnical engineer; and,



- 7) Granular base and sub-base gravels should be compacted to at least 95% MPMDD. All fill placement and compaction operations should be observed by a geotechnical engineer or their representative.

Contact the geotechnical engineer during excavation works for the skateboard park and bike pump track for additional recommendations, as required.

## 7. Geotechnical Assurance and Quality Assurance

Proposed works may not fall within the scope of BC Building Code but it's recommended that a geotechnical engineer be retained to provide geotechnical assurance services during the construction phase. Geotechnical assurance services include a review of the geotechnical components of the plans and supporting documents and responsibility for field reviews of these components during construction.

Before final design submission, it is recommended a further geotechnical review of the founding conditions should be carried out to confirm that the geotechnical recommendations are sufficient and/or have been applied according to the design intent, and what if any further geotechnical investigation is required.

If different or changed subsurface conditions are encountered during the future assessment and/or construction than those conditions reported herein, the Geotechnical Engineer should carry out a field review and provide an additional geotechnical assessment of the encountered conditions. Additional geotechnical recommendations may be required as a result of additional field review.

It is recommended that the following items are reviewed by a geotechnical engineer during construction:

- Verification of site preparation and surface stripping;
- Verification of footing, floor slab and pavement subgrade bearing conditions before Structural fill or concrete placement;
- Verification of fill materials and fill placement; and
- Compaction testing of structural fill, if required.

Field reviews should be carried out by a qualified geotechnical engineer or their designated representative. McElhanney can provide material testing services during construction such as laboratory material gradation, compaction density and concrete testing if desired by the successful construction contractor.





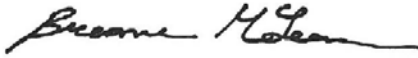
## 8. Closure

The attached Statement of Limitations for Geotechnical Services is provided in **Attachment A** applies to this report and is hereby incorporated herein.

We trust this geotechnical assessment information is sufficient for your present needs. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully submitted,

Prepared by:



Breanne McLean, EIT  
Junior Geotechnical Engineer

Reviewed by:

Johannes Fischer, P.Eng.  
Geotechnical Engineer

Attachments:

Attachment A- Statement of Limitations

Attachment B- Drawing B-01- Test Pit Location Plans

Attachment C- Test Pit Logs

Date	Status	Revision	Author
January 13, 2023	Final Draft	0	B. McLean
			J. Fischer



# **Attachment A**

Statement of Limitations- Geotechnical Services



## Statement of Limitations – Geotechnical Services

---

**Use of this Report.** This report was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "Project") described in this report and for the exclusive use of the client identified in this report (the "Client"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client and Building Authority, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies. The professional services retained for this Project include only the geotechnical aspects of the subsurface conditions at the site, unless otherwise specifically stated and identified in this report. In particular, environmental conditions such as surface and subsurface contamination are outside the scope of this report.

**Standard of Care and Disclaimer of Warranties.** This study and report have been prepared in accordance with generally accepted engineering and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report including, without limitation, any warranty that this report and the associated site review work has uncovered all potential geotechnical liabilities associated with the subject property.

**Effect of Changes.** All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. Construction activities can significantly alter soil, rock and other geologic conditions on the site. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

**Subsurface Risks.** Soil, rock and groundwater data were collected in general accordance with the standards and methods described in the document. The classification and identification of soils, rocks and geologic formations was based on commonly accepted methods employed in the practice of geotechnical engineering and related disciplines. Interpretations of groundwater levels and flow direction are based on water level observations at selected test hole locations and are expected to fluctuate. Observations at test holes indicate the approximate subsurface conditions at those locations only. Subsurface conditions between test holes were based, by necessity, on judgement and assumptions of what exists between the actual locations sampled, and may vary significantly from actual site conditions and all persons making use of this report should be aware of, and accept, this risk. Even a comprehensive sampling and testing program, implemented in accordance with appropriate equipment by experienced personnel, may fail to detect all or certain conditions.

**Information from Client and Third Parties.** McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

**Underground Utilities and Damages.** In the performance of the services, McElhanney has taken reasonable precautions to avoid damage or injury to subterranean structures or utilities. Subsurface sampling may result in unavoidable contamination of certain subsurface areas not known to be previously contaminated such as, but not limited to, a geologic formation, the groundwater or other hydrous body. McElhanney will adhere to an appropriate standard of care during the conduct of any subsurface sampling.

**Independent Judgments.** McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

**Construction.** The subsurface information contained in this report were obtained for the owner's information and design. The extent and detail of assessments necessary to determine all relevant conditions that may affect construction costs would normally be greater than the assessments carried out for this report. Accordingly, a contingency fund to allow for the possibility of variations of subsurface conditions should be included in the construction budget to cover costs associated with modifications of the design and construction procedures resulting from conditions that vary from the assumptions in this report. If during construction, subsurface conditions are found to be other than those described in this report, McElhanney is to be notified and may alter or modify the geotechnical report recommendations. If McElhanney is not retained to provide services during construction, then McElhanney is not responsible for confirming or recording that subsurface conditions do not materially differ from those interpreted conditions contained in this report or for confirming or recording that construction activities have not adversely affected subsurface conditions or the recommendations contained in this report.

# **Attachment B**

Drawing B-01- Test Pit Site Plan



LEGEND

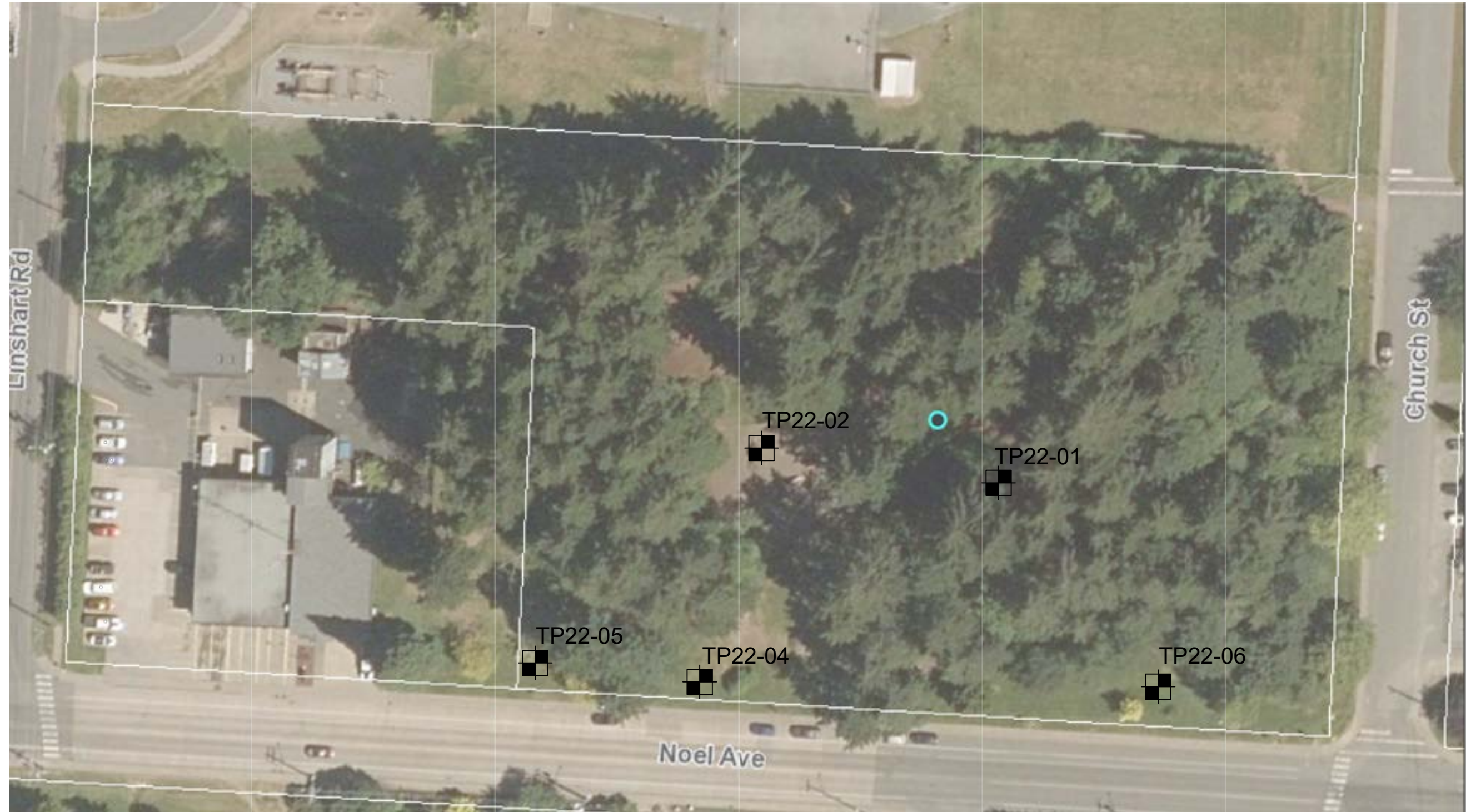


APPROXIMATE TEST PIT LOCATION

Reviewed by J Fischer 2023-01-13



- NOTES:
1. TEST PIT LOCATIONS TAKEN USING HANDHELD GPS BY MCELHANNEY ON NOVEMBER 16, 2022
  2. TEST PIT LOCATIONS ARE APPROXIMATE
  3. BASE IMAGE SOURCED FROM CVRD IMAP ON NOVEMBER 29, 2022.



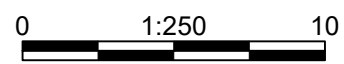
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0	2023-01-09	DRAFT FOR REVIEW	BM	BM	JF				
Rev.	Date	Description	Drawn	Checked	App'd				

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNEY. MCELHANNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.

THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNEY'S PRIOR WRITTEN CONSENT.

INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

ORIGINAL DWG SIZE: ANSI B (11" x 17")



Suite 200  
858 Beatty Street  
Vancouver BC  
Canada V6B 1C1  
T 604 883 8521

TOWN OF COMOX  
1809 BEAUFORT AVENUE, COMOX, BC

TOT LOT PARK  
TEST PIT LOCATION PLAN  
GEOTECHNICAL  
1850 NOEL AVENUE, COMOX, BC

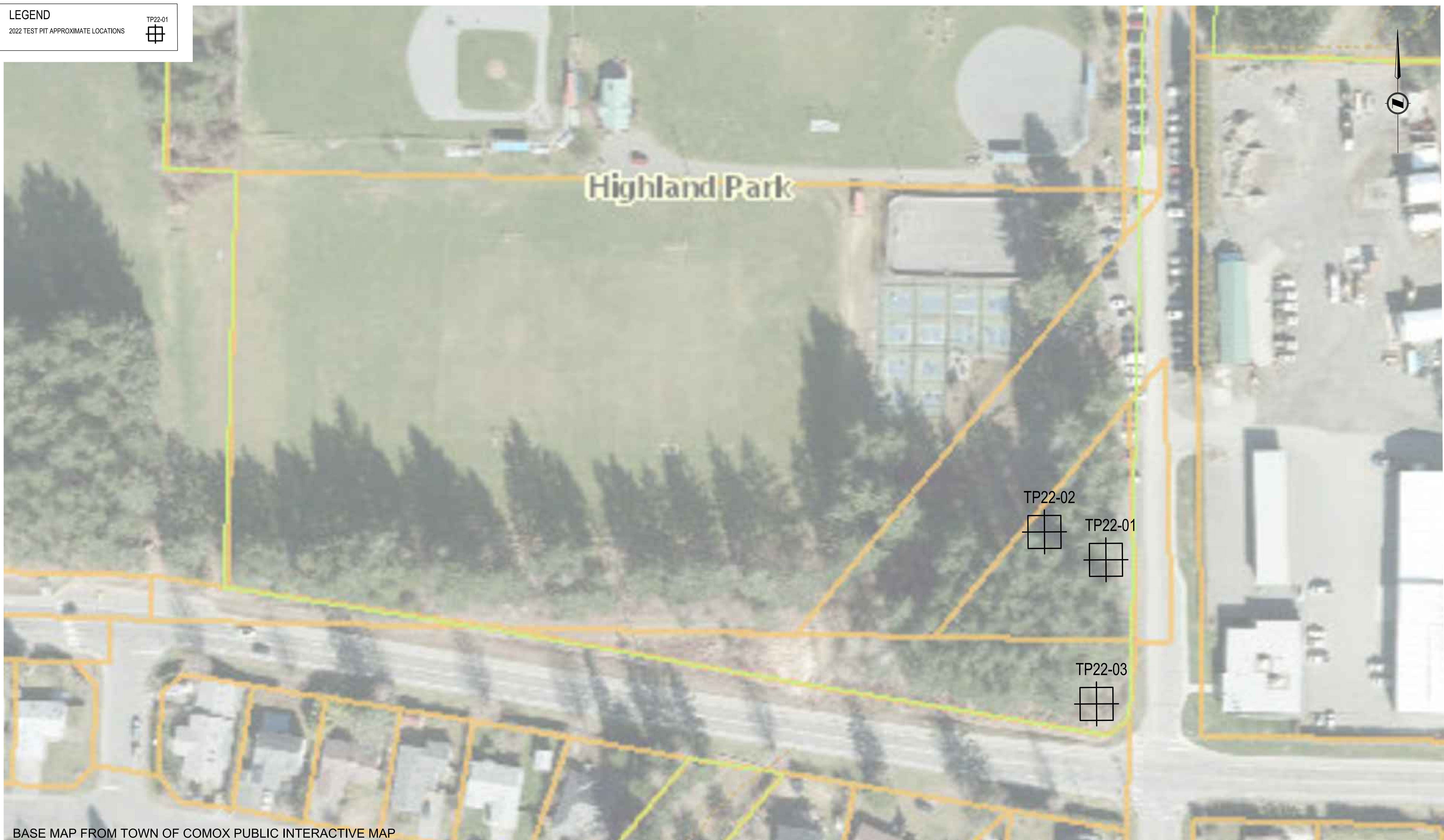
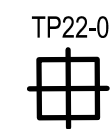
Drawing No.  
**B-01**

Project Number  
2211-80462-00

Rev.  
0



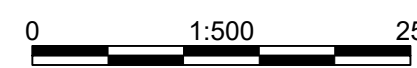
LEGEND  
2022 TEST PIT APPROXIMATE LOCATIONS



BASE MAP FROM TOWN OF COMOX PUBLIC INTERACTIVE MAP

Rev	Date	Description	Drawn	Design	App'd
PA	2022/12/22	ISSUED FOR REVIEW	GA	GA	JF

ORIGINAL DWG SIZE: ANSI D (22" x 34")



1211 Ryan Road  
Courtenay BC  
Canada V9N 3R6  
T 250 338 5495

**PRELIMINARY**  
NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND  
MAY CONTAIN ERRORS AND OMISSIONS

TOWN OF COMOX  
1809 BEAUFORT AVENUE, COMOX, BC  
**PROPOSED BIKE PUMP TRACK  
& SKATEBOARD PARK  
TEST PIT LOCATION PLAN**  
HIGHLAND PARK, COMOX, BC

Drawing No.  
**B-02**  
Project Number  
2211-80462-00  
Rev.  
0


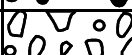
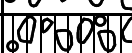











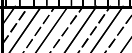
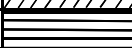
DESTROY ALL PRINTS BEARING PREVIOUS REVISION



# **Attachment C**

Soil Classification Legend and Test Pit Log Sheets

## MODIFIED UNIFIED CLASSIFICATION SYSTEMS FOR SOILS

MAJOR DIVISION		GROUP SYMBOL		TYPICAL SOIL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA		
<b>COARSE GRAINED SOILS</b> <small>(more than 50% larger than 75 µm)</small>	<b>GRAVELS</b>	Clean Gravels (< 5% Fines)	GW		$C_u = D_{60}/D_{10} > 4$ , $C_c = (D_{30})^2 / D_{10} D_{60} = 1 \text{ to } 3$		
			GP		Not meeting the GW requirements.		
		Dirty Gravels (> 12% Fines)	GM		Plasticity below A-Line or $I_p < 4$		
			GC		Plasticity above A-Line or $I_p > 7$		
	<b>SANDS</b>	Clean Sands (< 5% Fines)	SW		$C_u = D_{60}/D_{10} > 4$ , $C_c = (D_{30})^2 / D_{10} D_{60} = 1 \text{ to } 3$		
			SP		Not meeting the SW requirements.		
		Dirty Sands (> 12% Fines)	SM		Plasticity below A-Line or $I_p < 4$		
			SC		Plasticity above A-Line or $I_p > 7$		
		<b>FINE GRAINED SOILS</b> <small>(more than 50% smaller than 75 µm)</small>	<b>SILTS</b>	$W_L < 50\%$	ML		Classifications are based upon Plasticity Chart.
				$W_L > 50\%$	MH		
<b>CLAYS</b>	$W_L < 30\%$		CL				
	$30\% < W_L < 50\%$		CI				
	$W_L > 50\%$		CH				
	<b>ORGANIC SILTS AND CLAYS</b>		$W_L < 50\%$	OL			
$W_L > 50\%$			OH				
<b>HIGHLY ORGANIC</b>			PT				

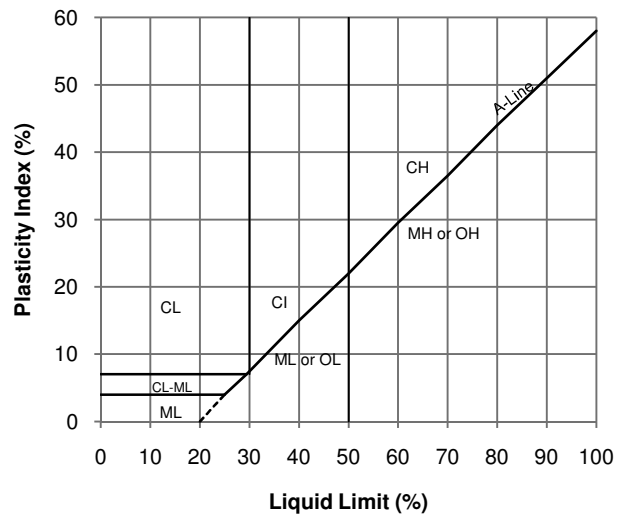
### SOIL COMPONENTS

Fraction	U.S. Standard Sieve Size		Percentage (by weight)	Description
	Passing	Retained		
Gravel			35-50	AND
Coarse	76 mm	19 mm		
Fine	19 mm	4.75 mm		
Sand			20-35	Y/EY
Coarse	4.75 mm	2.00 mm		
Medium	2.00 mm	425 µm		
Fine	425 µm	75 µm	10-20	SOME
Fines (Silt or Clay)	75 µm		1-10	TRACE
Oversize Material	Cobbles	76 mm to 200 mm		
	Boulders	> 200 mm		

### RELATIVE DENSITY AND CONSISTENCY

Cohesionless Soils		Cohesive Soils	
Relative Density	SPT (N) Value	Consistency	Undrained Shear Strength (kPa)
Very Loose	0-4	Very Soft	0-10
Loose	4-10	Soft	10-25
Compact	10-30	Firm	24-50
Dense	30-50	Stiff	50-100
Very Dense	>50	Very Stiff	100-200
		Hard	>200

### Plasticity Chart



#### Notes:

- Use dual symbols for coarse grained soils with 5 to 12% fines (i.e. GP-GM)
- All sieves are U.S. Standard ASTM E11



**McElhanney**

McElhanney Consulting Services Limited



CLIENT Town of Comox

PROJECT NAME Highland Park- Test Pit Investigation

PROJECT NUMBER 2211-80462-00

PROJECT LOCATION Highland Park, Comox, BC

DATE STARTED 22-12-21 COMPLETED 22-12-21

GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size

EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.

GROUND WATER LEVELS:

EXCAVATION METHOD Bobcat E60

AT TIME OF EXCAVATION ---

LOGGED BY G. Awny CHECKED BY J.Fischer

AT END OF EXCAVATION ---

NOTES \_\_\_\_\_

AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
0.10			SAND, some silt, trace to some gravel, loose, brown, moist, rootlet and organic inclusions (TOPSOIL)
0.5			SAND, some silt, trace gravel, loose to compact, rust-brown, moist, rootlet inclusions
0.60			SAND, some silt, trace to some gravel, very dense, grey, damp (TILL)
0.90	GB 1		

End of test pit, refusal.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 No groundwater seepage observed.  
 Bottom of test pit at 0.90 meters.

GENERAL BH / TP / WELL 2211-80462-00 - HIGHLAND PARK - TEST PIT LOGS - GA.GPJ GINT STD CANADA LAB.GDT 22-12-22



CLIENT Town of Comox  
 PROJECT NUMBER 2211-80462-00  
 DATE STARTED 22-12-21 COMPLETED 22-12-21  
 EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.  
 EXCAVATION METHOD Bobcat E60  
 LOGGED BY G. Awny CHECKED BY J.Fischer  
 NOTES \_\_\_\_\_

PROJECT NAME Highland Park- Test Pit Investigation  
 PROJECT LOCATION Highland Park, Comox, BC  
 GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size  
 GROUND WATER LEVELS:  
 AT TIME OF EXCAVATION ---  
 AT END OF EXCAVATION ---  
 AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
0.10			SAND, some silt, trace to some gravel, loose, brown, moist, rootlet and organic inclusions (TOPSOIL)
0.50			SAND, some silt, trace gravel, loose to compact, rust-brown, moist, rootlet inclusions
1.20			SAND, some silt, trace to some gravel, very dense, grey, damp (TILL)

End of test pit, refusal.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 No groundwater seepage observed.  
 Bottom of test pit at 1.20 meters.

GENERAL BH / TP / WELL 2211-80462-00 - HIGHLAND PARK - TEST PIT LOGS - GA.GPJ GINT STD CANADA LAB.GDT 22-12-22



CLIENT Town of Comox  
 PROJECT NUMBER 2211-80462-00  
 DATE STARTED 22-12-21 COMPLETED 22-12-21  
 EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.  
 EXCAVATION METHOD Bobcat E60  
 LOGGED BY G. Awny CHECKED BY J.Fischer  
 NOTES \_\_\_\_\_

PROJECT NAME Highland Park- Test Pit Investigation  
 PROJECT LOCATION Highland Park, Comox, BC  
 GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size  
 GROUND WATER LEVELS:  
 AT TIME OF EXCAVATION ---  
 AT END OF EXCAVATION ---  
 AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
			SAND, some silt, trace to some gravel, loose, brown, moist, rootlet and organic inclusions (TOPSOIL)
			SAND, some silt, trace gravel, loose to compact, brown, moist, rootlet inclusions
0.5			SAND, some silt, trace gravel, loose to compact, rust-brown, moist - grey-brown below 0.6m
1.0			SAND, some silt, trace to some gravel, very dense, grey, damp (TILL)
1.20			

End of test pit, refusal.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 No groundwater seepage observed.  
 Bottom of test pit at 1.20 meters.

GENERAL BH / TP / WELL 2211-80462-00 - HIGHLAND PARK - TEST PIT LOGS - GA.GPJ GINT STD CANADA LAB.GDT 22-12-22



CLIENT Town of Comox

PROJECT NAME Tot Lot Park- Test Pit Investigation

PROJECT NUMBER 2211-80462-00

PROJECT LOCATION Comox, BC

DATE STARTED November 16, 2022 COMPLETED November 16, 2022

GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size

EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.

GROUND WATER LEVELS:

EXCAVATION METHOD Kubota U55

AT TIME OF EXCAVATION ---

LOGGED BY B.McLean CHECKED BY J.Fischer

AT END OF EXCAVATION ---

NOTES \_\_\_\_\_

AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
0.5			Silty SAND, loose, dark brown, moist, organics, rootlets and wood debris inclusions. (TOPSOIL)
0.60			SAND, some silt, some cobbles, trace gravel, compact, red-brown, moist.
0.75	GB 1		Silty SAND, some gravel, trace cobbles, very dense, brown-grey, moist. (TILL)
1.0			

End of test pit due to reaching effective refusal.  
 No groundwater seepage encountered at time of test pit investigation.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 Bottom of test pit at 1.00 meters.

GENERAL BH / TP / WELL 2211-80462-00. TOT LOT PARK TP LOGS.BM.GPJ GINT STD CANADA LAB.GDT 11-22-22





CLIENT Town of Comox

PROJECT NAME Tot Lot Park- Test Pit Investigation

PROJECT NUMBER 2211-80462-00

PROJECT LOCATION Comox, BC

DATE STARTED November 16, 2022 COMPLETED November 16, 2022

GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size

EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.

GROUND WATER LEVELS:

EXCAVATION METHOD Kubota U55

AT TIME OF EXCAVATION ---

LOGGED BY B.McLean CHECKED BY J.Fischer

AT END OF EXCAVATION ---

NOTES \_\_\_\_\_

AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
			Silty SAND, loose, black, moist, organics, rootlets and wood debris inclusions. (TOPSOIL)
0.5	GB 1		SAND, fine-grained, some gravel, some cobbles, trace silt, compact, red-brown, dry.
			Silty SAND, some gravel, trace cobbles, very dense, brown-grey, moist. (TILL)
0.80			

End of test pit due to reaching effective refusal.  
 No groundwater seepage encountered at time of test pit investigation.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 Bottom of test pit at 0.80 meters.

GENERAL BH / TP / WELL 2211-80462-00. TOT LOT PARK TP LOGS.BM.GPJ GINT STD CANADA LAB.GDT 11-22-22



CLIENT Town of Comox

PROJECT NAME Tot Lot Park- Test Pit Investigation

PROJECT NUMBER 2211-80462-00

PROJECT LOCATION Comox, BC

DATE STARTED November 16, 2022 COMPLETED November 16, 2022

GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size

EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.

GROUND WATER LEVELS:

EXCAVATION METHOD Kubota U55

AT TIME OF EXCAVATION ---

LOGGED BY B.McLean CHECKED BY J.Fischer

AT END OF EXCAVATION ---

NOTES \_\_\_\_\_

AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
0.10			Silty SAND, loose, black, moist, organics, rootlets, grass and wood debris inclusions. (TOPSOIL)
0.5			SAND, fine-grained, some gravel, trace silt, compact, light brown, moist, organics and wood debris inclusions. (MIXED FILL)  Transitions to dark brown.
0.60			SAND, some silt, some cobbles, dense, red-brown, moist.
1.0	GB 1		
1.00			Silty SAND, some gravel, very dense, brown-grey, moist. (TILL)
1.10			

End of test pit due to reaching effective refusal.  
 No groundwater seepage encountered at time of test pit investigation.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 Bottom of test pit at 1.10 meters.

GENERAL BH / TP / WELL 2211-80462-00. TOT LOT PARK TP LOGS.BM.GPJ GINT STD CANADA LAB.GDT 11-22-22



CLIENT Town of Comox

PROJECT NAME Tot Lot Park- Test Pit Investigation

PROJECT NUMBER 2211-80462-00

PROJECT LOCATION Comox, BC

DATE STARTED November 16, 2022 COMPLETED November 16, 2022

GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size

EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.

GROUND WATER LEVELS:

EXCAVATION METHOD Kubota U55

AT TIME OF EXCAVATION ---

LOGGED BY B.McLean CHECKED BY J.Fischer

AT END OF EXCAVATION ---

NOTES \_\_\_\_\_

AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
		0.10	Silty SAND, loose, black, moist, organics, rootlets, grass and wood debris inclusions. (TOPSOIL)
			SAND, fine-grained, some gravel, trace silt, compact, light brown, moist, organics and wood debris inclusions. (MIXED FILL)
0.5		0.40	Silty SAND, loose, black, moist, organics, rootlets, grass and wood debris inclusions. (TOPSOIL)
		0.60	SAND, fine-grained, some cobbles, trace silt, compact to dense, light brown, moist.
		0.80	Silty SAND, some gravel, trace cobbles, very dense, brown-grey, moist. (TILL)
		0.90	

End of test pit due to reaching effective refusal.  
 No groundwater seepage encountered at time of test pit investigation.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 Bottom of test pit at 0.90 meters.

GENERAL BH / TP / WELL 2211-80462-00. TOT LOT PARK TP LOGS.BM.GPJ / GINT STD CANADA LAB.GDT 11-22-22



CLIENT Town of Comox

PROJECT NAME Tot Lot Park- Test Pit Investigation

PROJECT NUMBER 2211-80462-00

PROJECT LOCATION Comox, BC

DATE STARTED November 16, 2022 COMPLETED November 16, 2022

GROUND ELEVATION \_\_\_\_\_ TEST PIT SIZE Bucket size

EXCAVATION CONTRACTOR Tippin Point Contracting Ltd.

GROUND WATER LEVELS:

EXCAVATION METHOD Kubota U55

AT TIME OF EXCAVATION ---

LOGGED BY B.McLean CHECKED BY J.Fischer

AT END OF EXCAVATION ---

NOTES \_\_\_\_\_

AFTER EXCAVATION ---

DEPTH (m)	SAMPLE TYPE NUMBER	GRAPHIC LOG	MATERIAL DESCRIPTION
0.5			Silty SAND, loose, dark brown, moist, organics, rootlets and wood debris inclusions. (TOPSOIL)
0.60	GB 1		SAND, some silt, some cobbles, trace gravel, compact, red-brown, moist.
0.80			Silty SAND, some gravel, very dense, brown-grey, moist. (TILL)
1.0			

End of test pit due to reaching effective refusal.  
 No groundwater seepage encountered at time of test pit investigation.  
 Test pit backfilled with spoil and tamped with excavator bucket.  
 Bottom of test pit at 1.00 meters.

GENERAL BH / TP / WELL 2211-80462-00. TOT LOT PARK TP LOGS.BM.GPJ / GINT STD CANADA LAB.GDT 11-22-22



## Assignment



Village Park aerial map

Inventory and assess Village Park to determine the health of the forest and the impacts from the playing disc golf plus outdoor school programs. Outline trees to be mitigated and risk assessed using Level 2 or 3 of TRAQ. Suggest possible construction areas (if any) along with a general tree management plan for the forest.

## Observations

Over two days Mumby's Arboriculture Consulting (MAC) inventoried 337 trees in the park using Avenza mapping, see Picture 1. Data collected is tree type, diameter, height, condition, disc golf impacts (high / medium / low), risk assessment required and remarks. Avenza mapping data is attached to this report.



Picture 1

During the two days and one evening of assessing the park, the number of people (mostly adults) playing disc golf was well over 50 people. The number of students from the nearby school utilize the park for outdoor classes. More than 80 students used the park the one day we were there. The playground area consistently had parents with tots in it.

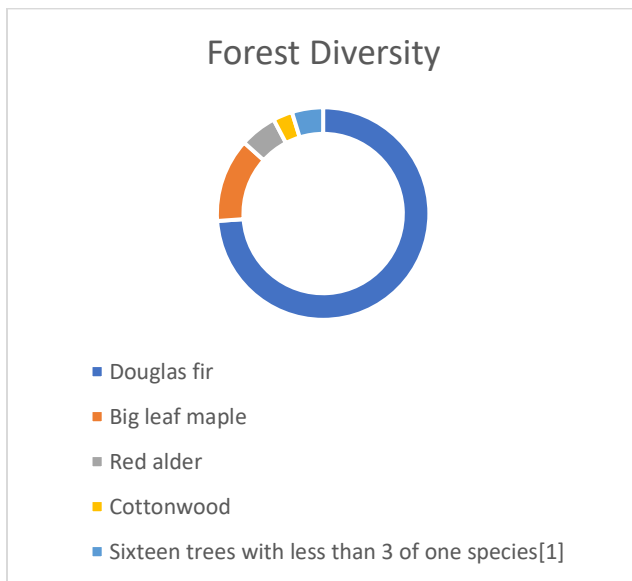


Table A shows the breakdown of the tree species, diameter, height, and condition (overall average of condition (health) is over 70%). Less than 0.5% of the total trees require mitigation. That is a strong indicator of a healthy forest with an average age of 40 years.

**Table A**

Tree Type	Number of trees	Diameter (cm) Average	Height (m) Average	Condition (%) Average	# of trees to risk assess Level 2/3 + remove
Douglas fir	249	53	24	77	08 + 1
Big leaf maple	43	29	12	67	01 + 1
Red alder	19	34	13	63	0
Cottonwood	10	50	20	87	0
Sixteen trees with less than 3 of one species <sup>1</sup>	16	-	-	-	0

Figure 1 indicates this is a dominant Douglas fir with sub-dominant maple, alder, and cottonwood.



**Figure 1**

<sup>1</sup> Cedar / sequoia / willow / oak / hawthorn / cascara / cherry / redwood / dogwood / ornamental plum

The trees were assessed for root compaction, damage, stem damage due to the playing of disc golf, use used for school programs and the general public. Picture 2 is a common sight on the ‘play areas’ between the disc golf pads and the baskets.



Picture 2

Table B shows a high impact to tree roots for 3% of the forest, medium impact to 40% and a low impact to 57%.

**Table B**

<i>Disc Golf Impacts</i>	Low	Medium	High
<i>Douglas fir</i>	149	87	06
<i>Big leaf maple</i>	17	25	01
<i>Alders</i>	08	10	01
<b>Totals:</b>	<b>174</b>	<b>122</b>	<b>08</b>



Two trees are standing dead and require removal.

Eight trees have been tagged with metal numbered tags and require Level 2 risk assessment, see Table C.

Picture 3 shows two of the trees with the tags on the north side that require assessing.

Picture 3

Table C

x	y	tree type	diameter	height	Condition	disc golf impact	Remarks	TRA required
-124.9273581	49.68313483	D Fir tag 1898	73	18	80	High	uncorrected sweep, prior failure	Yes
-124.9273183	49.68265148	D Fir tag 1887	60	29	80	Medium	sap flow crack east side	Yes
-124.9273627	49.68259246	D Fir tag 1885	48	28	55	Medium		Yes
-124.9278169	49.68281184	D Fir tag 1891	65	28	75	Medium		Yes
-124.9288515	49.6829246	D Fir tag 1895	32	22	70	Low	stem decay and stem wounding	Yes
-124.9289771	49.68316628	D Fir tag 1890	47	25	75	Low	suspect LRR	Yes
-124.9281286	49.68306031	D Fir	29	14	0	Low	standing dead remove tree	
-124.9288156	49.68322119	D Fir tag 1897	45	27	70	Medium	suspect LRR	Yes
-124.9288489	49.68320946	D Fir tag 1896	54	31	65	Medium	suspect LRR	Yes
-124.9274986	49.68306019	BL Maple	35	8	40	Medium	in decline removal	

## Discussion

This very well utilized park is relatively young (average 40-year-old trees) and has several more decades to enhance the community. Mitigation is required to retain the forest for the long term.

- Perform level 2/3 tree risk assessments of 8 trees to determine if tree work is required. Complete this task within six months.
- On the disc golf paths where exposed roots are found, 10 cm of arbor chips or pole shavings must be spread over the roots. Even better would be a compost mulch installation to help with the compaction and improve soil structure. I recommend either way be assessed for cost and implemented as soon as possible. If this measure is not incorporated the negative impacts to the roots will increase the potential for tree decline.
- The lack of understory is concerning, and native plants are struggling. The understory is being affected mostly by the school kids as they play in the forest. I recommend the park be assessed for 're-vegetation' work (fencing, new plantings) in key areas where there still are some native plants.

The scope of work asked for consideration of a construction site for a skate park. Anywhere within the forest would result in a skate park that would require daily blowing of tree debris. Risk assessment of the trees around the skate park would be required, at minimum on a yearly basis and after every high wind event. The only area that has a lower risk tolerance is circled in Picture \_\_. Some alders would have to be removed and consideration of the disc golf basket located in the area.



## Summary

This well used and enjoyed park requires mitigation for its' safe use. Perform Level 2/3 risk assessments, mitigate the damage happening to the roots and establish areas for re-vegetation and protection.

### ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice. Arborists cannot detect every condition that could lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk.

The only way to eliminate all risks is to eliminate all trees. I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than twenty-five years.

### Assignment

Inventory and assess Highland Park natural area. Outline trees to be mitigated and risk assessed using Level 2 or 3 of TRAQ. Suggest possible construction areas (if any) along with a general tree management plan for the forest.



Highland Park aerial photo

### Observations

Over two days Mumby's Arboriculture Consulting (MAC) inventoried 221 trees in the park using Avenza mapping, see Picture 1. Data collected is tree type, diameter, height, condition, risk assessment required and remarks. Avenza mapping data is attached to this report.



Picture 1



Table A shows the breakdown of the tree species, diameter, height, and condition (overall average of condition (health) is 75%).

**Table A**

Tree Type	Number of trees	Diameter (cm) Average	Height (m) Average	Condition (%) Average	# of trees to risk assess Level 2/3
Douglas fir	195	40	22	78	1
Red alder	4	27	12	95	0
Cascara	10	14	6	69	0
Willow	5	26	6	60	0
Pine	3	32	19	70	0
Cottonwood(1)/crabapple(1)/ trembling aspen (2)	4	32	15	79	0

This is a completely dominant Douglas fir forest (89%). The road edge along Guthrie has a small area of deciduous cascara, alder and willows.

**Discussion**



I divided the park into four groves, NE, SE, SW and courts. There is a path that divides NE from SE.

Pictures 2 and 3 are of NE and SE groves.



Picture 2



Picture 3

The SW grove by the courts, Picture 4 and the small grove in front of the courts, Picture 5.



Picture 4



Picture 5

Recently a standing dead tree was mitigated to be retained as a wildlife tree in NE grove (red circle). This is an area where laminated root rot (LRR) has begun. Douglas fir numbers 16, 17, 18, 21, 23 and 27 in this area are suspect for LRR, all of them showing declining health. Picture 6 indicates the area.



Picture 6

The SE grove is overall healthy with a number of cascara trees along the edge of the grove. Cascara trees are rare in the valley. The SW grove is healthy with some foot traffic within it. The Court grove has eleven trees within it, overall health is good, with a lot of foot traffic within it.

### Recommendations

1. Monitor the NE grove on a yearly basis for any changes to the health of the trees within the suspect LRR area.
2. Install 10 cm of woodchips to reduce compaction to the roots of the trees within the Court grove.


To suggest an area for building a skatepark, anywhere within the area of the groves will require daily cleaning of tree debris, trees will have to be risk assessed on a yearly basis and after any high wind event.

### ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice. Arborists cannot detect every condition that could lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk.

The only way to eliminate all risks is to eliminate all trees. I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than twenty-five years.

<b>To: Mayor and Council</b>	<b>File:</b>
<b>From: Andrew Clements, Recreation Supervisor</b> <b>Koreen Gurak, Communications &amp; Legislative Coordinator</b> <b>Robbie Nall, Parks Manager</b> <b>Ted Hagmeier, Recreation Director</b>	<b>Date: June 7, 2023</b>
<b>Subject: Comox Skatepark and Pump Track Community Engagement Plan</b>	

Prepared by:  <hr/> <i>Koreen Gurak</i> <i>Communications</i>	Prepared by:  <hr/> <i>Ted Hagmeier,</i> <i>Recreation Director</i>	Report Approved:   <i>Jordan Wall,</i> CAO
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**RECOMMENDATION**

1. THAT Council endorse the skatepark and pump track community engagement plan in the June 7, 2023 report to Mayor and Council, titled "Comox Skatepark and Pump Track Community Engagement Plan".
2. THAT Council endorse using the Comox Valley Regional District's Engage Comox Valley community engagement platform as a communications and community outreach tactic.
3. THAT Council accept the Skatepark and Pump Track Advisory Committee's (SPTAC) terms of reference.

**PURPOSE**

To confirm administration's plan for skatepark and pump track community engagement.

**BACKGROUND**

The construction a of skatepark and pump track in Comox may benefit from a robust and thoughtful community engagement plan given the impact each site selection will have on different stakeholders. These facilities will alter the use, layout and features of the locations into which they are placed and impact the neighbourhoods in which they are located. Many community members may be unfamiliar

with skateparks and pump tracks so the engagement plan will also explain what the facilities are, who will use them and why they are needed.

The skatepark and pump track engagement plan supports three distinct project phases.

### **Phase 1: Skatepark and Pump Track Advisory Committee**

Purpose:

- Create a community advisory committee (Skatepark and Pump Track Advisory Committee - SPTAC).
- SPTAC Terms of Reference are included in Appendix 2.
- The committee will:
  - i. Assist with the Town's community engagement strategy regarding project location(s) and community benefits and impacts.
  - ii. Provide a forum to collect community feedback and share it with Council.
  - iii. Make non-binding recommendations to Council.
- The SPTAC will not function as a technical committee to advise on design details, amenities, etc. Administration will create separate technical committees for the skatepark and pump track reporting directly to them.

Process:

- Administration will select a committee through a call for nomination process and a direct approach to candidates.
- The Committee will consist of:
  - i. One representative from the cycling community
  - ii. One representative from skateboarding community
  - iii. One youth member
  - iv. One School District representative or employee
  - v. One representative from the disc golf association
  - vi. One Tot Lot playground user
  - vii. Two community members.
- See Appendix 1: SPTAC Terms of Reference

Goals:

- Support the community engagement strategy.
- Explain the project's goals, phases, and deliverables to the community.
- Connect with local champions, stakeholders, community groups and Comox citizens.
- Provide non-binding recommendations to Council.
- Develop community support and buy-in to the project in the hope of cultivating user groups assist with ongoing maintenance and supervision of the sites.

At the end of phase one, the advisory committee will be in place and ready to liaise with administration to communicate the concept designs to the community. Phase one will occur from June to August 2023.

## **Phase 2: Concept Designs and the Community Input**

Purpose:

- Present location and design concept options to the community.

Process:

- Administration will use engagement communication and the advisory committee to solicit and collect community feedback.

Goals:

- Collect a wide range of project feedback and information.
- Use this information to inform and support recommendations to Council on the project's location(s).

At the end of phase two, the community will understand the project, the pros and cons of each location and have contributed feedback to the Town and advisory council. Administration will use this information to provide a report to Council regarding the facility location(s). Phase two will occur from July to October 2023.

At the end of this phase, Council will review and consider the next step, including a Request for Proposal for project design and build (Phase 3).

## **Phase 3: Skatepark and Pump Track Technical Advisory Committees**

Purpose:

- Create separate skatepark and pump track technical advisory committees to advise on layout, features, etc.
- Committees will assist in collecting user group feedback on design, amenities, associated infrastructure, etc.

Process:

- Administration will select a committee through a call for nomination process and direct approach to candidates.
- The successful proponent would work with the Town to deliver the community engagement required in phase three, addressing more specific design details.
- The budget deliverables for this phase community engagement have not been determined. The expertise from the successful design/build proponent will guide the development in this phase of the project.

Goals:

- Finalize facility designs.



At the end of phase three administration will present recommendations to Council regarding final designs. Phase three will occur from October 2023 to January 2024.

### **Community Engagement Communication Process**

Administration's engagement tactics include, but are not limited to, the following:

- News release
- New webpage (comox.ca/skateparkpumptrack) and email address (skateparkpumptrack@comox.ca)
- Social media
- Surveys
- Public information sessions
- Letter drop - local residences, or those in close proximity to the identified site(s)
- Mall display
- Town Hall and Community Centre display
- Bus stop promotion
- Newspaper advertising
- Contests/Events

The approximate cost of engagement and communication is \$10,000 (Phase 1 and 2), depending on the best tactics identified through the process. See Appendix 2: Skate Park and Pump Track Engagement for more information.

### **Engage Comox Valley**

The Comox Valley Regional District launched Engage Comox Valley, an online engagement platform for regional and community projects and initiatives. Users can filter projects by category (building, bylaw, corporate, emergency management, parks, planning, recreation, etc.) and by area (Courtenay, Comox, Cumberland, K'omoks First Nation and electoral areas.) The CVRD has made Engage Comox Valley available to local governments at no cost.

The Engage Comox Valley platform would be easy to activate with a local audience that may already be following other projects like the Sewer Conveyance project and the Solid Waste Management Plan renewal. There may be some confusion from a public perspective that this project is a regional initiative and prompts others outside the Town of Comox to provide feedback. However, amenities like a well-designed skatepark or pump track will attract users from outside our boundaries. Any online surveys can identify this as a specific Town of Comox project and gain information on respondents' residence location.

The engagement tools in the Engage Comox Valley (offered through Social PinPoint) are robust and include access to interactive forms (survey tool), quick polling, project mapping, a virtual reality imaging tool and video conferencing. The Town can also create an ongoing project newsletter that can be sent out to our followers. The design of the Town of Comox page can be set up with our corporate branding,

matching it closely to the look and feel of our Town's website. Once the Town's engagement page is developed, we can link it to our website for a seamless transition between sites.

The time and resources required by administration to create an alternate online engagement platform will create capacity issues and significant delays to the project. Replacing Engage Comox Valley with another product is not a realistic project option within the proposed project schedules. Should Council reject recommendation number 2, administration will utilize the Town's website and other options to survey and collect public feedback in place of Engage Comox Valley.

## **Appendix 1: Skatepark and Pump Track Advisory Committee Terms of Reference**

### **Introduction**

Council requested that Town staff investigate the construction of skatepark and pump track following a consultant's report regarding youth needs for outdoor recreation facilities in Comox. The Skatepark and Pump Track Advisory Committee (SPTAC) is important to legitimize and enhance the project's community consultation and deliverables.

### **Purpose**

The SPTAC's purpose is to provide a forum for a cross-section of community representatives who will review and provide input on the proposed construction of a skatepark and pump track in the Town of Comox, including, but not limited to, sites and site suitability, facility amenities and design, community impact, mitigations, and community engagement. Members will support the committee's work by liaising with their community network, club or organization to collect feedback and share recommendations from all community sectors.

SPTAC will share meeting minutes with Town of Comox Council, who have responsibility for making decisions about the project. In this way, the SPTAC will help ensure that community interests are considered in this project.

### **Membership**

- The Committee strives to consist of one representative from the School District, Comox Valley Disc Golf Club, Comox youth, a Comox skateboarder, a Comox cyclist, a Comox Tot Lot playground user and two community members to speak on behalf of the broader Comox community.
- SPTAC members will be appointed through motion by Council.
- The committee will comprise approximately 8 to 10 members.
- One Comox staff member to support the meeting through minute-taking.
- If applicable members representing organizations must have a letter from the head of their respective organization to the CAO authorizing them to speak on behalf of the organization.

### **Duties and Responsibilities of Members**

The SPTAC shall:

- Collaborate on agenda items.
- Accept the appointed Chair of the group by the CAO.
- Help share and communicate information about the project with others.
- Regularly attend and be an active, constructive and respectful participant in meetings.
- Review and comment on information packages, minutes, reports, etc.
- Assist with community engagement sessions and other Town communication, as required.

- Make a recommendation to Council as to the location, size, design feature, and other relevant factors.
- Members may make requests for additional information or reports from the Town of Comox through motion.

### **Terms**

- SPTAC members are appointed for the duration of the community engagement and planning phase of this project (approximately 6 months).
- Consensus decisions are to be sought but are not required from the SPTAC. The primary purpose is to collect, share and review information through which they will provide a range of community perspectives and feedback.
- All decisions will be decided through a majority vote with vote tallies and those opposed recorded.
- Quorum for the meetings will consist of 50% plus one of the members. Members may send an alternate in their place from time to time if pre-approved by the CAO.
- If vacancies arise during the project term, the Chair will consult with the project team and existing committee members to identify alternates as required. Members may be appointed by the CAO, on the advice of the committee, on an interim basis until formal approval can be sought by Council.
- Members may withdraw from membership at any time in writing or verbally.

### **Responsibilities and Conduct**

- Members shall avoid situations potentially leading to conflicts of interest.
- Members will report any conflict of interest to the Chair as soon as possible.
- When disputes arise Roberts Rules of Order will be followed.
- Any dispute which can not be resolved internally can be forwarded to the CAO for resolution.

### **Compensation**

- SPTAC members serve on a voluntary basis without compensation.

### **Meeting Frequency, Duration and Format**

- Meeting frequency will be as needed in conjunction with the project but will likely be monthly.
- Regular meeting attendance is required to remain a member.
- Members who are absent without prior notification to a Chair for three consecutive meetings may be deemed to have resigned.
- Meetings will be in person.
- Meetings will be held at the call of the Chair.
- Duration is anticipated to be 1-2 hours.
- Meetings will be held at a date and time that is convenient for most committee members.
- An agenda will be published in advance of the meetings.
- Town staff, or designate, will record meeting minutes.
- Members may be removed by the CAO due to lack of engagement, lack of ability to work collaboratively in a team setting, lack of civility in meetings, or for other causes not listed here.

## Appendix 2: Skate Park and Pump Track Engagement – Phase 1 and 2

<b>Tools/Techniques</b>	<b>Description</b>	<b>Responsible</b>	<b>Timeline</b>
Engage Comox Valley platform	*See notes in staff report	Communications/Recreation	Starting in first phase
News release	Promotion of the advisory committee and phases of the engagement process	Communications	Starting in first phase
Website updates	Specific landing page developed with reference to any engagement platform being used	Communications	Starting in first phase
Promoted social media posts or support from other organizations to post	A combination of organic and sponsored posts.	Communications/Recreation	Starting in first phase
Surveys - Location Survey - Concept and Design Survey	Utilizing the survey tool built into an engagement platform.	Communications/Recreation/Parks	Both phases
Public meetings or Information Sessions, Pop-Up tables	Display boards, information material and other supplies	Communications/Recreation/Parks	Both phases
Letter Drop mail	Mailouts that could go to targeted residents, groups or organizations	Communications and Recreation	If required in any of the phases
Mall display	Option to place display inside the mall in front of John's Independents	Communications and Recreation	Start in first phase
Community Centre display	Lobby presentation boards or panels.	Recreation and Communication	Start in first phase

<b>Tools/Techniques</b>	<b>Description</b>	<b>Responsible</b>	<b>Timeline</b>
Bus stop promotion	Cost to put any promotion up in highly visible shelters owned by the Town	Communications and Recreation	Second phase
Newspaper ads	Advertising utilizing the local paper to gain awareness of the engagement phases	Communications	Both phases
Contest	Utilize during the feedback period. Utilizing Town's Comox Community Centre passes	Recreation and Communications	Both phases



**TOWN OF COMOX**

**BYLAW NO. 1358.05**

**A BYLAW TO AMEND THE STREET AND TRAFFIC BYLAW**

---

The Council of the Town of Comox, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw may be cited for all purposes as the “Comox Street and Traffic Bylaw No. 1358.05, 2023”.

**2. Amendment**

The Comox Street and Traffic Bylaw, 2001 is hereby amended as follows:

(a) by replacing the definition in section 3.2 (k) with the following text:

“**Public Works Superintendent** means the Public Works Manager of the Town and includes anyone authorized by Council to act on behalf of the Public Works Superintendent”;

(b) by replacing the text in section 4.4 Snow, Ice and Rubbish Removal with Snow and Ice Removal;

by replacing the text in section 4.4 (a) with the following:

“The owner or occupier of any parcel of real property shall, not later than 10:00 a.m. every day, remove snow and ice from any sidewalk adjacent to such parcel for a distance that coincides with the parcel's property line and for the full width of the sidewalk”;

(c) by deleting section 4.4 (b) in its entirety; and

(d) by replacing the text of the offence in section 9.3(c) Column 1 with the following:

“Fail to remove snow and ice”.

**3. Adoption**

- |                             |                         |     |        |
|-----------------------------|-------------------------|-----|--------|
| (1) READ A FIRST time this  | 17 <sup>th</sup> day of | May | , 2023 |
| (2) READ A SECOND time this | 17 <sup>th</sup> day of | May | , 2023 |
| (3) READ A THIRD time this  | 17 <sup>th</sup> day of | May | , 2023 |
| (4) ADOPTED this            | day of                  |     | , 2023 |

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MAYOR

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CORPORATE OFFICER

**TOWN OF COMOX**

**BYLAW NO. 2004.01**

**A BYLAW TO AMEND THE COMOX BYLAW NOTICE  
ENFORCEMENT BYLAW**

---

The Council of the Town of Comox, in open meeting assembled, enacts as follows:

**1. Title**

This bylaw may be cited for all purposes as the “Comox Bylaw Notice Enforcement Bylaw No. 2004.01, 2023”.

**2. Amendment**

The Comox Bylaw Notice Enforcement Bylaw No. 2004, 2022 is hereby amended as follows:

- a) By replacing the text in SCHEDULE “A” (Comox Street and Traffic Bylaw, 2001):

“Fail to remove snow, ice and rubbish”

with the text:

“Fail to remove snow and ice”.

**3. Adoption**

- |                             |                         |     |        |
|-----------------------------|-------------------------|-----|--------|
| (1) READ A FIRST time this  | 17 <sup>th</sup> day of | May | , 2023 |
| (2) READ A SECOND time this | 17 <sup>th</sup> day of | May | , 2023 |
| (3) READ A THIRD time this  | 17 <sup>th</sup> day of | May | , 2023 |
| (4) ADOPTED this            | day of                  |     | , 2023 |

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MAYOR

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CORPORATE OFFICER

<b>To: Mayor and Council</b>	<b>File:</b>
<b>From: Robbie Nall, Parks Manager.</b>	<b>Date: June 7, 2023</b>
<b>Subject: Bat-Friendly Community Certification</b>	

Prepared by: Robbie Nall, Parks Manager	Supervisor: Shelley Ashfield, Director of Operations	Financial Approved: _____ <i>Clive Freundlich, Fin. Director</i>	Report Approved: _____ <i>Jordan Wall, CAO</i>
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**RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:**

THAT the Town of Comox proceed with an application to the BC Community Bat Program to become a Certified Bat-friendly Community as recommended in the June 7, 2023 report to Mayor and Council from the Parks Department titled "Bat-friendly Community Certification".

**ALTERNATE RECOMMENDATION**

That Council receive this report for information.

**PURPOSE**

To provide Council with information on the BC Bat-friendly Community program and receive approval for staff to apply to become a Bat-friendly Community.

**BACKGROUND**

Bats provide important services and support healthy ecosystems in the Town of Comox and throughout Canada. In the Comox Valley, bats play an important role in controlling insect pests that can harm our forests, crops, and people. Bat populations around the globe are in decline as they face several threats,

including habitat loss, impacts associated with climate change, pesticide use, noise pollution, vehicle collisions, predation from cats, collisions with wind turbines, and white-nose syndrome.

To assist communities interested in creating, maintaining and enhancing bat habitats, the BC Community Bat Program launched the Bat Friendly Communities initiative in 2016. Since its inception, the following Communities have received the designation:

- Dawson Creek (since 2016/17)
- Peachland (since 2019)
- Richmond (since 2020)
- Delta (since 2021)
- Port Moody (since 2022)

In 2019, the Comox Community Bat Program was formed, featuring staff from the Town of Comox Parks Department, Tony Billie, and Tim Ennis, from the North Island Chapter of the BC Bat Program. Through the work of this group, staff are aware that the Town of Comox provides important habitat for bats, with several bat species detected in the Town, including Little Brown Myotis, a species that is listed as Endangered under the *Species at Risk Act*.



The BC Community Bat Program requires Bat-friendly certified communities fulfill the following criteria (Appendix 1):

1. protect, create, or enhance bat habitat;
2. provide information about bats; and
3. promote learning about bats during bat week and through other outreach initiatives in the community.

The Comox Community Bat Program has met all the criteria above and the Town of Comox is ready to apply to become certified as bat friendly (Appendix 2). Since, 2020, 7 bat boxes have been installed in Town parks. Literature is available at Town Hall and at the Public Works Yard, while the Town website has a section on bats, featuring bat facts, and frequently asked questions. For the 3<sup>rd</sup> criteria on promoting learning, staff have hosted bat talks at Filberg Park, and Town Council issued a proclamation declaring October 24-31, 2022, as Bat Week.



If the Town is successful with the application and receives certification, staff will continue to fulfill the 3 criteria through existing work plans and partnerships. A bat box is planned for installation at the future Lazo MUP, and Staff will continue to identify additional bat habitat and locations for bat boxes within the Town's park system. Staff will pursue further educational and learning opportunities for the public by hosting bat talks and promoting bat week. Continued Bat initiatives will be covered by existing operating budgets.

## **Bat friendly communities/enterprises/businesses in BC**

Developed by the Northeast Community Bat Program with support of the BC Community Bat Programs  
Nov 2018

**Goal:** The 'Bat-friendly Communities' Program is meant to be an easy-to-achieve program to encourage stewardship and increase knowledge of bats

### **Criteria:**

#### **1. Protect, create or enhance habitat:**

- a) Identify bat habitat within City Limits with your local community bat coordinator and work to protect and improve the habitat. This activity may overlap with the protection of one existing colony (see 1b below) or the additional activities ideas (see 1c)
- b) Build, install, and agree to monitor at least 1 approved bat house or protect 1 existing colony. Communities and businesses are encouraged to review the information and bat house plans on [www.bcbats.ca](http://www.bcbats.ca) and call the regional Community Bat Program line for support during the planning phase. Photos of the installed bat house will be required as confirmation of installation. Bat houses will be registered with [bcbats.ca](http://bcbats.ca) and monitored with an Annual Bat Count (<https://bcbats.ca/get-involved/counting-bats/>). At the bat house/colony, post a small sign about bats and White Nose Syndrome. The template can be supplied by your BC Community Bat Project Regional Coordinator.
- c) Additional activities beyond bat houses could include bat-friendly gardens, wetland protection, planting cottonwoods, etc. Please see the [Bat-friendly Communities Guidance Document](#) for further ideas.

#### **2. Provide information:**

- a) Literature about bats must be available in City Hall. The BC Community Bat Project handouts for builders, roofers, realtors, pest control companies and homeowners (including the Happy Cat brochure from the BC Stewardship Society) must be displayed and provided when relevant permits and licences are awarded (e.g. house demolitions, business licence renewals, etc. For example, a realtor will receive the two-page handout for their business; and pest-control companies will receive the 7-steps booklet).
- b) BC Community Bat Programs will supply the electronic files and the City will agree to print and distribute the documents.

#### **3. Promote learning:**

- a) Adopt Bat Week as promoted by Bat Conservation International ([www.batweek.org](http://www.batweek.org))
- b) Encourage bat-related activities at schools, daycares, and the library and sponsor at least 1 bat-related event – (e.g. a community presentation, bat-house building workshop, art contest, etc.) Submit photos and press coverage to your Regional Coordinator.

*Congratulations! Receive your 'Bat-friendly community' certificate and acknowledgement on our website and facebook page. Each year, confirm activities with the Regional or Provincial Coordinator to keep your status.*



## COMOX COMMUNITY BAT PROGRAM

### Step #1-Establish a team.

In late 2019 a discussion with previous Town of Comox parks superintendent Al Fraser concerning pollinators and creating wildlife habitat to support them led in the direction of conservation and the question arose “what about putting up some bat houses to help the bats?”

Paul Laronde already had some experience volunteering doing roost counts and was able to connect the newly formed Team Comox with Tim Ennis the Coordinator of the North Island Chapter of the BC Community Bat Program.

In the Spring of 2020, we scheduled our first meeting with Tim to come to Comox and meet with us to scout out possible locations for bat houses in Town of Comox parks.

Our team members:

Tryna McLean -Town of Comox/ Filberg Park

Paul Laronde -Town of Comox

Mark Salter -Town of Comox

Tim Ennis -Coordinator for the North Island Chapter of the B.C. Community Bat Program

Tony Billie -Bat Ambassador

project supported by the Town of Comox

### Step #2- Gather information about bats and habitats in your area.

In 2020 we toured Comox parks for possible locations to put up Bat houses for the beginning of our bat program, we decided upon Filberg park, Lancaster Park, Salish park, Ascot Pond as well as Baybrook and Shakesides nature parks.

These locations were chosen based on Tim’s recommendations; all houses will be near water with lots of surrounding tree cover but open enough that houses can still be positioned so they receive plenty of sun to warm the roost.

There isn’t a lot of documented info on bats in the Comox area, currently there are no known roosts, so team members have been using the echometer to check out bat activity.

To date we’ve been to:

**Salish park-** little brown, big brown, long legged, hoary bats, California myotis, long eared myotis

**Filberg park-** California myotis, yuma myotis

**Shakesides-** big brown, mexican free-tailed, yuma myotis, little brown, hoary

**Robb ave-** big brown, little brown, hoary

**Ascot pond-** little brown

**Cottonwood lane-** hoary, mexican free-tailed

We had lots of fun using the echometer, what a great program to be able to share with the public.

### **Step #3- Gather information about current processes in your community.**

Currently the Town of Comox has no protection for known bat habitat in the OCP, but we also don't have any known bat habitat, we do however have protection in place for Great Blue Heron and Bald Eagle nesting sites/ perching trees.

The OCP has protection in place for riparian areas such as Brooklyn creek, Lazo marsh, Carthew creek, Golf Creek and the Queens ditch.

The OCP has protection in place for waterfront and upland areas, and the marine foreshore as well as established wildlife corridors.

Our Parks department leaves standing wildlife trees wherever it is practical to do so.

The Town of Comox has also worked in partnership with the Brooklyn Creek Watershed Society on creek enhancement and restoration.

### **Step #4- Begin Raising Awareness and support for bats.**

2021-We've printed pamphlets from Wild Safe BC about BC bats and made them available to the public at Town Hall and Public Works Yard.

2021-Signage was made to accompany some of our bat houses in the parks to provide park users with info on why we've put the houses up and where to go for more information.

2021-We had the opportunity to put together a gardening related page for the Summer Comox Recreation Reporter and decided to spread the word a bit further about BC bats. The recreation reporter is delivered to all the houses in the Comox valley!

We've also been featured on the TOC website, Facebook and twitter as well as our local radio station and My Comox Valley Now and Filberg Heritage Lodge and Park FB pages and my own FB group Gone to Seed Little Library

2022-April 11<sup>th</sup> in celebration of International Bat Appreciation Day the Town of Comox hosted a Bat Talk featuring Tim Ennis at the Filberg Park Rotary Stage.

2022-Oct 24<sup>th</sup> our Proclamation request to declare Oct 24<sup>th</sup>-31<sup>st</sup> Bat Week in the Town of Comox was approved

2022-Oct 24<sup>th</sup> a new Bat Box was raised at Beckton Pond in Celebration of Bat Week- lots of Facebook/Instagram posts and shares went out to the community

2022-Nov – We've designed and ordered Bat Friendly seed packs of native seed to hand out to the public next year during events.

**Step #5- Develop a plan to address the three components of the program.**

**1. Protect, enhance and create habitats**

The Town of Comox OCP has guidelines in place to protect our natural areas, and the habitat restoration work that has been ongoing in the Brooklyn creek watershed will also contribute to protecting and preserving natural habitat for bats.

In early 2020 we installed 4 maternity boxes for bats in the Shakesides and Baybrook nature parks.

In Fall of 2020 we decided to move forward with installing 4 rocket box style houses. In partnership with Comox Valley Land Trust, we were able to have the houses built for us by Tony Billie. We also had 10' aluminum posts fabricated with hinges at the base so houses can be lowered for ease of maintenance, the aluminum posts will also make it difficult for predators to access the bat houses.

\*Our new posts are 12' aluminum and are going to be fabricated without the hinges, we've found the hinge to be a weak point in construction.

March 22/2021 all the bat houses and signage were in place in Comox parks! Filberg, Salish, Ascot Pond and Lancaster parks.

Feedback started to come in regarding the houses almost immediately, almost all has been positive to date. Most people were just curious as to how the bats get into the house since the entrance isn't easily seen.

Oct 24/2022 the new bat house was installed at Beckton pond, near Foresster dr.

We have 2 more poles ready for more locations, one will be going in along the new Lazo greenway project pathway with some new signage. Wildflower meadows will also be incorporated into the design plan to provide more habitat for insects.



## **2. Provide information**

We've got the BC Bats WILDSAFE brochures printed and available for the public at the Town hall and the Public Works Yard.

May 26<sup>th</sup>, 2021-We've had an article on our rocket box bat houses published in the Comox Rec Guide

Oct 25<sup>th</sup>, 2021- TOC website/FB/twitter post for International Bat Week

## **3. Promote learning**

Team Comox members have been participating in the annual roost counts with Tim Ennis- this is done on our own time.

A plan is in Place to have a Comox Bat Walk put on by the TOC.

Continuing plans are being made for the TOC to participate in Bat Week! A few ideas are being kicked around right now:

-Bat cut outs that can be painted and displayed on TOC property along with information signs on why bats are important, the challenges faced and what can be done as individuals and as a community to help. We're hoping we can involve a local school in this effort.

-possibility of a collaboration between the Comox Valley Communities to have 1 event – possibly a bat walk involving councils from the 3 communities.




-Filberg park providing a space for Tim to do a bat talk (they've got a nice stage)- our first Bat Talk was April 11<sup>th</sup> 2022 at the Filberg Rotary Stage. We hope to host more bat talks in the future.

-Bat appreciation Day talk, April 17, 2023, by Tim Ennis at Filberg Park. The event was well attended. Staff distributed bat-friendly native seed packets, custom designed by Tryna.

### **Step #6- Presenting to Council**

Scheduled for June 7<sup>th</sup>, 2023.

<b>To: Mayor and Council</b>	<b>File: DVP 23-4</b>
<b>From: Marvin Kamenz, Director of Development Services Robin Pallett, Planner II</b>	Date: May 15, 2023
<b>Subject: Development Variance Permit Application DVP 23-4 Variance to allow a garage addition at 183 Bay Court</b>	

Prepared by:  Robin Pallett, Planner II	Reviewed by:  Marvin Kamenz, Director of Development Services	Report Approved:  Jordan Wall, CAO
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**RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER:**

That Development Variance Permit DVP 23-4 for the proposed garage addition (as shown in **Attachment 2** to the May 15, 2023 Planning Report on DVP 23-4) be issued, subject to the Development Variance Permit Conditions listed in **Schedule 1**.

**PROPOSAL**

The proposal is to vary 'Comox Zoning Bylaw 1850' (the Zoning Bylaw) to reduce the rear setback from 7.5 m to 2.2 m for the construction of a new single-family attached garage, which would replace an existing, smaller attached garage.

The applicant's submission is contained in **Attachment 1**.

**REPORT SUMMARY**

**Subject Property:**

**183 Bay Court**

Lot D, Section 53, Comox District Plan 22093

**Applicant:** Tim Morrow

**Property Owners:** Tim Morrow & Patricia Doyle-Morrow

**Property Size:** 838.1 m<sup>2</sup>

**Property Contains:** An existing single-family dwelling which is proposed to be retained.

**Surrounding Land Uses:** Single family residential lots in all directions.



### Key Issues:

Replacing an existing garage	<ul style="list-style-type: none"><li>The existing 39.9 m<sup>2</sup> attached single car garage located at the rear of the existing house to be replaced by the proposed 61.9 m<sup>2</sup> garage.</li></ul>
Existing house & driveway configuration	<ul style="list-style-type: none"><li>Locating a 61.9 m<sup>2</sup> attached garage elsewhere on the lot would require removing part of the existing house and relocating the driveway.</li></ul>
Pedestrian-Friendly	<ul style="list-style-type: none"><li>The proposed location de-emphasizes the garage, as viewed from the street.</li></ul>
Impact on Adjacent Rear Yards	<ul style="list-style-type: none"><li>Constructing a building too close to a neighbor's backyard can lead to problems such as reduced privacy, overshadowing, and light intrusion that may affect the neighbours' enjoyment of their back yards.</li><li>The design of the proposed garage would mitigate the impacts on adjacent rear yards. The proposed garage design includes a lowered roofline and windows that do not provide direct overlook or light cast into adjacent lots.</li></ul>

### Council Decisions

- Whether to approve the variance required in order to construct the proposed garage addition.

#### Decision options

#### Implications

##### Recommended

1. Approve the variance for reducing the rear setback.



- Rear yard setback reduced from 7.5 m to 2.2 m, permitting the garage addition as proposed by the applicant.

2. Council grants the Development Variance Permit with additional conditions



- If other concerns are raised, they may be addressed with additional conditions on the permit.

3. Deny the variance for reducing the rear setback.



- Garage addition would have to maintain a 7.5 m setback, which may result in relocation to the east side of the house, where the minimum setback is 3.5 m from the street.

### STRATEGIC PLAN LINKAGE

This Report addresses the following tasks identified in the 2021 Strategic Priorities Chart for Planning Services: Minor Development Applications.

### BACKGROUND

Notification of Council's intent to consider DVP 23-4 at the June 7, 2023 Regular Council Meeting was mailed to abutting properties owners and tenants. Correspondence received in advance of the June 7, 2023 RCM will be distributed to Council prior to commencement of the RCM.

## OCP IMPLICATIONS

**Official Community Plan Land Use Designation:** Residential: Detached

**Variance Request:** Proposed variance is consistent with OCP.

### Development Permit Areas

DPA #17 Coach House

DPA #18 Secondary Suites

### Development Exempt from DPA?

Exempt under section 3.17.4(B)

Exempt under section 3.18.4(A)

## ZONING IMPLICATIONS:

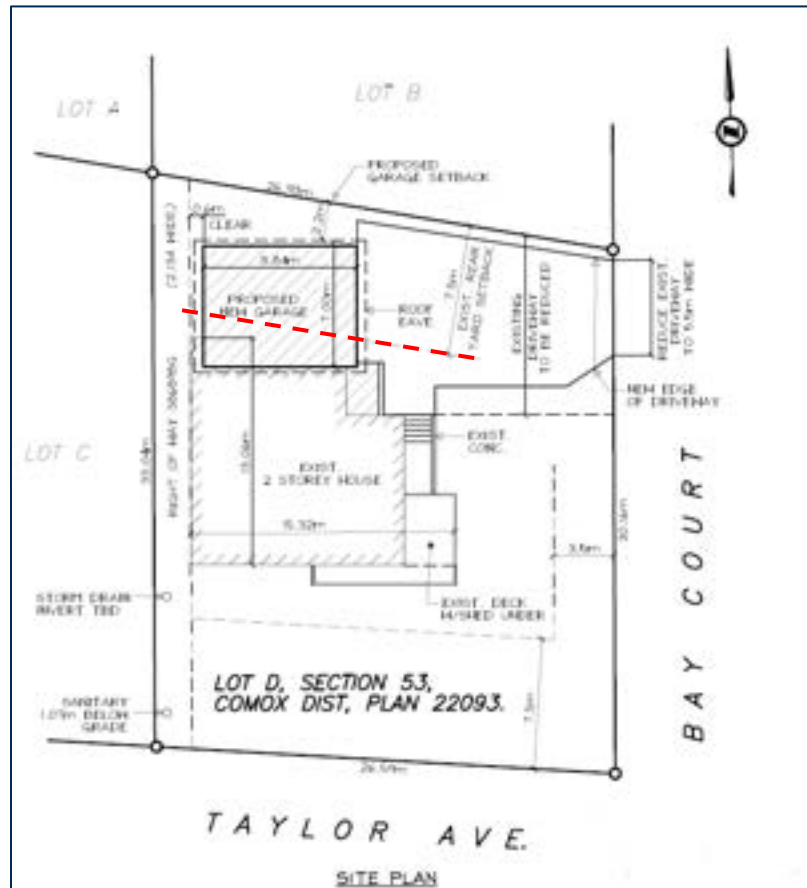
**Zoning:** R1.1 Single-Family

**Variance request:** To reduce the minimum required rear setback from 7.5 m to 2.2 m.

**Discussion:** The subject property is a double-fronting single family lot located at the corner of Taylor Avenue and Bay Court. In accordance with the Zoning Bylaw, the south lot line (abutting Taylor Avenue) is the front lot line; consequently, the north lot line is the rear lot line. The driveway is accessed from the north part of the east (side exterior) lot line.

The owners are proposing to replace an existing 39.9 m<sup>2</sup> attached single car garage, located at the rear of the existing single-family dwelling, with a 61.9 m<sup>2</sup> two-car attached garage. The addition would use the same materials, colours scheme and design theme as the rest of the existing building. The proposed addition would be 4.6 m high<sup>1</sup> at its roof peak, 1.0 m less than the 5.6 m high roof peak of the existing house<sup>2</sup>.

Section 101.9(2) of the Zoning Bylaw establishes a 7.5 m rear setback for a principal buildings. The existing building, and specifically the existing attached garage, has a 7.5 metres rear setback; however, the proposed garage addition would be located 2.2 m from the rear lot line (and its eave would encroach 0.6 m further into the setback, in



<sup>1</sup> The Zoning Bylaw measures height from grade, which is a defined term.

<sup>2</sup> The maximum height of the proposed garage addition in the R1.1 zone is 9.0 m.



accordance with permitted projections accommodated the Zoning Bylaw). Therefore, a variance is required.

The proposed garage addition would abut the rear yards of neighbouring properties (at 195 Bay Court, 1935 Beaufort Ave and 1936 Taylor Ave). Buildings in close proximity to adjacent rear yards can result in the reduction of enjoyment of those adjacent lots. However, the proposed garage addition includes design features such as a lowered roofline, a pitched roof design and no new windows facing adjacent lots, mitigating the impact of the proposed addition on the neighbours.

If the owners were to construct a garage addition of the proposed size in full compliance with the Zoning Bylaw, it could be attached to the east side of the existing dwelling without a variance. A garage in that location would be more visually prominent and would necessitate removal of part of the existing deck and the enclosed storage area below the deck. Moreover, the driveway would also have to be realigned and a street tree would need to be removed. As such, staff recommend that the variance to the rear setback be approved so that the garage addition can be constructed in the proposed location.

The proposed addition would not encroach into the 2.1 m wide sanitary SRW that runs along the west side of the lot.

RP/MK

Schedule:

1. Development Variance Permit Conditions

Attachment:

1. Applicant's Submission

## SCHEDULE 1

### DEVELOPMENT PERMIT CONDITIONS

- (1) This development variance permit is to permit a garage addition in accordance with drawings in Attachment 2;
- (2) This Development Variance Permit is to vary 'Comox Zoning Bylaw 1850', Section 101.9(2):
  - From:**  
Rear  
Rear setback shall not be less than 7.5 metres.
  
  - To:**  
Rear  
Rear setback shall not be less than 2.2 metres for the proposed garage addition.
- (3) Eaves for the garage shall be located no closer than 1.6 m from the rear lot line.

**ATTACHMENT 1**

**APPLICANT'S SUBMISSION**

To: The City of Comox,

From: Tim Morrow & Patricia Doyle-Morrow (Legal owners)  
183 Bay Court, Comox V9M 1S6

For: Application for Development Variance Permit

#### Application Rationale

We are applying for a variance for the construction of a double car garage on our principal residence, 183 Bay Court. The property is a corner lot. The variance is to bylaw 1850 section 101.9 and pertains to the rear setback of the property. It is proposed the setback be changed from 7.5m to 2.2m. The land use is for a single family house and will continue to be used for single family housing.

The proposed location for the new build is on the existing paved parking area. Currently, the property does not have sheltered parking for our vehicles. After surveying the property and engaging in design consultation we believe the northwest corner of the property to be the best location for the garage for the following reasons:

- 1) This location will have minimal disturbance to soil and plants on the property. The placement means we will not have to take any trees or shrubs down for the structure. Only the existing parking pad is disturbed. The Laurel hedge located on the back of the west side of the lot will be undisturbed. This location has been paved parking since at least 2009 (Google maps).
- 2) This location will enhance the aesthetics of the community by positioning the garage to minimise the visual clutter.
- 3) In this proposal we have committed to carrying over the current architectural style and finish of the house to the garage. The new structure will blend into the existing home and be less intrusive to neighbouring views than a free standing garage or one attached alongside the front of the structure.
- 4) This position will not impact other homes' view site lines. The garage roof will be below the height of the existing house.
- 5) We can make use of some of the existing driveway and in that way minimise environmental waste.
- 6) Provides secure and direct access between the house and garage. .
- 7) We plan on adding more trees and shrubs to the whole property to soften the appearance and have the house better blend into the neighbourhood aesthetic. The landscaping will include making the driveway smaller (less pavement). We have a landscape plan from Paradise Gardens for the area SE of the driveway. A 6' strip of pavement along the neighbours fence will be removed and a mixed border will be developed.

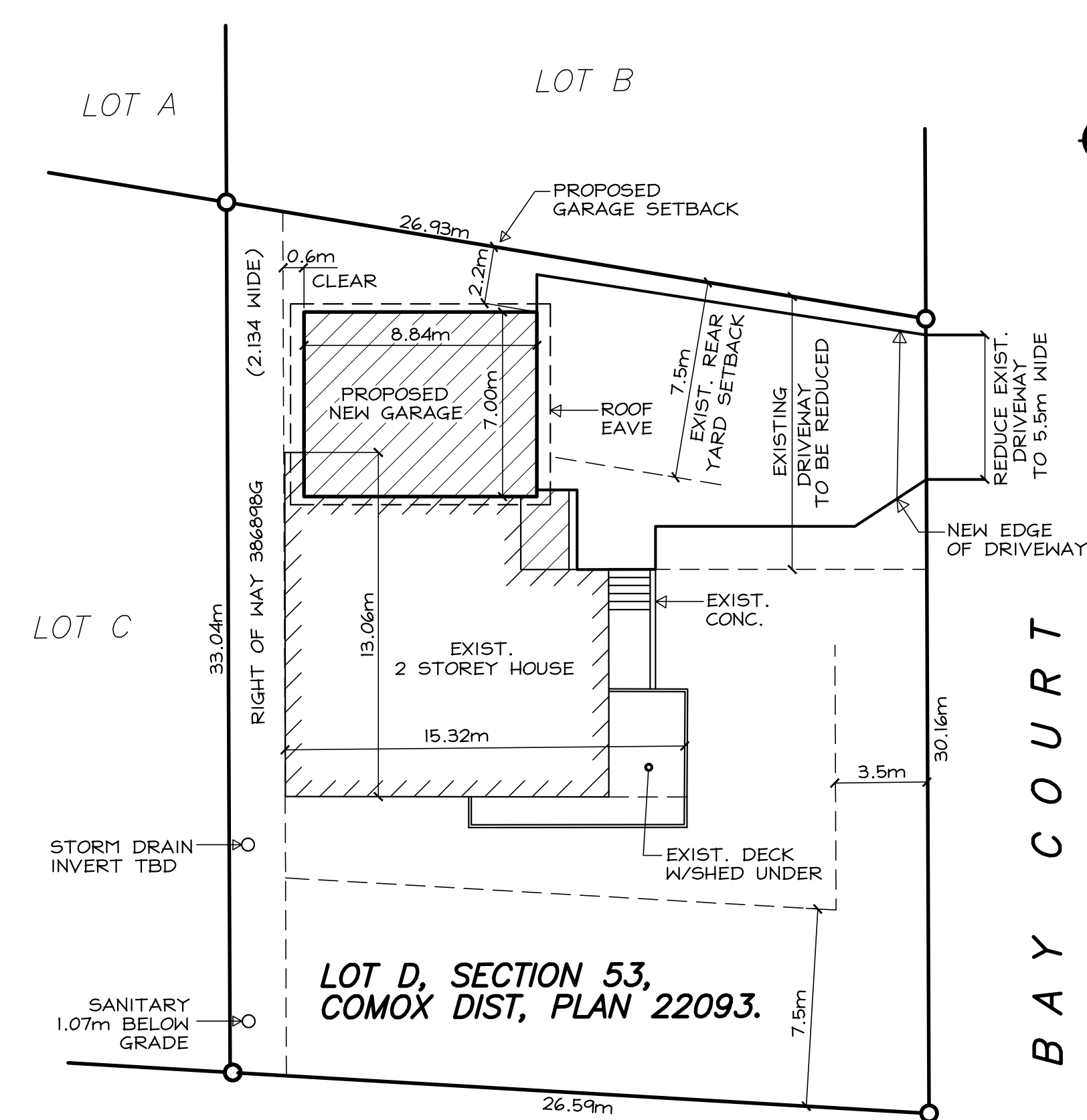
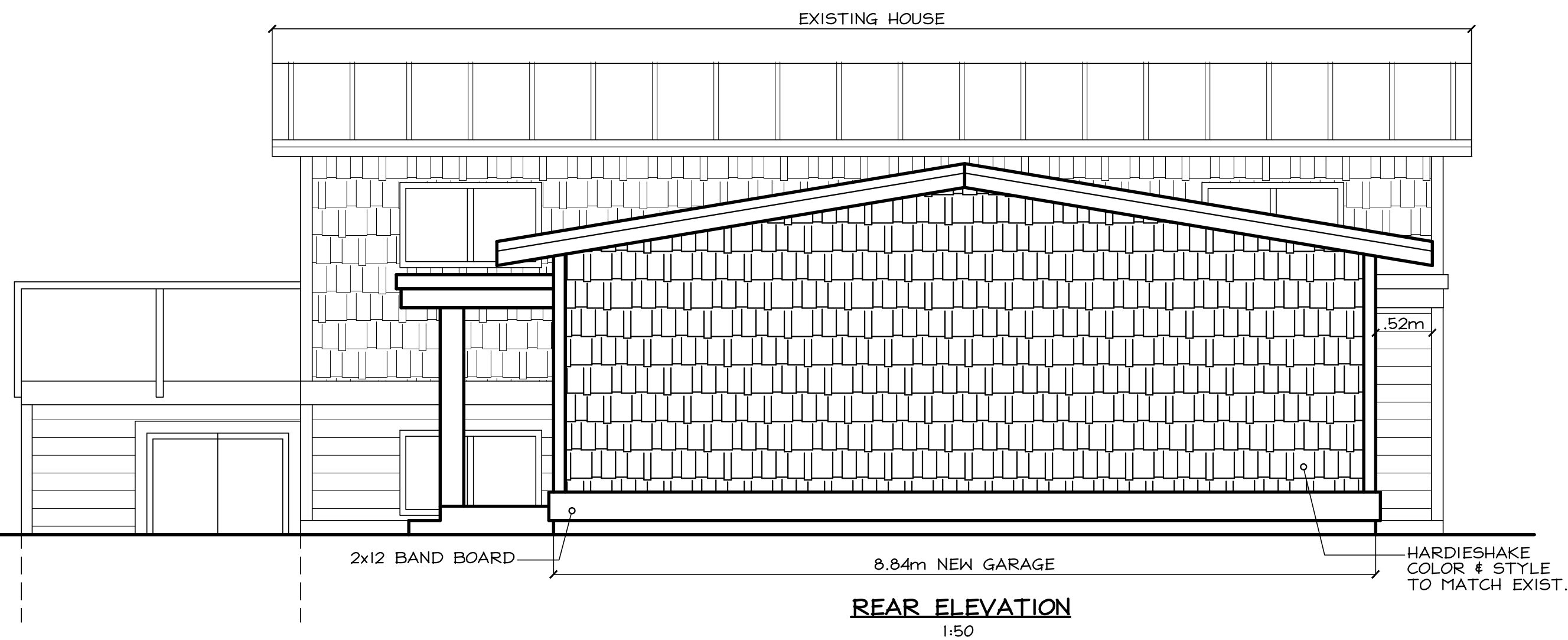
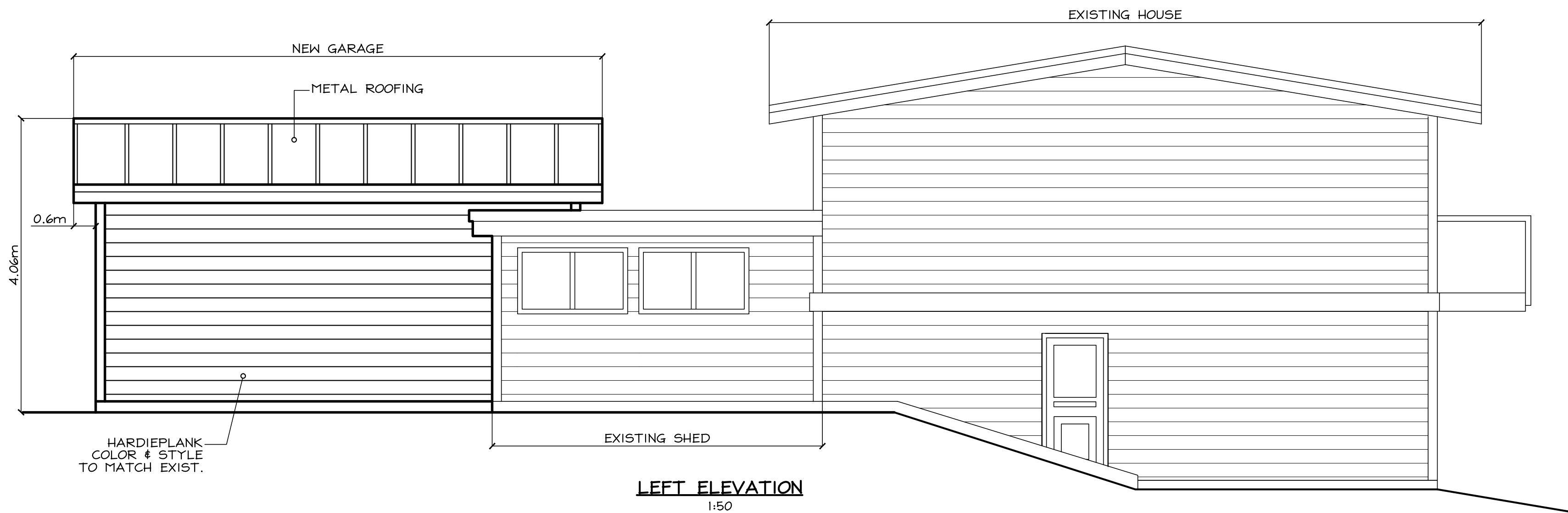
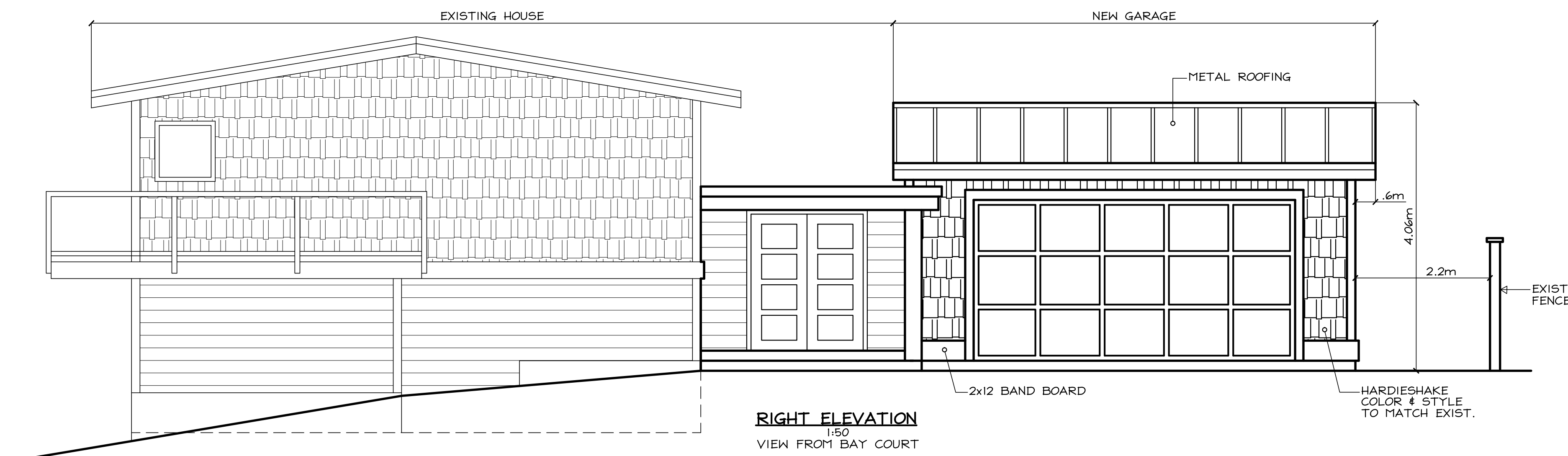
**Further planning and considerations:**

We have discussed our proposal with our direct neighbours and have made modifications in the placement of windows and doors in accordance with the wishes of the homeowners to the north.

The neighbours have given verbal support for this build.

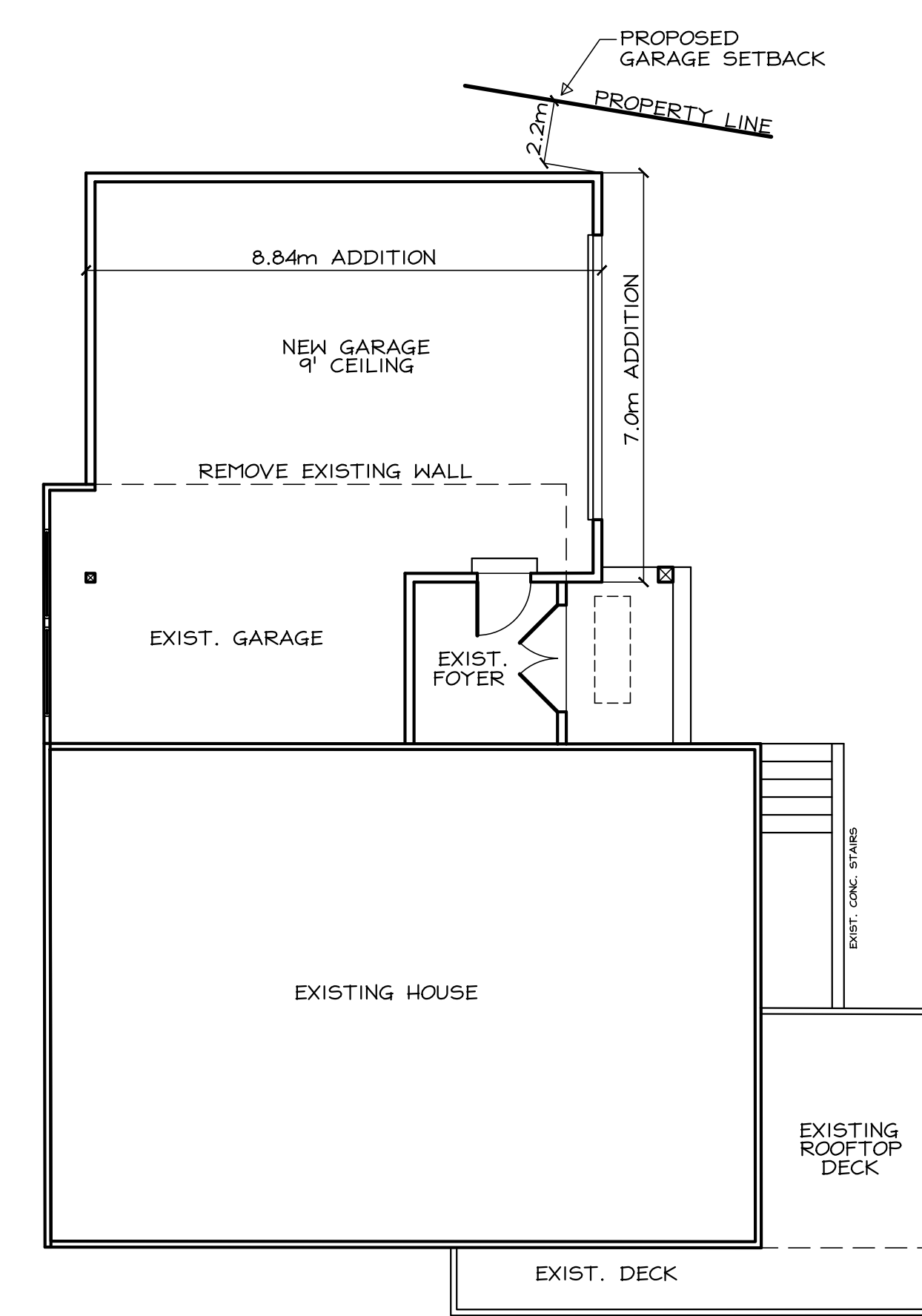
Fencing along the back of the property was built by the NW neighbours and will stay in place

We have designed the garage to sit forward of the existing structure lines giving better access to the stormwater drain easement.



LOT SIZE = 839.05m<sup>2</sup>  
 COVERED AREAS = 5.38m<sup>2</sup>  
 EXIST. HOUSE = 158.21m<sup>2</sup>  
 GARAGE ADDITION = 48.48m<sup>2</sup>  
 TOTAL COVERAGE = 212.07m<sup>2</sup>  
 SITE COVERAGE = 25.30%

**SITE PLAN**  
1:200



**D. Bell Designs**  
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PHONE: (250) 338-2748  
 EMAIL: darin.bell@shaw.ca

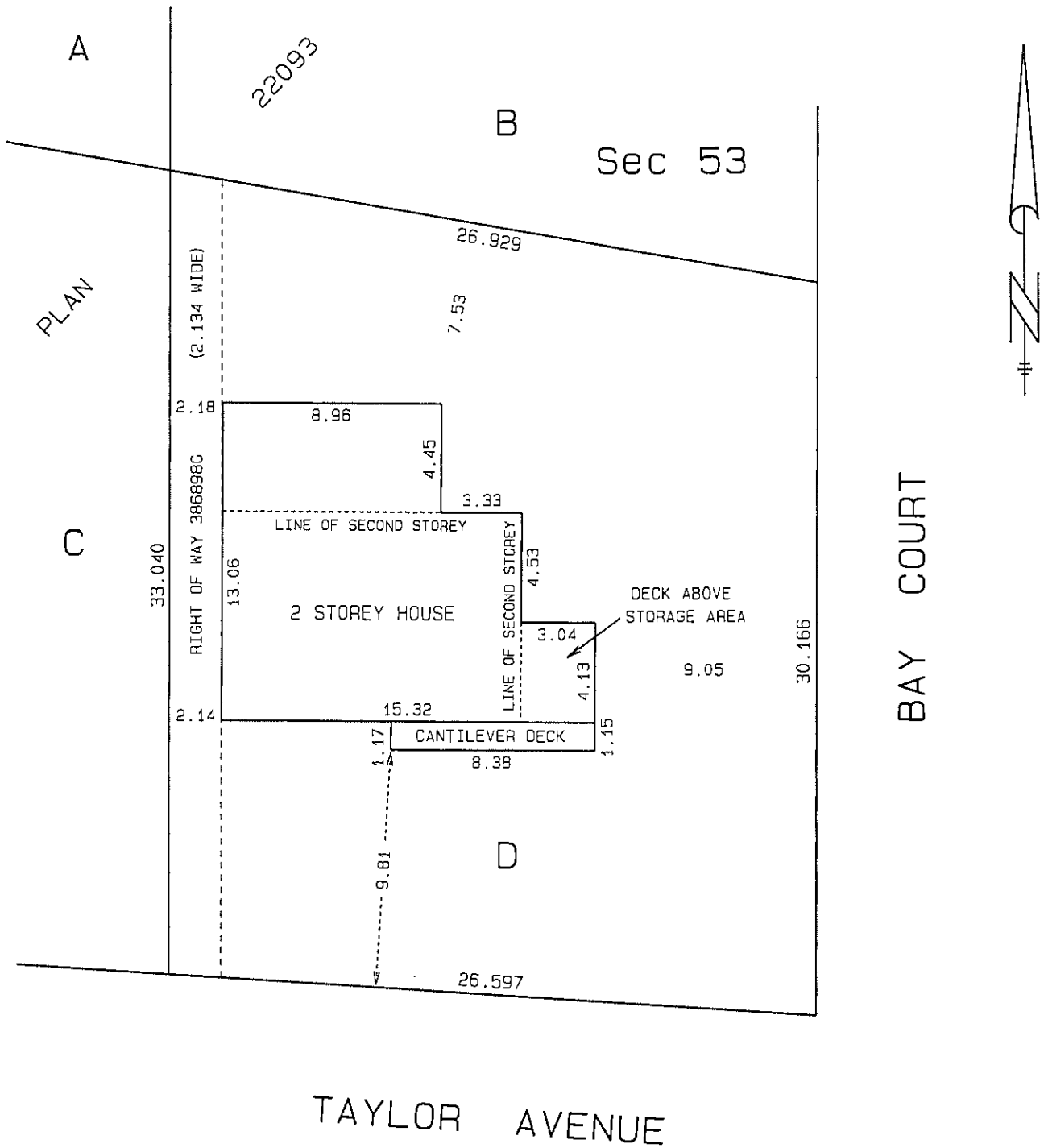
CLIENT:  
**DOYLE-MORROW RESIDENCE**  
 183 BAY COURT, COMOX  
 COMOX, B.C.

**ELEVATIONS & SITE PLAN**

DATE: FEB. 8, 2023    DWN: DLB    DWG. NO: 1 OF 1

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION  
FOR LOT D, SECTION 53, CONOX DISTRICT, PLAN 22093.

183 BAY COURT, COMOX  
SCALE 1 : 250 (METRIC)



NOTES:

OFFSETS SHOWN ARE NOT TO BE USED FOR DEFINING LOT BOUNDARIES.  
LOT DIMENSIONS AND OFFSET DISTANCES SHOWN COULD VARY  
UPON A COMPLETE RESURVEY OF THE SUBJECT PROPERTY.  
EXTERIOR HOUSE TIES MADE TO THE SIDING AND CORNER BOARDS.

*[Signature]*

JANUARY 12, 2023 B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

HOERBURGER LAND SURVEYORS  
280-A ANDERTON ROAD, COMOX, B.C.  
PH. (250) 890 - 0100 © 2023  
FILE: 2461CRT1/184.37 FB. 92/55



# Photos of Site









<b>TO:</b> Mayor and Council	<b>FILE:</b>
<b>FROM:</b> Jordan Wall, CAO	<b>DATE:</b> June 7 <sup>th</sup> 2023
<b>SUBJECT:</b> Automatic Garbage Collection Cart Sizes	

Report Approved:  


**RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:**

THAT the Town of Comox implement the following cart sizes for Curbside collection:

- a) Single family: (1) 120L garbage, (1) 360L recycling, (1) 360L organics
- b) Single family with suite: (2) 120L garbage, (2) 240L recycling, (1) 360L organics
- c) Duplexes (per unit): (1) 120L garbage, (1) 360L recycling, (1) 240L organics
- d) Tri/Quadplexes (per unit) : (1) 120L garbage, (1) 240L recycling, (1) 120L organics
- e) Curbside multi-family (per unit) : (1) 120L garbage, (1) 240L recycling, (1) 120L organics

**ALTERNATIVES TO THE RECOMMENDATIONS**

That the only change to curbside collection cart sizing be the reduction of 360L organics bins to 120L organics bins for duplexes and triplexes.

**PURPOSE**

To provide a final decision on automatic cart sizes for the transition to an automated cart collection service scheduled to begin in early 2024.

**BACKGROUND**

In the spring of 2022 the Town of Comox and City of Courtenay launched a joint RFP process to secure a garbage, recycling, and organics collection company as the current contract with Emterra had completed and collection was being conducted through contract extensions. Further, due to the labour shortage in the Valley at the time, the difficult and physical nature of the job, extreme heat waves, and collection vehicles that were old and continuing to break down, Comox experienced significant service interruptions which lead to missed and delayed pick-ups.

In moving to a new contract, for which Emterra was the successful proponent, and through consultation with the City of Courtenay, it was decided to move to an automated collection system. This decision was made as the current “hand” pick up system was inefficient, difficult to secure



labour for, led to long term health problems for those required to manually ‘tip’ the waste, and a lack of non-automated pick up trucks available. For these reasons the vast majority of communities across Canada have switched or are switching to an automated pick up system. Emterra is currently planning on rolling out an electric fleet of automated garbage collection vehicles which will significantly decrease their greenhouse gas emissions.

**ANALYSIS/ISSUES/IMPLICATIONS**

Finalizing a size of cart for the community is difficult as different properties require difference sizes but one set of sizes needs to be chosen for each property type as a whole. Below is a table that shows the cart size choices of the City of Courtenay as well as the current choice, if left unchanged by Council, for the Town of Comox. The number in brackets, if any indicated, shows the changes recommended in this staff report.

	Garbage	Recycling	Organics/Yard Waste
Single Family	120L	360L	360L
Single Family + Suite	120L	360L (240L)	360L
Suite	120L	360L (240L)	120L (no cart)
Duplex	120L per unit	360L per unit	360L per unit
Triplex-Quad plex	120L per unit	240L per unit	360L (120L) per unit
Curbside Multi Family	120L per unit	240L per unit	120L per unit

As can be seen in the table above Administration is recommending a few changes to help reduce both the cart size and cart numbers. The reasoning behind this recommendation is try to and decrease the amount of curb/street space that is required during set out days to minimize disruption on street parking and use.

Single Family with Suite

The changes above would see a single family with a suite reduced from a maximum of 4 cart on a recycling collection day to 3 carts with the 2 recycling units reduced in size. The change from 4 cans to 3 would reduce the required street frontage from 9m to 7m plus the reduction from the smaller cart footprint. In this scenario the property owner would need to ensure the suite had access to the shared organics bin. Further, if this did not work for the property, the homeowner would be able to purchase another 120L organic bin service from the Town.

Recycling sizes of the single family with suites is based on the premise that **typically** in Comox we don’t see two full sized families living in both the suite and main house. **Typically** if a family lives in the main house the suite is rented to a single person or couple. If the family produces more recycling in a week than they have capacity for in the 240L can, they could use the excess space in the suite’s 240L recycling can. In all scenarios the cans would be ‘owned’ by the property owner and not the tenant.

Triplex-Quadplex

The proposed change would see a significantly decreased size for the triplex and quadplex in Comox. This change is due to the generally smaller size of the yards and lower occupancy levels resulting in less yard and food waste.

Next Steps

In October of 2022 Courtenay issued notice to many of their Multi-Family strata’s and all ICI customers that they would no longer receive service from the City of Courtenay and would need to find their own providers. Emterra is currently conducting an analysis of Comox’s multi-family to determine which properties can be serviced through curbside. Once this analysis is complete the Town will be able to determine service levels for those properties. The Town is currently moving

forward on the basis that if a multi-family property can be serviced by curbside collection, then it must be serviced by curbside collection. The Town will also need to resolve what will happen with commercial and industrial customers before the end of the summer.

The City and Town are currently drafting bylaws that will enshrine the costs and regulations for the new automated collection system. These will come to the respective Councils likely early fall. It is **not expected** that there will be a significant cost difference for the Town of Comox residents for this system compared to what they are paying now.

#### Bin Changes

The City of Courtenay is proposing to not allow bin sizing changes, except in the instance of medical needs, for the first year after roll out. Comox is proposing to not allow bin size changes for the first 6 months. In Comox, residents will be able to receive additional cart services for recycling and organics so long as their frontage will support the additional pick ups. Additional garbage collection will be decided by Council when they examine the bylaws in the fall.




#### **GOVERNANCE CONSIDERATIONS**

There is no “right” answer to the question of proper cart sizes for the community. The proposed changes by Administration have the benefit of decreasing street impact but also could increase the potential of owner/renter conflict in suites (this would be mitigated through purchasing an additional service), decreasing available refuse space, and potentially putting pressure on organics to be put into the garbage if not enough space is available.

The proposed changes to the cart sizes are felt by Administration to strike an acceptable balance but the original sizes, and those used by the City of Courtenay, also serve to strike an acceptable balance between the competing needs.

Both proposals can be considered ‘best practice’ and already successfully operating in other jurisdictions.

<b>To: Mayor and Council</b>	<b>File: RZ OCP 23-2, DP 23-4</b>
<b>From: Marvin Kamenz, Director of Development Services Regina Bozerocka, Planner II</b>	Date: June 7, 2023
<b>Subject: Introductory Report: Official Community Plan Amendment 2077 Hector Road and 941 Aspen Road</b>	

Prepared by:  Regina Bozerocka, Planner II	Supervisor:  Marvin Kamenz, Director Development Serv.	Report Approved:  Jordan Wall, CAO
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**RECOMMENDATIONS FROM THE CHIEF ADMINISTRATIVE OFFICER:**

1. THAT, in accordance with section 475 of the *Local Government Act*:
  - a. Notice of proposed Official Community Plan Amendment, as contained in **Attachment 1** to the June 7, 2023 Planning Report on RZ OCP 23-2, be posted on the Town’s bulletin board and website, until replaced by a notice of public hearing;
  - b. June 7, 2023 Planning Report on RZ OCP 23-2 be posted on the Town website
2. THAT when a public hearing is scheduled for the proposed development on the subject properties, an option for online participation is added.

**ALTERNATIVE TO THE RECOMMENDATION:**

**Alternative 1 – That the recommendation be amended to add referrals to CVRD Board, Courtenay Council, K’ómoks Chief and Council, and School Districts’ Boards.**

That, in accordance with section 475 of the *Local Government Act*:

1. Notice of proposed Official Community Plan Amendment, as contained in **Attachment 1** to the June 7, 2023 Planning Report on RZ OCP 23-2, be posted on the Town’s bulletin board and website, until replaced by a notice of public hearing;
2. The June 7, 2023 Planning Report on RZ OCP 23-2 be posted on the Town website;



3. THAT when a public hearing is scheduled for the proposed development on the subject properties, an option for online participation is added; and
4. That referrals be sent to the following agencies:
  - (i) the board of Comox Valley Regional District;
  - (ii) the council of City of Courtenay;
  - (iii) K'ómoks First Nation Chief and Council; and
  - (iv) School District SD71 and School District SD93 (Francophone) boards of education.

## GOVERNANCE CONSIDERATIONS



This development application to permit the construction of multi-family residences is likely to be the first of several for this Council term. Because this application also includes an OCP amendment in addition to rezoning, Council is required by legislation to put their minds to who they wish to consult during the process.

The Alternative Recommendation lists the Comox Valley Regional District, City of Courtenay, K'ómoks First Nation Chief and Council, and School District's 71 and 93 for an *additional* referral. All of these organizations have received a referral at a staff level. The Alternative Recommendation is if Council wishes to specifically highlight this project to the governing bodies of those organizations.

## PURPOSE

This introductory report is to consider Official Community Plan (OCP) amendment consultation requirements, in accordance with s. 475 of the *Local Government Act (LGA)*.

**REPORT SUMMARY**

<b>Subject Properties</b>	
<p>Applicant: Highstreet Ventures (Brad Clifton)</p>	<p>Owner: Highstreet Hector Road Developments Ltd. Inc. No. BC13677778</p>
<p><b>2077 Hector Road</b> Property Size: approx. 40,900 m<sup>2</sup> (4.0 ha) Property is currently undeveloped.</p> <p>Legal Address: PID 003-856-704 Lot A, DL 170, Comox District, Plan 18002</p>	
<p><b>941 Aspen Road</b> Property Size: approx. 50,700 m<sup>2</sup> (5.0 ha) Property is currently undeveloped.</p> <p>Legal Address: PID 023-020-113 Lot 1 DL 170 Comox District Plan VIP60685 Except Plan EPP118279</p>	
<p><b>Development proposal:</b></p>	<p>OCP amendment, Rezoning and Development Permit for a mixed-use development consisting of approximately 780 multi-family apartment units and 36 townhouses and a neighbourhood commercial component of approximately 2,000 m<sup>2</sup> (total on both properties)</p>
<p><b>Surrounding Land Uses:</b></p>	<p>Regional District large lot single-family properties to the north and east; a farm to the east (not within Agricultural land Reserve). City of Courtenay single-family properties to the west; Townhouses and single-family developments to the south.</p>

Key Issues	
Applications received for major development proposal	The subject properties have the Comox Valley Regional District land use designation and zoning from the time of their incorporation into the Town boundaries. To facilitate a mixed-use development, inclusion in Comox Official Community Plan Bylaw 1685 and Comox Zoning Bylaw 1850 is proposed.
Consultation steps already completed	Prior to submitting applications, the developer conducted a 2-step community consultation. Town staff sent standard referrals to external agencies and utility providers when applications were received. The information gathered to-date is summarized in this report.
LGA consultation requirements for OCP amendments	Section 475 of the <i>Local Government Act</i> sets out specific requirements for OCP amendment consultation, in addition to holding a public hearing. Council must consider who, when and how often should be consulted.
Concurrent processing	Concurrent processing of OCP amendment, Rezoning, Phased Development Agreement bylaw (PDA) and Development Permit applications allows Council to consider the proposal and available information in relation to a broad context of issues.

### Council Decision

Council considers who and how often should be consulted during OCP amendment process and may:

- confirm that notification in **Attachment 1** be published, modify it, or defer until a later date;
- send out additional referrals to persons and agencies it considers should be consulted; or
- have a Town public information meeting (in addition to the Public Hearing).

Decision options		Implications
<b>Recommended:</b> Publication of notice of application on website and bulletin board, this report on website.	→	Publication of notice of OCP amendment advises public that applications have been submitted. Standard application referral process is at the staff level and allows recipients (e.g. CVRD, Courtenay, School Districts) to determine if their staff response or Board and Council response is appropriate. Standard referrals to K'ómoks First Nation are sent for all development proposed on waterfront or within 200 metres, and abutting KFN lands. As the subject properties are beyond this distance, no referral has been sent to KFN.
<b>Alternative 1:</b> Addition of referrals to CVRD Board, Courtenay Council, K'ómoks Chief and Council, School District Boards.	→	Referral at the Board and Council level typically requires recipients' staff prepare a report and Board/Council resolution.

### STRATEGIC PLAN LINKAGE

This report addresses the following tasks identified in the Strategic Priorities Chart for Community development and planning services: Major Development Applications.

## BACKGROUND

In accordance with Comox Planning Procedures Bylaw 1780, for the purpose of identifying development impacts and determining how any negative impacts can be mitigated, the applicant has conducted a two-step preapplication community consultation. The consultation included public notification and an open house meeting. After submission of applications to the Town, development signs have been placed on the public road frontages of the subject properties.

The applicant's consultation materials and summary reports are contained in **Attachment 5**. Comments submitted by the public include the following key aspects:

- Infrastructure: concerns regarding traffic impacts on the rural road system, pedestrian connectivity, provision of municipal services and storm water management.
- Public services: increasing pressures on medical, firefighting, policing and community services.
- Neighbourhood: negative impact on quality of life in the neighbourhood, negative impact of higher urban density abutting large lot single-family properties, loss of natural habitat, desire to have commercial & services component, daycare and public playground.
- Built form: concerns about location on the periphery of the Town, height and density not consistent with existing large lot single-family properties, concern about extensive amount of hard surfaces, desire to maintain a buffer around the proposed development and to retain more trees.
- Construction impact: proposed developments (the subject properties and the anticipated one at adjacent 2123 Hector Road) should be coordinated, multiple stages over up to 10 years of development would disrupt the neighbourhood for a very long time.
- Affordability: general concern that newly constructed rental units in Town are not affordable, and desire to have a proportion of subsidised units within proposed development.
- Consultation process: inclusion of CVRD residents in the pre-application and public hearing notices (this concern was addressed at pre-application consultation, step 2 – open house notice was delivered to residents outside of Town boundaries).

During the preapplication consultation, development consisting of townhouses and four- to six-storey apartment buildings was presented to the community. In consideration of public input, the developer is contemplating reduction of the apartment buildings' height to 4 storeys. However, if during detailed design it is found that site constraints result in requirement to provide larger setbacks (to environmental areas, for example), some of the buildings may be up to 6 storeys high but on a smaller footprint. Therefore, the proposed number of residential units, approximately 780 apartments and 36 townhouses, would not change significantly. Servicing plans and traffic analysis is based on this number of residential units.

A traffic impact assessment and environmental reports have been submitted as part of the application package. The next report to Council will include these assessments and a staff review of the proposal.

## PROCESSING PROCEDURES

**Attachment 2** lists the processing steps for Council's concurrent consideration of the Official Community Plan Amendment, Rezoning and Development Permit applications.

## Standard Referrals

Standard processing of applications includes staff level referrals to affected local governments, provincial ministries, agencies, utility providers and affected First Nations. **Attachment 3** list the agencies Town staff sent referrals to, and responses received as of the date of this report.

## ANALYSIS

*Local Government Act*, section 475, requires that Council consider who, when, and how often to consult when amending an Official Community Plan.

Section 475 requires that during amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected. Consultation under section 475 is in addition to the public hearing required under section 477.

The local government must:

1. consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing; and
2. specifically consider whether consultation is required with the following:
  - i. the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
  - ii. the board of any regional district that is adjacent to the area covered by the plan;
  - iii. the council of any municipality that is adjacent to the area covered by the plan;
  - iv. first nations;
  - v. boards of education, greater boards and improvement district boards;
  - vi. the Provincial and federal governments and their agencies.

This report outlines consultation that have or will take place in accordance with Town procedures and applicable legislation and provides Council an opportunity to consider if it is sufficient.

Comox Planning Procedures Bylaw 1780 section 6(5) states that “based on the complexity of an Application for a Major Zoning Amendment, Council may require that a public Information Meeting in relation to a development proposal be conducted by staff.” Public Information Meeting means “a meeting conducted by Town staff to provide information about an Application under this bylaw and to obtain comments from the public prior to any statutory Public Hearing on the Application.”

### Public consultation during application processing

Council may decide to expand consultation, or conduct a public information meeting, in addition to the following standard process which includes:

1. Two step pre-application community consultation
2. Bulleting board notice;
3. Publication of the OCP amendment notice and reports on the website and on Council agendas;

4. Public Hearing – with notification on the Town website, mail-out within 75m radius from the subject properties (now including properties outside of the Town boundary), newspaper advertisement and online public participation in the public hearing via zoom; and
5. Council meetings open to the public.

Online public hearing options are anticipated to add 10 hours of staff time and \$500 of costs per application and would allow for Zoom participation for members of the public.

### **Council must also consider**

When amending an OCP, Council must consider the most recent housing needs report received, and the housing information on which the report is based, in accordance with section 473(2.1) of the *Local Government Act*.

## **OCP REGIONAL CONTEXT STATEMENT**

Section 447 of the *Local Government Act* requires that an official community plan includes a regional context statement, which identifies the relationship between the official community plan and regional matters and is consistent with the rest of the official community plan.

The proposed land use designation and inclusion of the subject properties within the Comox development permit areas is consistent with the OCP and the regional context statement (included in **Attachment 4**).

MK/ RB

### Attachments:

1. Notice of proposed Official Community Plan Amendment
2. Application processing steps
3. Referral responses
4. Regional context statement
5. Applicant's consultation materials and summary reports

## NOTICE OF PROPOSED AMENDMENT TO OFFICIAL COMMUNITY PLAN

The proposed amendment to Comox Official Community Plan Bylaw 1685 would include Lot A, DL 170, Comox District, Plan 18002; and Lot 1 DL 170 Comox District Plan VIP60685 Except Plan EPP118279 (2077 Hector Road and 941 Aspen Road), shown shaded on map below, within:

1. Land use designations to allow Multi-Family Residential and Mixed Use Commercial-Residential development; and
2. The following Development Permit Areas (DPA):
  - # 3 General Multi-Family;
  - # 4 Mixed-Use: Commercial-Residential;
  - # 7 Riparian Areas; and
  - # 11 Wildlife Corridor.



In accordance with s. 475 of the Local Government Act, this notice is published on the Town's bulletin board and website until replaced by a notice of public hearing.

**For further information, or to submit comments, please contact the Town of Comox Planning Department:**

via email: [planning@comox.ca](mailto:planning@comox.ca)

or phone: 250-339-1118



**PROCESSING PROCEDURES**

The following process would allow OCP and Zoning Amendment bylaws; Phased Development Agreement Authorization (PDA) bylaw; and Development Permit to be considered concurrently:

1. Council consideration of proposed OCP amendment public consultation opportunities in accordance with *Local Government Act*, section 475;
2. Publication of proposed OCP amendment notice on Town's bulletin board and website and the Introductory Planning Report on Town's website;
3. Council consideration of the recent Housing Needs Report dated May 2020;
4. First Reading of proposed OCP Amendment Bylaw;
5. Council consideration of the proposed OCP amendment impact on the current Financial Plan and the Comox Strathcona Solid Waste Management Plan;
6. Second Reading of proposed OCP Amendment Bylaw;
7. First and Second Reading of proposed Zoning Amendment and Phased Development Agreement bylaws;
8. Notification of Public Hearing on proposed bylaws;
9. Public Hearing;
10. Third Reading of proposed bylaws;
11. Resolution of any outstanding items;
12. Adoption of proposed bylaws; and
13. Staff issuance of Development Permits.

## REFERRAL RESPONSES

The Town referral advised the agencies that if no reply was received by May 17, 2023, the Town would assume that the agency has no concerns. Noted in the table are requests to extend the referral timelines.

<b>Referred to Agency:</b>	<b>Response</b>
BC Assessment Authority	Automatic response – referral received
BC Hydro	No response yet
BC Transit	No response yet
Canada Post	If approved and to proceed centralised mail delivery will be required (apartments require developer lock boxes/townhomes require community mailbox). We request the developer contact us in advance to plan requirements and locations that are too standard & don't conflict with other utilities.
CVRD – staff level	The CVRD is requesting a month extension to allow staff to send this referral to internal staff.
City of Courtenay – staff level	<ol style="list-style-type: none"> <li>1. Majority of adjacent land uses to proposal are urban residential Courtenay OCP land use designation (yellow), or one property of institutional.</li> <li>2. ESAs in City's mapping/City's boundaries show: <ol style="list-style-type: none"> <li>a. Possible eagle's nest close to development (although the 100m nest buffer and additional 100m (200m total)) buffers shown on map show appears to be out of range.</li> <li>b. Green lands along boundary are part of City's mature urban forest that is desired to be retained. Please ensure tree protection measures during adjacent earth works. Wind study analysis as to how tree removal on Comox subject property will affect Courtenay Idiens greenway requested.</li> </ol> </li> <li>3. Continuation of Courtenay-side "Idiens Greenway" greatly supported, strong link in an inter-jurisdictional greenway network.</li> <li>4. Please verify on-site storm water retention.</li> </ol>
Emterra Environmental	When the sites, public roads and internal driveways layouts are finalized, additional Emterra's input will be sought for their ability to service each phase of development. TIA provided preliminary information for the large truck movement on the subject properties, including garbage trucks.
Fortis BC	There is no conflict with gas for this proposed development.

K'omoks First Nation – staff level	Referral sent June 2, 2023 with response date of June 23, 2023
19 Wing Comox, DND	Department of National Defence (DND) advises that it has completed its review to determine whether the project, as presented, contravenes the Comox Airport Regulations, SOR 80-803, and is therefore likely to create a hazard to air navigation.
NAV Canada	No final response yet
Transport Canada Civil Aviation	In accordance with the Civil Aviation Service Standards ( <a href="http://www.tc.gc.ca/eng/civilaviation/opssvs/servicestandards-549.htm">http://www.tc.gc.ca/eng/civilaviation/opssvs/servicestandards-549.htm</a> ) you should receive a response by 6/23/2023. However, due to COVID-19 many services are available in a reduced or altered capacity (e.g. in-person service by appointment only, etc.). Under these exceptional circumstances, service standards may not always be met. Longer than usual wait times are expected for callers. Processing time can also vary depending on the complexity, the quality and the completeness of your request.
Ministry of Water, Land, and Resource Stewardship	No response yet
RCMP	The attachment was reviewed. With any major residential development, our primary concerns fall around how traffic flow would be affected in the area. Our only input would be to ensure a traffic study is conducted prior to approval of the development.
School District SD71 – staff level	This is a significant number of units and will impact our already full schools in the area. (At the time of writing this report, detailed feedback has not been received yet)
School District 93 Francophone – staff level	No response yet
Shaw Cable	No response yet
Telus	No issues with this subdivision
Ministry of Transportation and Infrastructure (MOTI)	We will await the developers taking up contact. Should they ask you whom to contact, send them my way. In the meantime, we will put together our needs for the area.

## REGIONAL CONTEXT STATEMENT

Town of Comox Official Community Plan Bylaw 1685

### 1.6 Regional Context Statement

A Regional Growth Strategy for the Comox Valley Regional District was initiated under section 431 of the *Local Government Act*. The purpose of a Regional Growth Strategy is to guide decisions on growth, change and development within the Regional District.

A regional growth strategy is required to cover a period of at least 20 years from the time of its initiation and must include:

- a comprehensive statement on the future of the region, including the social, economic and environmental objectives of the board in relation to the regional district;
- population and employment projections for the period covered by the regional growth strategy;
- actions proposed for the regional district to provide for the needs of the projected population in relation to housing, transportation, regional district services, parks and natural areas, and economic development; and
- targets for the reduction of greenhouse gas emissions in the regional district, and policies and actions proposed for the regional district with respect to achieving those targets.

If a regional growth strategy applies to all or part of the same area of a municipality as an official community plan, the official community plan must include a regional context statement. The regional context statement must specifically identify the relationship between the official community plan and the matters referred to above and if applicable, how the Official Community Plan is to be made consistent with the Regional Growth Strategy over time.

Comox Valley Regional District Regional Growth Strategy Bylaw No. 120, 2010 consists of five parts including an introductory section.

Part 2 contains 11 major trends which shape the Regional Growth Strategy (RGS). The Comox Official Community Plan recognizes the importance of these major trends and all are addressed in the land use designations, objectives and policies. While all are important, population growth due to in-migration from other parts of B.C. and other provinces, demographic changes due to an aging population, environmental protection and the need to increase transportation choices are key drivers of the Comox OCP. The RGS projects a population increase of 19,800 from 2010 to 2030 for the CVRD. An annual growth rate of 1.6% is projected to slowly decline to 1.0% over the 20 year timeframe of the RGS. This is consistent with the OCP which anticipates a lower growth rate for the Town of Comox than the CVRD as a whole due to a limited land base and a strong desire for incremental change from Comox residents.

An aging population will generate the need for a variety of more compact housing forms regardless of population increase from outside Comox. The Comox OCP proposes to address these population and demographic changes primarily through increasing opportunities for densification in Downtown Comox and within easy walking distance of transit corridors, located along arterial and collector roads.

'Greenfield' development will serve as a secondary means of accommodating growth but will not be sufficient due to a limited land supply and environmental constraints. Comox is blessed with numerous environmentally sensitive areas. The OCP proposes to accommodate very limited growth in these areas and only subject to extensive development permit regulation.

Improving transportation choices is of critical significance in order to take advantage of existing underutilized infrastructure, forego extensive capital expenditures, and reduce GHG emissions. The Comox OCP anticipates over three quarters of the population of Comox in 2030 will be within 400 metres of existing transit routes.

The time frame of the RGS is the 20 year period from 2010 to 2030.

**Goals of the Regional Growth Strategy**

Part 3 of the RGS contains eight over-riding goals. Each goal includes a series of objectives, targets and supporting policies. The OCP supports each goal through the following objectives and policies:

<b>RGS Goal 1: Housing</b>	<b>Comox OCP Supporting Objectives/Policies</b>
<p><i>Ensure a diversity of housing options to meet evolving demographics and needs.</i></p>	<p><i>Section 2.1.1.2 Residential Objectives: 1, 2 &amp; 3</i></p> <p><i>Section 2.1.1.3 Residential Policies: a, b, c, d, e, g, n, l &amp; m</i></p>
	<p><i>Section 2.1.2.3 Affordable, Rental and Special Needs Housing Policies: a, c, d &amp; e.</i></p>
<b>RGS Goal 2: Ecosystems, Natural Areas &amp; Parks</b>	<b>Comox OCP Supporting Objectives/Policies</b>
<p><i>Protect, steward and enhance the natural environment and ecological connections and systems.</i></p>	<p><i>Section 2.1.8.2 Parks, Trails &amp; Open Space Objectives: 1, 2, 3, 5, 6, 7 &amp; 12.</i></p> <p><i>Section 2.1.8.3 Parks, Trails and Open Space Policies: a, b, c</i></p>
	<p><i>Section 2.1.9.3 Agriculture and Aquaculture Supporting Policies: b &amp; g.</i></p>
	<p><i>Section 2.3.12 Environmental Objectives: 1, 2, 3, 4 &amp; 5.</i></p> <p><i>Section 2.3.13 Environment Policies: a, l &amp; v.</i></p>
<b>RGS Goal 3: Local Economic Development:</b>	<b>Comox OCP Supporting Objectives/Policies</b>

Achieve a sustainable, resilient and dynamic local economy that supports Comox Valley businesses and the region's entrepreneurial spirit.	Section 2.1.9.3 Agriculture and Aquaculture Supporting Policies: k & l.
	Section 2.1.10.3 19 Wing Comox Supporting Policies: b & c.

It should be noted that the analysis of the municipal infrastructure by Koers & Associates indicated the anticipated growth in the OCP could be accommodated by existing infrastructure except in new development areas where developers would be responsible.

<b>RGS Goal 6: Food Systems</b>	<b>Comox OCP Supporting Objectives/Policies</b>
Support and enhance the agricultural and aquaculture sectors and increase local food security.	Section 2.1.9.2 Agriculture and Aquaculture Supporting Objectives: 1 & 2 Section 2.1.9.3 Agriculture and Aquaculture Supporting Policies: b, c & i.
<b>RGS Goal 7: Public Health and Safety</b>	<b>Comox OCP Supporting Objectives/Policies</b>
Support a high quality of life through the protection and enhancement of community health, safety and well-being.	Section 2.4.2.3 Water Service Supporting Policies: a Section 2.4.2.5 Sanitary Sewerage Service: a
<b>RGS Goal 8: Climate Change</b>	<b>Comox OCP Supporting Objectives/Policies</b>
Minimize regional greenhouse gas emissions and plan for adaptation.	Section 2.3.13 Environment Policies: j & k

The overall approach of the OCP is to encourage redevelopment through infill making full use of existing infrastructure. Implementation of the Plan is anticipated to result in a reduction of per capita GHG emissions of 28% by 2030, compared to the 2007 baseline.

### **RGS Growth Management Principles**

Part 4 of the RGS addresses Growth Management. Included are 16 growth management principles, all of which are supported in the Comox OCP, where applicable. These reinforce the goals identified in Part 3 of the RGS. In addition, the RGS requires areas of existing development on the fringes of municipal areas to be identified that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services in order to address existing public health and environmental issues. There are no known existing public health or environmental issues on the fringe of Town of Comox which meet those criteria and therefore no such areas have been identified within the Comox OCP.

The RGS also requires areas to be identified on the fringes of municipal areas that should eventually be incorporated through boundary extensions and provided with publicly owned water and sewer services in order to allow for new long-term growth opportunities in a phased and orderly manner. The Comox OCP can accommodate all projected development without any expansion in the boundaries of the Town of Comox. However the Town's small land base, varying degrees of interest amongst property owners in proceeding with development at any given time and land assembly issues could lead to restrictions in land supply relative to demand. To address this possibility, the OCP identifies three areas where potential growth could be accommodated in a phased and orderly manner. Area A is located in the Butchers Road surrounded on three sides by the Town of Comox. Area B is located west of Anderton Road in northwest Comox. Area C is located east of Anderton Road and extends north of Knight Road past Ryan Road to the ALR boundary. Other potential expansion areas are not identified due to environmental constraints, ALR status, and limited development potential.

The Town Centre for Comox as identified in the RGS MG Policy 1.3 consists of Downtown Comox as shown on *Map 1 – Land Use Designations*.

Compliance with RGS MG Policy 2B-1 is achieved as no ALR exclusion is proposed and all policies are in accordance with the Agricultural Land Commission Act and regulation under the Act.

Part 5 of the RGS addresses implementation measures, monitoring and amendment procedures. The OCP identifies policies with specific implementation measures requiring additional action outside of the OCP update process; these are contained in Part 4 of the OCP. Measures to monitor the OCP are also included in Part 4. These are identified generally as it is anticipated specific measurement indices may change over time. Annual monitoring of some indices should take place while a broader review of the context statement should occur within five years.



PRE-APPLICATION COMMUNITY CONSULTATION



# HIGH STREET



## Stage One - Community Engagement Summary Report



Hector & Aspen  
December 2, 2022



Highstreet Ventures Inc. (Highstreet) is preparing to submit an application for 941 Aspen and 2077 Hector Road (site) to the Town of Comox. Highstreet is proposing a multi-family residential project consisting of 4 to 6-storey apartment buildings, and 3-storey townhouses, for a total of approximately 720 homes. This proposal will require an Official Community Plan Amendment and Rezoning.

To inform the forthcoming development application, Highstreet hosted a Stage One - Community Consultation from October 20, 2022 to November 16, 2022. The purpose of the Stage One - Community Consultation was to provide the community with high level information on the proposal in the form of a letter to residents and a newspaper advertisement in the Comox Valley Record. A comment form was also included with the letter mail and made available on the project website ([www.hectorandaspen.ca](http://www.hectorandaspen.ca)).

## NOTIFICATION OF THE STAGE ONE - COMMUNITY CONSULTATION

Addresses for the letter notifications were provided by the Town of Comox - a total of 47 notifications were sent, arriving in mailboxes during the week of October 20, 2022. A newspaper advertisement was published in the Comox Valley Record on October 26, 2022 on [page A31](#).

In addition to these two notification methods, a project website ([www.hectorandaspen.ca](http://www.hectorandaspen.ca)) was developed, which provided the same information as the letter and newspaper advertisement and a fillable online comment form.

## COMMUNITY RESPONSES

Over the duration of the Stage One - Community Consultation feedback period, a total of 88 pieces of correspondence were received as follows:

- 16 online comment forms (5 additional online comment forms were received with no feedback included);
- 65 emails of which 7 emails included attached letters;
- 1 voicemail; and
- 4 physical comment forms.

The main themes that emerged from the feedback received during the Stage One - Community Consultation are as follows:

### Infrastructure

- Concerns about existing sewage line capacity
- Questions about stormwater and groundwater management considerations
  - Requesting a contour map of the area and how on-site collection will mitigate the contribution to storm water drainage infrastructure
- Comments on the lack of adequate streetlights
- Comment about desire to see low/minimal additional lights and streetlights
- Comments on the lack of adequate sidewalks
- Concerns surrounding existing traffic and anticipated traffic generated by the proposed development
  - Questions and comments about site access and street connections

# HIGHSTREET

- Comments that the development would cause additional congestion
- Comment on the current state of Aspen and Hector Roads and safety risk during the winter
- Comments about the existing congestion on the 5th and 17th Street bridge
- Question about site access during construction
- Comment about existing traffic safety concerns along Idiens and at the Idiens and Anderton intersections
- Comment on the current congestion on MacDonald and being unable to handle additional traffic
- Questions and concerns about the amount of onsite parking and implications for additional off-site parking
  - Comment about fees for parking additional vehicles
- Concerns for existing pedestrian and cyclist safety, as well as impacts that this development would have

## Public Services

- Health Services
  - Difficulty accessing doctors, nurses, and first responders
  - Comments about the police and fire service capacity
  - Comments about lack of existing hospital capacity
- School
  - Concerns around school capacity, shortage of teachers and the ability for the existing school system to accommodate additional children created through this development
- Daycare
  - Lack of daycare spaces that the community is currently facing
  - Comment about the need for a 60-child daycare
- Recreational facilities
  - A need for additional sports facilities
  - Comment that community centres and community resources are at capacity
  - Loss of access to the outdoor trails that are currently being utilized on site
  - The need for an additional children's play area as part of this development

## Built Form

- Density
  - Comments about the density proposed is out of scale for the neighbourhood
  - Comments about the number of people this would add including that this site would increase the population of Comox by approximately 10%
- Built Form
  - Preference for lower structures ranging from 1 to 4-storeys
  - Comments on a preference for only single-family homes
- Height
  - Questions about the ability to build at a height of 4 to 6-storeys given the Canadian Air Base flight path height restrictions
  - Comments about the height of the new buildings may lead to a reduction of privacy for the surrounding neighbours

- Comment that the 6-storey height would be preferred to 4-storeys when considering multi-unit residential to prevent sprawl and further destruction of nature
- Material Sourcing
  - Questions about where material was being sourced from, if it would be local or brought in from overseas (i.e., China)
- Tenure
  - Questions about if the buildings would be rental or condominium
  - A desire to see more affordable housing
  - Expressed need for affordable housing options for seniors
- Accessibility Considerations
  - Expressed need for walk in shower with seats, wider doors & single-floor units for seniors
- Air Conditioning Considerations
- Unit size
  - Questions about unit sizes
  - A desire to see micro suites as well as family sized housing
- Question about phasing of construction and timeline for completion
  - Concerns about construction impacts
  - Question about when Highstreet plans to break ground and complete the construction
- Comments that the area is not appropriate for development and would be better located in underutilized sections of the Town

## Neighbourhood Impacts

- Concerns about noise impacts to surrounding residents
- Loss of rural feel
- Increase in population
- Change in character
- Offers to sell property
- Questions about property taxes, if they would be increased as a result of the development
- Questions about impact on surrounding property values, would they be negatively impacted by the development
- Community currently using site for recreational trails and shortcut - loss of forest and trails
  - Questions about trail/bike access through site and connectivity to surrounding trail and bike network
- Loss of open space
- Concerns about flooding implications for neighbouring properties caused by the loss of trees and increase of hard surface
- Considerations to create a community feel, integrating the development into the existing community
- Questions about how the new development would impact future water restrictions
- Desire for a minimum 50' retention of existing mature trees and greenspace around the perimeter of both properties to mitigate impacts on neighbouring properties

## Affordability

- Comments on the existing housing shortage in Comox and desire to see new housing

# HIGHSTREET

- Comment about the lack of rental housing options available
- Questions about affordability
  - Question about how Highstreet might contribute to increasing the affordability
  - Desire to see rentals under \$2,000 a month
  - Question about if the development would include non-market or subsidized housing
  - Concerns about existing affordability in the community
  - Concerns about families and seniors not being able to afford to live in the proposed development
- Affordability contributions
  - Concerns that these are just a fee to side-step delivering affordable housing
- Question about whether Highstreet would consider exploring a partnership with a First Nation society

## Municipal Process

- Questions about notification radius & notifications outside of Comox (CVRD)
- Questions about the information shared
- Questions about the zoning of site
- Comments about developers receiving the feedback directly instead of the Town of Comox
  - Comment that there is currently no zoning by-law for the site that would guide the application
  - Question if Highstreet believes there a chance this proposal could be rejected and limited (zoned) to single-family one or two story development by the Town of Comox
  - Comment that the proposal goes against the Regional Growth Strategy (location outside of the town centre)

## Environmental

- Questions about what is being done to mitigate environmental impacts
- Questions and comment about the impact the development would have to wildlife
  - Mitigations
  - Assessment of wildlife habitat on site
  - Search for threatened species on site
- Concerns about Brooklyn Stream impacts as a salmon spawning area
- Soil erosion impacts
- Questions and comments about number of trees being retained
  - Question about the percentage of mature trees being maintained
  - Question about the retrained trees being retained together (proximity)
  - Questions about the number of trees being cut down
  - Comment about removing dangerous trees
- Desire for green corridor for wildlife movement
- Sustainability considerations
  - Stormwater management
  - Solar panels
  - Landscaping considerations
  - EV charging stations

# HIGHSTREET

- Heat Pumps
- Food gardens and composting
- Energy efficient building designs

## Amenities (Community-wide and On-site)

- A desire for additional medical facilities, possibly on site as part of this development
- A desire for a new children's play area
- A desire for a new hockey arena
- Desire for green spaces, open spaces and biking/hiking trail connections as a part of this development
- A desire to see pet friendly units
- Questions about secured bike parking
- Questions about accessibility of site
- The creation of additional recreational and community facilities
- Desire for a community room with kitchen
- Desire for a gym
- Question if the site will include affordable retail space

## Developer

- Comments on Highstreet being an out-of-town developer
  - Concerns about understanding the Comox community and context
- Comments on previous Quality Foods development
  - Comments on the daycare being concrete with no outdoor space
  - Comments about the dog run and insufficient amount of greenspace
- Questions about whether Highstreet would consider donating a portion of the property to BC Land Trust or the Town of Comox

## Other

- Comment about if the building is strata, that strata payments be calculated based on the long-term maintenance calculations
  - Include storage spaces
  - In townhomes, have owners be responsible for windows/doors
- Questions about additional information
  - Site plan
  - Landscaping
  - Environmental impact and wildlife
- Question about the demographics of future residents
  - Comments about wealthy retirees from outside communities being the future residents
- Comment on proximity to Agricultural Land Reserve (ALR) land and the impacts of residents close farmland (noise, smell, and dust impacts)
- Question if 6-storeys is being proposed in hopes that the community would settle for 3 to 4-storeys
- Question if there has been any consultation with the Crown Isle Community



## NEXT STEPS - STAGE TWO - OPEN HOUSE (VIRTUAL & IN-PERSON)

Following the Stage One feedback period, the project team will compile the following materials for Stage Two - Open House, which will be held virtually and in-person:

- Have copies of all written submissions received during Stage 1 Consultation in a binder available for reading by the public;
- Present the development concept with preliminary plans (site plan, conceptual elevations, landscaping, other information);
- Show how community concerns and impacts were addressed; and
- Acknowledge any impact that cannot be addressed in the proposal and an explanation why.

Highstreet will work to incorporate the community's feedback into their proposal where appropriate and report back to the community where they are unable to address their feedback. A date for the Stage Two - Open House has not yet been determined.

Sincerely,



Brad Clifton RPP, MCIP  
Development Manager, Highstreet Ventures

**From:** [mel.mclachlan](mailto:mel.mclachlan)  
**To:** [Hector Aspen](mailto:hectorandaspen@gohighstreet.com); [hectorandaspen@gohighstreet.com](mailto:hectorandaspen@gohighstreet.com)  
**Cc:** [Comox Council](#)  
**Subject:** 941 Aspem and 2-77 Hector Rd. Proposed Development  
**Date:** November 6, 2022 6:03:33 PM

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attn: Brad Clifton

I wish to draw your attention to this [presentation \(here\)](#) to Comox council on April 20 2022 by Dr. Reggler.

To summarize, he calls on Council to reject large housing developments until the chronic doctor shortage is rectified as each doctor in BC has about one thousand two hundred (1200) patients and at present the valley is short 9 doctors with the population increasing by 1200 people a year.

How do you propose to address this problem with the possibility of this development adding over two thousand plus additional people in the valley?

Thank you  
MEL McLachlan  
Comox  
c.c  
Dr. J. Reggler

**From:** [Bruce Boswell](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen & 2077 Hector  
**Date:** November 16, 2022 4:33:14 PM

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Mr Clifton,

As a local resident of Comox I believe that this project will be too large for the surrounding community and that the height will exceed what would be considered reasonable development. I would like to see heights reduced to 3-4 stories and a plan in place to increase the local infrastructure to accommodate the additional residential units including retail and medical facilities.

Thank you for your consideration,

Bruce & Victoria Boswell  
848 Labrador Dr  
Comox

**From:** [mel.mclachlan](mailto:mel.mclachlan)  
**To:** [Hector Aspen](mailto:hectorandaspen@gohighstreet.com); [hectorandaspen@gohighstreet.com](mailto:hectorandaspen@gohighstreet.com)  
**Cc:** [Comox Council](mailto:mkamenz@comox.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)  
**Subject:** 941 Aspen and 2077 Hector Rd. Proposed Development  
**Date:** November 13, 2022 2:56:46 PM

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attn: Brad Clifton

Your proposed development calls for upwards of 720 dwellings. The potential population of just this project will most likely exceed 2000 people. From the highest levels of governments and corporations around the world to the children in grade two, we all know and recognize the state our life supporting world is in. Our connection to nature nurtures us. I wish to ask you this, how are you going to address the retention of what many call the natural features of this area not only for the benefit of the new residents but as an attempt to mitigate the huge environmental impact this project will have on the existing flora and fauna, not the least of which includes Brooklyn Creek ? Considering Comox Council's new direction to work with large developments to achieve 30% tree retention, have you thought about donating a portion of this property to the residents of Comox or the Comox Valley Land Trust perhaps with your neighbouring developer's participation ?

I submit these question to you as a grandfather with the finish line in sight acknowledging my contribution to the climate mess we are all responsible for and asking you to look at your project with our collective legacy in mind.

Thank you  
MEL McLachlan in Comox

**From:** [Ralda Hansen](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen and 2077 Hector Road - Comox  
**Date:** November 14, 2022 10:38:06 PM  
**Attachments:** [20221114 - Comments on the proposed development.pdf](#)

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Dear Highstreet Ventures Inc.

Thank you for providing a timely opportunity to provide comments on the Aspen Road development proposal. *Attached, for public record*, please find my comments in support of the proposal.

I am highlighting the three bullets included on the last page of the attachment:

As this proposal is being considered and evolves, the developer, Highstreet Ventures, has the following challenges that need to be addressed in their development proposal before it can move forward:

- Because of the addition of hard surfaces, addressing and accommodating storm water run-off. Show a contour map of the area and how on-site collection will mitigate the contribution to storm water drainage infrastructure that will need to be provided and expanded.
- Off-set high density with the provision of on-site social gathering areas; green spaces; children play areas; and linkages to existing trails and parks.
- In a pre-development phase, identify the environmentally responsible items the proposed development will include, such as food gardens and composting; on-site storm water collection; energy efficient building designs; electric car charging facilities for residents; etc.

In future development phases, I encourage you to clearly communicate to the elected officials who need to make the decision about your proposal, as well as to the public, all the sustainable environmentally responsible improvements that will be incorporated into the development proposal. How is this development going to stand out to show-case the best of what Highstreet Ventures Inc. can provide to the community that will be impacted by the development?

Best wishes,

**Ralda Hansen**  
Comox resident  
Email: [ralda@shaw.ca](mailto:ralda@shaw.ca)

**From:** [Brody Slater](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [council@comox.ca](mailto:council@comox.ca); [tracey.lawrence@comoxvalleyrecord.com](mailto:tracey.lawrence@comoxvalleyrecord.com); [aspenhectorproperties@gmail.com](mailto:aspenhectorproperties@gmail.com)  
**Subject:** 941 ASPEN RD and 2077 HECTOR RD  
**Date:** November 15, 2022 3:03:08 PM

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To whom it may concern,

This letter is in regards to the vacuous development proposed in our community, by Highstreet Ventures of Kelowna, BC.

It is beyond apparent that no real humanity or thoughtfulness has gone into this proposition, and it is a blatant money grab. There is no consideration of watershed, forested area or species protection, of soil erosion, or of infrastructure overload (not limited to but including bridge traffic, medical support systems and sewage). Our ill friends, family and neighbours are waiting ages to see a doctor or specialist; adding a couple of thousand people to the queue and expecting the problem to right itself is insane. You can already sit in a line of traffic waiting to cross the 17th street bridge in summer and witness the Comox glacier shrink through the haze. The global temperature is rising, and high rises in formerly treed areas will not help the issue; trees help the issue. All of our children depend upon the shade of the trees to eventually raise their children in; that includes your children. Are you cutting down trees in Kelowna? There's no need.

This land you claim ownership of can indeed be developed and lived on, sensibly and carefully. We reject your current, backwards proposition, and demand you actually put some backbone into it - you will otherwise be met with absolute opposition. Do the right thing: educate yourselves, be considerate, and develop the land with the future in mind. The Comox Valley is one of the fastest growing places in the country, but it will not sustain the warp speed you propose in order to fill your pockets. Take a simple course on sustainability and get back to us.

And to the council of Comox, to Area B, and to the people of our community, we anticipate your full support and understanding, in order to make this an even better place to live, together.

In best regards and awaiting revisions with plenty of patience,

Brody Abbat-Slater  
889 Acacia Rd.  
Comox, BC  
V9M 3Y6

*\* May we all respectfully acknowledge that we live, work, build and play on the Unceded Traditional Territory of the K'omoks First Nation, the original keepers of this land. \**

**From:** [Sean Killoran](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 ASPEN RD and 2077 HECTOR RD  
**Date:** November 15, 2022 8:10:08 PM

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Good day,

My name is Sean Killoran. I live at 2153 Stadacona Dr.

I would love to have access to a trail or network of trails out of our dead-end street. I find many people walk our sidewalks and then find themselves having to turn around once they figure out there's no way avoid the busy Guthrie road.

For your consideration

Thank you

Sean Killoran

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**From:** [Brian Slater](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Rd. and 2077 Hector Rd  
**Date:** November 12, 2022 11:57:28 AM

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Brian Slater                      Nov 12 2022

889 Acacia Rd Comox

I am opposed to the proposed development on Hector/Aspen Rd

I am not opposed to development but the style and scope of this project is wrong for this area for a number of reasons.

This is not sensible building and can not provide for proper green space

The environmental impact can not be engineered around

I don't believe the existing infrastructure can cope with the amount of people this would attract.

This areas emergency services, clean water, clean air, roadways and lifestyle services are already stressed.

We moved our family to this area for the lifestyle that it provides and this type of development does not work with our community in mind.

Thank you for listening

Brian Slater

**From:** [Bev Slater](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** 941 Aspen Road + 2077 Hector Road  
**Date:** November 11, 2022 4:03:13 PM

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Date: Nov.11/22  
Name: Bev Slater  
Address: 889 Acacia Rd Comox

I am writing in regards to the proposed development, to which I am opposed. My husband and I live in this neighbourhood, as well as our daughter, son, his wife and their 17 month old twins. We all chose to live here because of it's natural beauty...trees, privacy, birds, a touch of tranquil in an otherwise busy world. The thought of being surrounded by over 700 housing units, and high-rises??? It's simply unsuitable and unacceptable. That would mean perhaps another 2000 people. How will we all get across the 17th St. bridge ~ even now it's challenging at "rush hour". And what about medical needs?? There are no doctors now, and the walk in clinics are full. The impact on our hospital, our grocery stores etc. The Comox Valley needs to take care of the people living here right now, before attempting to take on any more residents. I am not opposed to development. But it must be planned with care and consideration for everybody concerned. Green space is extremely important to us all now, so putting in a little grass and a few ornamental trees isn't enough. I want my grandbabies to grow up surrounded by this beautiful environment that we live in right now!  
So no thank you to your proposal. You've got to do a lot better than that. Thank you for listening.

**From:** [Wanda Harssema](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Road and 2077 Hector Road  
**Date:** November 14, 2022 10:36:00 AM

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I am writing to register my disapproval for the proposed building development at 941 Aspen Road and 2077 Hector Road.

I am not against development and I know affordable housing is an urgent issue. But I am concerned most of all with protecting our environment. Once forests are cut, they can never come back, and we lose all their benefits, which we can ill afford to do as the planet warms. This project will remove much needed wooded area. The current weather patterns in the Comox Valley are a testament to what is happening to our planet. Removing more forest will only increase this global crisis.

Adding a large number of apartment buildings and townhouses in this area has many environmental and social implications:

- Cutting more trees and increasing pavement and building instead of natural ecosystems is a poor choice in our current climate emergency
- Cutting more trees at 2077 Hector will result in increased flooding in the rural properties bordering the area
- More development will cause further damage to Brooklyn Creek, a salmon-bearing stream
- Increased traffic on formerly quiet roads (as has happened on Idiens Way)

Please desist with this project.

Thank you, Wanda Harssema  
700 Lancaster Way  
250-890-4123

I respectfully acknowledge that I live and work on the unceded traditional territory of the K'ómoks First Nation.

**From:** [Linda Brune](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Road and 2077 Hector Road  
**Date:** November 15, 2022 11:56:21 AM

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You are asking us in the areas surrounding the above proposed development to have our quality of life reduced, have expenses increased due to taxes and decreased property values, and if we want to have a natural area erased. I say definitely not.

The neighborhoods surrounding your proposed development are quiet, single-family lots. It is nice to have a peaceful, natural area to walk through and to have as a beautiful backdrop to houses. Many people use the area to walk through, along with their dogs. It is full of birds and a small natural wet area, which I understand contains some rare plant life. Large treed areas help with the effects of global warming--to replace this with monstrous buildings and concrete? Trees also have a sound-dampening effect on noise.

Existing residents' quality of life should be a priority, and would be greatly reduced by the appearance of looming 4 to 6 story apartment, the associated noise and traffic. These would be the tallest buildings in the Comox Valley and it would be ridiculous to put them in the middle of a single family residential area.

Linda Brune  
2143 Stadacona Drive, Comox BC  
250-890-4030

**From:** [mike.turnbull](mailto:mike.turnbull)  
**To:** [Hector Aspen](mailto:Hector.Aspen)  
**Cc:** [rhardy@comoxvalleyrd.ca](mailto:rhardy@comoxvalleyrd.ca); [town@comox.ca](mailto:town@comox.ca)  
**Subject:** 2077 Hector Rd  
**Date:** November 16, 2022 2:25:19 PM

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To whom it may concern

My name is Michael Turnbull

2072 Hector Rd, Comox, BC V9M 3Y7,

I live directly across the Rd from 2077 Hector Rd, I am a resident of the CVRD in area B. It is only by chance that I heard of your plans for Aspen and Hector Rd. What I understand is because these properties are now part of Comox you didn't feel the need to notify the homes that will be most affected in Area B.

All the properties on Hector Rd and Acacia Rd are no less than .5 of an acre, apartment buildings will not fit into the neighborhood, and were never part of the community plan. I have always new at some point urban sprawl would reach our small neighborhood, in the form of low density or townhouses. Some how the vision for our neighborhood changed when 2077 Hector Rd became part of Comox, and taken from the CVRD, Once again without consulting those most affected.

I chose this neighborhood to raise my family because of the rural feel it has, If I wanted to live in a high density area I would have done so. At the time when I moved here , 2077 Hector Rd was a single family property, and continued to be for many years.

When the time comes for construction, my next question is how are you going to access the Hector Rd property? The Rd as it stands is narrow and not in great shape. Is your plan of doing project in phases going to be done over a number of years? I am not interested in living on a jobsite access Rd for any amount of time, I have been in construction for 40 yrs I know how that can go. I understand things change, high density right up against the regional district is irresponsible. The people of area B will suffer while Comox gets the financial rewards of tax dollars.

Looking forward to being part of this process, and hearing back from you. I feel although I am not a resident of the Town of Comox, Area B residents on Hector and Acacia Rd are an important part of it. We are the most affected and deserve a say !

Thank you for your time.

Michael Turnbull

**From:** [Nuno](#)  
**To:** [Hector Aspen](#)  
**Subject:** Aspen/Hector Proposed Development Concerns  
**Date:** November 16, 2022 11:03:51 AM

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Attn: Brad Clifton

This letter is in response to the proposed development at 941 Aspen and 2077 Hector presented in the Comox Record. I and the majority of our neighborhood residents have significant concerns about and objections to this proposal.

Concerns include:

\*With our current population, demands on medical system and community services are strained: hospital, paramedics, family doctors, child development services; policing services/bridge infrastructure - high density housing increases population and these demands

\*Road safety and infrastructure on CVRD roads that will become through-roads - without sidewalks, adequate lighting and narrow roadways which are already in poor condition

\*With development planning, please consider and assess current safety concerns on CVRD stretch of Idiens and the Idiens/Anderton intersection - there are already considerable safety concerns with these stretches of roads and this is without the addition of potentially more than 1000 vehicles on the road. Idiens already does not feel particularly safe to walk on, specifically with children and it is a wider road than both Hector and Aspen which will become through-roads with this development plan.

\*Environmental concerns: Brooklyn watershed, animals homes destroyed, loss of trees and soil, climate change concerns, flooding concerns to properties

\*Tax benefits to Town of Comox with negative impact on adjacent CVRD roads/properties

\*High density living in a rural area; proposal designed to maximize profit for an out of area company, at the cost of our community

Sincerely,

Nuno Covas

Aspen resident

**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Cc:** [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)  
**Subject:** Attn Brad Clifton: Requesting confirmation of letters sent  
**Date:** November 10, 2022 11:25:18 AM

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Brad - We are asking for confirmation that letters sent to you yesterday from each of us regarding the proposed Hector/Aspen development in Comox were received by you. Other people that wrote to you on this matter said they had received confirmations.

Thank you,

Wayne Matkoski, RPBio and Dr. Pamela Wood  
2044 Hector Road,  
Comox, BC



**From:** [Julie Micksch](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Attn: Brad Clifton Re: 2077 Hector Road and 941 Aspen Road  
**Date:** November 13, 2022 7:09:19 PM

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906 Acacia Road  
Comox BC V9M 3Y6

November 11, 2022

Attention: Brad Clifton, Highstreet Ventures  
Marvin Kamenz, Town of Comox  
Russell Dyson, CVRD

I am one of more than sixty people that attended a community organized meeting that was held outside at the west end of Hector Road, adjacent to the proposed development properties at 2077 Hector Road and 941 Aspen Road. With newly elected Comox Valley Regional District (CVRD) Area B Director Rich Hardy in attendance, those present expressed their concerns with the current development proposal of a "multi-family residential project consisting of 4 to 6-storey high apartment buildings, and 3-storey high townhouses for a total of approximately 720 homes" on properties previously zoned Country Residential. In essence, both properties, described as 2077 Hector Road and 941 Aspen Roads here-in, are bordered by rural residential, single family dwellings to the north and east, and 1-storey single residential dwellings to the south. With this in mind, there should be no surprise as to why neighbouring residents are concerned with this proposal. This high density housing proposal suggesting the construction of "720 homes" could potentially introduce at least 2,000 new people and possibly 720 additional vehicles into a once rural and quiet neighbourhood. This proposal is completely out of touch with this area.

At this meeting, many concerns of those living on neighbouring properties were heard. Below I have highlighted some of those brought up. Thankfully, over the next few days, you will hear the concerns of many others that will continue to expand upon the points I have provided below.

#### 1) The Proposal is Completely out of Context with the Surrounding Area and Established Properties

Currently, properties surrounding this proposed development are single family dwellings, many of which to the immediate north and east, are greater than 1/2 acre in size. To the west and south, dwellings are single family with the highest density structured as 1-storey patio homes. Multi-storied buildings constructed near the centre of this quiet, 1-2 storey community will be an outrageous eyesore in amongst older family homes. As well, the construction of "720 homes" will have long term visual, noise and traffic impacts on those living on the CVRD side of Aspen and Hector Roads who you failed to consult.

#### 2) Increased Traffic

Based on the number of homes (720) proposed for 941 Aspen and 2077 Hector, and lessons learned from the extension of Idiens Road into Courtenay via Crown Isle, it would be ignorant not to address the potential for Hector and Aspen Roads to become major traffic corridors from Comox to Anderton, Lerwick and Ryan Roads and an easy access route to Costco, Thrifty Foods, YVR International Airport and the Comox military base. Just ask the residents of Idiens,

Sylvan and Aspen Roads in the CVRD how the extension of their once rural country road, Idiens Road, into the City of Courtenay, affected their lives and neighbourhood. Many of those same residents are our allies today after having seen "a twentyfold increase in traffic" in this area as a result of Idiens Road being punched through to Courtenay. How does High Street Ventures and the Town of Comox plan to address this inevitable impact for those currently living on Hector and Aspen Roads?

### 3) Increased Pressure on already stretched Health and Public Services

Of huge concern to many of those that attended our community meeting was the increasing unavailability of local health and public services over the past few years. The lack of medical services alone was brought to the attention of Comox Council on April 20 2022 by Dr. Jonathan Regglor. In his presentation to Comox Council, Dr. Regglor stated that 11,500 people in the Comox Valley currently did not have a family doctor resulting in the shortage of at least 9 doctors to date. With the addition of approximately 720 new homes potentially housing 1-4 people per unit, this subdivision alone would require the procurement of 1-2 additional doctors to the Comox Valley. It is frankly unconscionable for the Town of Comox to permit high density development to proceed without securing doctors for this region. We implore the Town of Comox to reject all further high density developments until at least 9 new doctors are secured and practicing in the Comox Valley.

Residents also expressed their concerns with regards to other services that are currently stretched or to capacity such as schools, recreation centres, parks and playing fields. Other huge considerations include water usage, sewage treatment and garbage disposal. It seems like every year we are getting closer to losing the right to grow and irrigate our own vegetable gardens. How can we continue to grow as a community when water usage is already so restricted?

### 4) Increased Impacts and Damage to Surrounding Properties

As a resident of Acacia Road, I can personally speak on increased flooding of properties in our area since the deforestation, devegetation and paving of properties along Aspen Road and the deforestation of properties along Hector Road. Further paving and urbanscaping of 941 Aspen and 2077 Hector Roads will likely exacerbate this issue. What measures will be put in place to mitigate further flooding in this area. In addition, will the developer be held accountable to develop a water and storm management plan that will protect Brooklyn Creek, a salmon bearing stream, and its surrounding watershed. 2077 Hector Road lies within this watershed and its development could further impact the flows that support salmonids further downstream.

### 5) Lack of Consultation with Neighbouring Properties most Impacted by the Proposed Development

Aspen and Hector residents both within the CVRD and Town of Comox, have been appalled by the lack of information shared with those on the CVRD side of the development. Although recently incorporated into the Town of Comox, there is no excuse, other than jurisdiction, for not including all adjacent properties in the Community Consultation process. This lack of communication has spearheaded a community effort to actively monitor this Community Consultation and Application for Development process.

### 6) Loss of Rural Lifestyle

At our meeting we also discussed the imminent loss of what drew many of us to buy property here in the first place, nature and lifestyle. Many of us who live on larger lots north of these properties, maintain our properties to support and provide habitat for wildlife. Over the years we have adapted and accepted the increased development around our rural oasis that attracts woodpeckers, owls, hawks, eagles, quail, songbirds, and deer to our area. However, none of us anticipated the proposal of high density multi storied apartments and townhouses in this rurally zoned neighbourhood. We also have little confidence in your description of “green space” that is typically no more than a paved sidewalk with a 10 m wide row of shrubs and/or trees lining a grass boulevard. If this is your description of green space, we all know what to expect of this new development - more urbanscaping devoid of any natural habitat suitable for wildlife other than a few urban tolerant species.

In conclusion, these are just some of the concerns voiced by those that attended the November 6th meeting. Luckily, the neighbours of Aspen and Hector Roads have gathered early enough to form a citizens group motivated to express our concerns to the Town of Comox and Highstreet Ventures regarding high density development on these properties.

I hope you will take the above concerns seriously and change your development design to not include high density housing and/or multi-storey apartments and townhouses.

Respectfully,

Julie Micksch, B.Sc, RB Tech

Russell Blake, B.Sc, GIS

--

**Julie Micksch**  
Comox, BC

**From:** [Sandy K.](#)  
**To:** [Hector Aspen](#)  
**Cc:** [Marvin Kamenz](#); [Russell Dyson](#)  
**Subject:** Comments re Proposed Development at 941 Aspen and 2077 Hector Road  
**Date:** November 10, 2022 10:15:50 AM  
**Attachments:** [CFB COMOX\\_ZONING HEIGHT RESTRICTIONS\\_92F\\_Edition1.pdf](#)  
[CFB COMOX\\_CAZR APPROACH HEIGHT RESTRICTIONS\\_92F\\_Edition1.pdf](#)

---

**RE: Proposed Development at 941 Aspen and 2077 Hector Road**  
**Attention: Brad Clifton – Development Manager at Highstreet Ventures**

This email is to provide my feedback regarding the proposed development at 941 Aspen and 2077 Hector Road.

There is no doubt that a project of this magnitude, will adversely affect the future of the environment and the residents in the surrounding areas as outlined below:

- The destruction of valuable forests will negatively impact the well-known serious climate crisis. Once the damage is done, it cannot be reversed as the forests can not grow back on developed land.
- The walking trails in this forested area, and greenspace, are valuable amenities enjoyed by many residents and visitors. Maintenance of such opportunities is especially important to provide relief from the many current problems we all face.
- Local infrastructure and support services are inadequate to support additional high-density developments. For example, there are currently almost 12,000 people without a family doctor in the Comox Valley; and there are no indications that this situation will improve in the near or distance future.
- The 5<sup>th</sup> Street and 17<sup>th</sup> Street bridges, which are the main connectors from Comox to central Courtenay and south, are barely adequate to accommodate the current traffic volume. Due to recent construction of the Ocean Front Village in Courtenay, there is no longer an option for the construction of a third bridge linking Comox. Since the proposed area is more car dependant than downtown locations, high density housing will have a negative and permanent impact on the future infrastructure.
- This type of development will also destroy the ambiance of the area, including the many adjacent semi-rural properties and acreages.
- There are several existing properties that are already developed , closer to the downtown core, which are more suitable for apartment buildings and townhouses.
- The Department of National Defense has a long-standing height restriction in parts of Comox, required for aeronautical safety. The attached maps show height and zoning restriction based on CAZR. As such the proposed heights and number of stories for your

buildings are excessive.

Sandra Kamm

Email: [bradidog@gmail.com](mailto:bradidog@gmail.com)

**From:** [Bridgette Jolley](#)  
**To:** [Hector Aspen](#)  
**Subject:** Community consultation  
**Date:** November 13, 2022 5:26:44 PM

---

Brad Clifton,

I live at 717 Aspen Rd, Comox, BC. I really am shocked to hear the city is proposing to build more around this area. With new apartments across from Meadowglend as well as townhouses to the side of us off Gurthrie. The city of comox is over congested with families and traffic. The impact 720 homes could have is detrimental. I am a stay at home mom only because the Comox Valley Daycare crisis. My daughter was born 2021 and she is on waitlists for registered/ licensed daycare, with no openings until 2024. We also do not have a family doctor because the health care crisis. Traffic in this area is another concern. There needs to be more safe cross walks, people are constantly J walking across the pub Land And Sea with no reflective gear, more homes would mean more people walking to the bar and more accidents. Please, build a park, a hockey arena, Day Care, a school probably will be needed soon at this rate but do not build more townhouses/ apartments when we do not have the basic needs to take care of the current families. Economically it makes no sense.

The new daycare on Aspen road made the smallest dent in that problem, we need about 10 more daycares for the current number of families without it child care. If you have no insight to the families and daycare crisis of comox valley I will say I believe we need at least 60 spots for children aged 1.5 years to 2.5 years; based on the families I've talked to since I've had my child. Not being able to work because no safe day care availability is a HUGE problem. More families would increase this problem a tenfold.

Hard NO.

Bridgette Jolley

**From:** [Joanne McKechnie](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [Marvin Kamenz](#)  
**Subject:** Concern about proposed Aspen/Hector Development  
**Date:** November 14, 2022 10:02:26 PM

---

Dear Mr Clifton

I am writing to express my concern about the proposed development at 2077 Hector Rd and 941 Aspen Rd, Comox. This high density housing proposal suggesting the construction of "720 homes" could potentially introduce at least 2,000 new people and possibly 720 additional vehicles into a once rural and quiet neighbourhood. This proposal is completely out of touch with this area.

The negative impact of developing these country residential zoned properties will be:

- heavy increase in traffic in a rural zoned area
- increased pressure on already stressed Health and Public services
- increased flooding of properties in the Acacia/Hector area since the deforestation, devegetation and paving of properties along Aspen Road and the deforestation of properties along Hector Road. Further paving and urbanscaping of 941 Aspen and 2077 Hector Roads will likely exacerbate this issue.
- on the reverse side, with our region experiencing increased drought issues on a more frequent basis, we as a Valley need to seriously realize that we cannot continue to take our limited water supply for granted. The recent example of how the Sunshine Coast was affected portrays this.
- increasing our housing supply should be focussed on infill within the Town of Comox where infrastructure already exists. We need to provide housing for local families who were raised here or individuals and families who have found employment here, versus catering to a wealthy population from elsewhere who desire to retire here.
- COP27 is happening in Egypt where world leaders are gathering to discuss how to best mitigate the climate crisis. Preserving urban forested areas is high on the list of what we can do as a community to protect our environment for ourselves, our children and for preservation of wild life.
- as an investor you have taken the risk in investing in real estate. For the ultimate good of the community, your best investment would be to donate your land to an organization such as BC Land Trust where you would receive a generous income tax receipt.

In summary, your development plans are not suitable for our community.

Joanne McKechnie  
1611 Noel Ave  
Comox BC V9M 3K2  
250 465 1201





**From:** [Diane Gagne](#)  
**To:** [Hector Aspen](#); [Diane Gagne](#)  
**Subject:** Concerns Regarding Proposed Development Aspen/Hector  
**Date:** November 6, 2022 5:54:26 PM  
**Attachments:** [Proposed Dev of Aspen & Hector, 750 Homes.docx](#)

---

Attention Brad Clifton,  
I have attached below a letter of the list of points that are of concern regarding your proposed development.

Diane Gagne  
Comox

**From:** [Bill/Kathy Windram](#)  
**To:** [Hector Aspen](#)  
**Cc:** [mKamenz@comox.ca](mailto:mKamenz@comox.ca)  
**Subject:** Development at Hector and Aspen Roads.  
**Date:** November 13, 2022 1:33:37 PM

---

Attention Brad Clifton.

I live at 947 Aspen road and I am opposed to the planned development at these two sites. I have lived at this address for over 32 years. We bought this property to give ourselves a quiet space to live.

- Placing anything other than single family or patio homes next to properties that are zoned as Country Residential will negatively impact not just my family but everyone on Aspen and Hector as well. Pushing Aspen or Hector through with close to 1000 new homes (there is another development on Aspen as well as condos slated for Aspen and Grumman) will put an unbearable amount of traffic on both roads which are narrow and poorly built. Both roads would need to be upgraded but will not be in the Town of Comox's jurisdiction. Nobody on either of these roads wants to be in the town.
- I do not believe the Comox Valley can handle an additional 700-1000 homes. we are already short of family physicians and our new hospital is already at capacity.

Bill Windram  
947 Aspen Road.

**From:** [Donna Campbell](#)  
**To:** [Hector Aspen](#)  
**Cc:** [town@comox.ca](mailto:town@comox.ca)  
**Subject:** Development at Hector and Aspen  
**Date:** November 14, 2022 8:49:37 AM

---

Hello

I live in this area and do not agree with the rezoning application. This will be putting far too many people in a small area that does not have the infrastructure in place. The charming small town feel of Comox is disappearing into the pockets of the developers! It looks like we will become Langford North.

Thank you.

Sent from my iPad

**From:** [D.S](#)  
**To:** [Hector Aspen](#)  
**Subject:** development on HECTOR + ASPEN - input from a Comox resident - please stop.  
**Date:** November 14, 2022 7:20:43 AM

---

To Whom It May Concern:

I am writing regarding the proposed development on HECTOR + ASPEN, a proposed large new development project in Comox, bordering Area B and East Courtenay.

I not against development and I know affordable housing is an urgent issue, but I am concerned, more importantly, with protecting our environment. Once our forests are cut, they can never come back, and we lose all their benefits, which we can ill afford to do as the planet warms.

Adding a large number of apartment buildings and townhouses in this area has many environmental and social implications:

- Cutting more trees and increasing pavement and building, instead of natural ecosystems, is a poor choice in our current climate emergency
- Cutting more trees at 2077 Hector wall result in increased flooding in the rural properties bordering the area
- More development will cause further damage to Brooklyn Creek, a salmon-bearing stream
- Increased traffic on formerly quiet roads (as has happened on Idiens Way)

I am therefore writing to say please reconsider this proposed development immediately and stop cutting down any more trees to further your development: we need to protect our environment!

Debra Scarsbrook  
Comox, BC

**From:** [atlastadoc](#)  
**To:** [Hector Aspen](#)  
**Cc:** [Jonathan Kerr](#)  
**Subject:** Development proposal for Comox  
**Date:** November 2, 2022 12:01:02 PM

---

Please detail:

1. What percentage will be for rental vs private ownership?
2. What steps, if any, are being taken to ensure that the housing is affordable to the broad range of the public?
3. What recreational facilities/amenities are planned for the residents of this community?

Thank you for your anticipated response.

David Arnold

**From:** [Meagan Mcmillan](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Development Proposal  
**Date:** November 11, 2022 8:54:09 PM

---

Hello all,

Today I am emailing you on behalf of my husband, toddler and myself as we are all residents on Hector rd. Being one of the "newest" members to the Hector Rd family, I am saddened to hear this recent news through the neighbours surrounding us, over the changed contract proposal regarding the HighStreet development. Knowing there would be some sort of buildings near our home, we were hesitant to move into the area, but fell in love with the spatial awareness between properties, and the connection we could (and have had) with the outdoors and nature, just a few steps away.

We were surprised to hear that there would be 4-6 story apartments towers just minutes from our home and "country like" living here in Comox. As we have been residents here for just over five years, it seems odd to us that this would be "fitting". Possibly in more of a city like area, but not here on Hector and Aspen Roads.

Understanding that there is a housing crisis, and young people like ourselves need places to live, as well as the elderly, this area is not equip to hold such a substantial amount of extra people, when the city of Comox, as well as the CVRD can barely help us with problematic situations.

We would like to know more information, as well already have been left in the dark about all these new ideas that have already been being planned. Has it come to anyone's attention about how the people of these news buildings will be treated? How are they going to find a doctor and get medical care? If they have children, they are looking at a 3-4 year wait list ( i'm a teacher). How is the traffic going to be handled? We are already struggling as it is to keep up with the changes around us as a community, and this idea of adding more people to a flooded area... It is not going to succeed.

Everyone needs to make money, the circle of funding is constantly moving. But without looking at the bigger picture here, the current residents are the ones who are going to be paying more out of pocket, enjoying less of the space around us, and having to go through years of construction and change.

Build what you must, whether these emails help or not, but know these plans are not just putting a dent into our space, but a wrench into my child's future around her.

I plead again, in hopes to change someone's mind out there to not put sky high buildings, but to look around the environment and make better changes to those who were here first.

Sincerely,

Meagan and Kyle Galley



**From:** [Hector Aspen](#)  
**To:** [katie@poonigroup.com](mailto:katie@poonigroup.com)  
**Subject:** FW: Hector Road Development proposal  
**Date:** November 15, 2022 8:25:00 AM

---

**From:** Scoty <scofenn54@yahoo.ca>  
**Sent:** November 15, 2022 8:21 AM  
**To:** Hector Aspen <hectorandaspen@gohighstreet.ca>  
**Subject:** Fw: Hector Road Development proposal

To Whom it may concern,

We need a more balanced approach to development, one that acknowledges that the environment is important and needs to be an integral part of every development. Housing can be built including more green spaces, parks, shade trees, indigenous shrubs and grasses that can withstand the new climate realities. These new builds are not affordable and most are not built for the people who need them the most.

The Highstreet Development proposal, at the end of Hector Rd. plans for 4 to 6 storey high condos plus townhouses that will bring more traffic and Green House emissions to our valley. I feel this development should be scaled back with more green space and wild spaces.

Are the residents of Crown Isle aware that Aspen Rd. will be pushed through to Idiens Way? This will encourage drivers to take Crown Isle Dr., turning a residential street into a 'thoroughfare' of traffic going to Costco. Is this how we will solve the traffic problems, by using neighbourhoods, where children play, into thoroughfares? With such a tiny notice in the paper many may not see this proposal.

Rigorous environmental assessments need to be done. Wildlife, with about 1900 species at risk in B.C., need consideration now, more than ever. The BC Wildlife Act states anyone harming an endangered species can be fined up to \$500,000. and/or serve jail time. 15 species of bats, many living in our area, are on the Endangered Species List. Will there be a Biological Assessment done to assess what wildlife live in this area? Do we care?

Our tree canopy is disappearing at an alarming rate when it should be increasing to curb climate change. Our forests and grasslands sequester carbon, cool the planet, keep waterways healthy and protect biodiversity. Several intact urban forests in the C.V. have been cleared for high density housing. One way to protect people and communities from future heat waves is adding tree canopies. A tree bylaw would protect our tree canopy and this bylaw does not mean replacing full grown shade and emission sequestering trees with basically seedlings that will take years to provide shade.

Are we balancing the demand for development with with the need to protect and maintain a healthy environment? Last week, in the Record, David Suzuki sounded the alarm that 69% of the animals on the planet

have disappeared in approx. 50 years and most of this decline is due to habitat destruction. How many more will disappear in the next 50 years when human population again doubles. No bees, no food! We need to build, not only for ourselves but also to accommodate the plants and animals who live here also?

Trish Fennell  
Comox  
2503396295

**From:** [Karen Jensen](#)  
**To:** [Hector Aspen](#)  
**Subject:** FW: Feedback re: pre-application consultation stage 1  
**Date:** November 15, 2022 11:01:59 PM

---

To: Brent Clifton, Highstreet Ventures  
From: Karen Jensen, 2146 Stadacona Drive, Comox BC, V9M 3P9  
Re: Pre-application consultation Stage 1 941 Aspen Rd & 2077 Hector Rd

Thank you for the letter regarding the above development proposal.

As a relatively new resident to this community, I unfortunately already had to provide similar feedback to Trevor Dickie regarding his proposed development at 2123 Hector Rd; which is directly behind my new home.

Having lived in the South Surrey/White Rock community for over 25 years, I was hoping to get away from the overdevelopment of rural communities. The last several years in White Rock/South Surrey saw massive re-development, with elimination of virtually every single level family home and development into huge townhome/row home complexes on clear cut land. None of the surrounding infrastructure (roads, hospital beds, schools, etc) were improved to handle that degree of population growth, leading to significant traffic congestion (similar to downtown Vancouver) and constant overcapacity issues at our local hospital all local schools. Local wildlife and salmon bearing streams were also negatively impacted.

The proposal for the two lots describes a 4-6 story apartment building and 3 storey townhomes; a total of 720 homes.

Given that there is already a proposal for a 4 storey apartment building and a mix of 2-3 story townhomes (495 units total) proposed for 2123 Hector Rd, I am appalled that even higher density is being proposed adjacently.

Not only will this dramatically diminish the natural, rural appearance of the community, I suspect it will deforest the area, disrupt the local wildlife and ultimately impact the surrounding area's ability to manage groundwater.

Between these proposals, I see no consideration given to building any single level homes, which is concerning given our aging population. 3 story townhomes with multiple flights of stairs do not support aging in place.

As a front line health care provider, I continue to live the impact higher densities have on the local health care resources. The Comox Valley Hospital has been running at 122-140% capacity over the past year already. The sheer number of additional housing units proposed will overburden this even more. Residents are struggling to find a primary care provider; the influx of an additional 1215 homes will make this even more challenging.

Much as I would prefer to see the properties turned into community park land, I recognize development is inevitable. My concerns, feedback and requests for consideration are as follows:

- An environmental impact assessment be undertaken to determine the impact on existing wildlife. Loss of habitat leads to wildlife interactions with residential owners.
- A minimum 50' retention of existing mature trees and greenspace around the perimeter of both properties to ensure some degree of privacy for the new owners and the existing residents
- A considerable reduction in the number of units currently slated for the development
- Reduce the apartment complex to 3 stories maximum to align with others in the near vicinity and limit the townhomes to a mix of single level and 2 story buildings.
- Provide further communication regarding how traffic infrastructure will be supported

- Provide residents with a more detailed design of the intended development, including the location of roadways/townhome vs apartment complexes as well as the planned exteriors
- Ensure the provision of some remaining greenspace and retention of some mature evergreen trees more central within the development(s) to be used as a community park/play area for the new resident's use – this will improve aesthetics for everyone, provide better soil stability and drainage, and promote a more community-oriented environment.

Thank you for seeking feedback. I will await notification of the Open House you mention and would appreciate further information regarding what your actual plan includes.

Sincerely,

Karen Jensen

**From:** [Brad Clifton](#)  
**To:** [Hector Aspen](#)  
**Subject:** FW: New Scan  
**Date:** November 14, 2022 1:01:38 PM  
**Attachments:** [New Scan.pdf](#)

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Brad Clifton RPP  
Development Manager

HIGHSTREET VENTURES INC.  
M: 250.859.2533  
A: 602 - 1708 DOLPHIN AVENUE  
KELOWNA, BC, V1Y 9S4

W: GOHIGHSTREET.CA

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

From: scanner <[scanner@gohighstreet.ca](mailto:scanner@gohighstreet.ca)>  
Sent: November 14, 2022 12:43 PM  
To: Brad Clifton <[bclifton@gohighstreet.ca](mailto:bclifton@gohighstreet.ca)>  
Subject: New Scan

New Scan

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: 602  
Multifunction Printer Name: Xerox AltaLink - 602

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**From:** [Brad Clifton](#)  
**To:** [Hector Aspen](#)  
**Subject:** FW: Response to Hector/Aspen Development  
**Date:** November 16, 2022 2:47:55 PM  
**Attachments:** [image001.png](#)

---

**Brad Clifton** RPP  
Development Manager

HIGHSTREET VENTURES INC.  
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**From:** Clarice Coty <[clarice@1stview.ca](mailto:clarice@1stview.ca)>  
**Sent:** November 16, 2022 2:47 PM  
**To:** Brad Clifton <[bclifton@gohighstreet.ca](mailto:bclifton@gohighstreet.ca)>  
**Subject:** Response to Hector/Aspen Development

Dear Brad Clifton

I am a resident of Courtenay and an owner of a two bedroom condo at Aspen Court in Comox.

I spoke in favour of your development in Comox a few years ago, due to the overwhelming and emotional response I received from interested parties when I posted my two bedroom condo for rent.

I had many replies, from parents with young children to single dad's, to roommates, to young couples desperate for a place to live. I had to turn down many people and chose the one young family who really needed a place to live.

It is for this reason that I offer my general support for your new development, providing your development can build a family friendly community.

I recommend that you seriously consider building some micro units (No DCC's with a small unit) as well as your one, two and three bedroom units.

These micro units are important for seniors living alone and for younger people who are seeking a smaller, more minimal place to live.

Community gardens, dog runs, outside bike storage units, benches and maybe picnic tables would also allow families to enjoy an outside picnic. Planting gardens that would attract bees and birds would also be an advantage to residents. A community room with kitchen, a gym and a play area for kids would also be good additions.

The Comox Valley is growing, adding approximately 1,000 new residents per year according to the 2021 census.

(See: <https://www.vancouverislandfreedaily.com/news/all-comox-valley-communities-growing-according-to-the-newly-released-canada-census/>)

The new residents need a place to live. Single family housing construction is declining and we need housing inventory for people to buy and rent their own place.

The High Street project in Comox was fully sold out and or rented before construction was even completed. This shows the ongoing demand for new housing.

Please keep me posted on your ongoing plans as you get further into the design stage.

Thanks.

*Clarice Coty*

*direct: 250.338.5466 | mobile: 250.897.6833*



**From:** [Brad Clifton](#)  
**To:** [Hector Aspen](#)  
**Subject:** FW: Scanned from a Xerox Multifunction Printer  
**Date:** November 16, 2022 3:52:46 PM  
**Attachments:** [DOC.pdf](#)

---

Brad Clifton RPP  
Development Manager

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

From: scanner <[scanner@gohighstreet.ca](mailto:scanner@gohighstreet.ca)>  
Sent: November 16, 2022 3:39 PM  
To: Brad Clifton <[bclifton@gohighstreet.ca](mailto:bclifton@gohighstreet.ca)>  
Subject: Scanned from a Xerox Multifunction Printer

New Scan

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location: 602  
Multifunction Printer Name: Xerox AltaLink - 602

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**From:** [Brad Clifton](#)  
**To:** [Hector Aspen](#)  
**Subject:** FW: Voice Mail (26 seconds)  
**Date:** November 14, 2022 11:38:08 AM  
**Attachments:** [audio.mp3](#)  
[image001.png](#)

---

**Brad Clifton** RPP  
Development Manager

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---

**From:** +1 250-702-5171 <+12507025171>  
**Sent:** November 10, 2022 9:52 AM  
**To:** Brad Clifton <bclifton@gohighstreet.ca>  
**Subject:** Voice Mail (26 seconds)

Yeah. Hi, Brad. My name is Chad. I live on Aspen Rd here in Comox. Just wanted to update on this proposed housing development that you want to build across the street from here. Pretty much dead against it. But anyway, give me a call back. I don't think we really need any housing like that in Comox here. Anyways, my number 25725171. Thanks. Bye, bye.

You received a voice mail from [+12507025171](#).

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Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

**From:** [Heidi Hentze](#)  
**To:** [Hector Aspen](#)  
**Cc:** [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Fwd:  
**Date:** November 16, 2022 10:33:09 PM

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Sent from my iPhone

Att: Brad Clifton/ M. Kamenz

>

> With respect to the proposed development at Hector Aspen, I have serious concerns. To date, the town of Comox has managed the complexities of balancing growth with the societal needs regarding neighborhood concerns, infrastructure and other considerations. Unfortunately this was not, in my opinion, handled successfully with regards to the four, four storey structures by Quality Foods. As a result, neighbouring properties have been adversely effected, with changes to property values and an increase in traffic on roads that were not meant to handle the volume of traffic that now currently exists.

> This small area has already seen further population growth with the addition of several townhouses and the new yet to be completed Aspen development. That one has taken into consideration the character and integrity of our town, by building single homes on the streets where we have single detached homes. Other parts of the development will be different, with patio or town homes. This won't be too drastically different, and so this is in keeping with the lifestyle and atmosphere of the neighborhood.

> Having three or more stories adds to the number of people that would be concentrated in this very small area. I cannot imagine what impact adding a minimum number of seven hundred to two thousand plus people will do.

> We are already struggling and the police are stretched and unable to provide timely responses. Our infrastructure, roads, and water supplies are also stretched too far. Medical services can not be delivered in a timely fashion as we simply do not have the resources to meet the needs of the people already living here.

> A substantial rise in population will lead to an overstressed community and will likely lead to the problems that exist in places where high density development exists. This is not what Comox needs and will radically change the characteristics of our community.

> Most people moved here understanding what the surrounding area would look like once it were developed, and this is not what this proposal represents.

> For these and other reasons I do not support any apartment or condo buildings in this already over taxed area of Comox.

>

> Sent from my iPhone

**From:** [Paul Jordan](#)  
**To:** [Hector Aspen](#)  
**Subject:** Fwd: Aspen Hector Road development  
**Date:** November 11, 2022 8:18:34 AM

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Begin forwarded message:

**From:** Paul Jordan <[pjinburma@gmail.com](mailto:pjinburma@gmail.com)>  
**Subject:** Fwd: Aspen Hector Road development

Begin forwarded message:

**From:** Paul Jordan <[pjinburma@gmail.com](mailto:pjinburma@gmail.com)>  
**Subject:** Aspen Hector Road development  
**Date:** November 10, 2022 at 10:33:40 AM PST

Attn. Brad Clifton,

My name is Paul Jordan. I am a resident on the CVRD portion of Idiens Way, just to the west of Aspen Road. I am not against development per se, but the density of the development proposed for Aspen and Hector Road is far too ambitious for this area. The addition of up to 720 homes and, in particular, the punching through of Aspen Road from Comox through to Idiens Way, will have a major impact on traffic volumes and the quality of life in the surrounding rural environment.

The rural section of Idiens way has already been heavily impacted by development in Crown Isle which resulted in the extension of Idiens Way, once a quiet dead end rural road like the CVRD portion of Aspen, from Courtenay to Anderton Road.

This development as proposed will exacerbate the already untenable traffic volume and noise in this area. As with the Crown Isle development, there is a complete indifference by the Town of Comox and your development to the quality of life and the environment in the surrounding rural area. This indifference is highlighted by the total lack of consultation with rural residents prior to your notification in the local newspaper. It seems that you are just doing what is minimally required by the Province of BC regarding notification.

I would suggest that you reduce the size of this development and build any high apartment buildings (if approved as 6 stories is over the Town of Comox and the Comox Air Base height limit) to the southern portion of the properties, so they will not be overlooking the rural properties and impinge upon their privacy . I also propose that you NOT connect Aspen Road with the CVRD section, as it makes no sense to impact this quiet rural area with such an increase in traffic volume just to facilitate shortcutting to Cosco and area by Comox residents. Proposed access to Lerwick, the major arterial route between Comox and Courtenay, and Guthrie Road to the south already provide sufficient existing infrastructure to handle this traffic volume.

I would appreciate your consideration of my proposal.

Paul Jordan

**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleycd.ca](mailto:rdyson@comoxvalleycd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Hector & Aspen Development Proposal Letter - WM  
**Date:** November 9, 2022 1:12:20 PM  
**Attachments:** [HectorAspen Developments - HighStreet Proposal - Nov 9 2022 - WM.PDF](#)

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Mr. Clifton - Here is a letter of my concerns re the Hector Aspen proposed development.

Sincerely,

Wayne Matkoski, RPBio  
2044 Hector Road  
Comox, BC

**From:** [Dave Dyer](#)  
**To:** [Hector Aspen](#)  
**Subject:** Hector and Aspen  
**Date:** October 30, 2022 9:15:15 AM

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Morning Brad,

I saw a very upsetting notice in the paper yesterday.

It seems your corporation is proposing 720 suites adjacent to our home. This density is unprecedented in a small town and would even be excessive in Burnaby or Coquitlam.

Please include me in your list of neighbours who will strongly oppose this development.

I suspect there is a site plan available, would you please send me a link.

Thank you,

Dave Dyer  
944 Aspen Rd  
Comox

From Dave's iPhone

**From:** [Kari Dyer](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Hector and Aspen Development  
**Date:** November 13, 2022 6:52:43 PM

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Attn: Brad Clifton,

I am writing to strongly oppose your proposed development for the Aspen/Hector properties.

My husband and I live on the rural side of Aspen bordering one of your newly purchased properties.

We are not anti-development and knew when we bought and built here long ago that one day the road would go through and there might be homes on the adjoining property. We never expected and were completely shocked, to say the least, that a developer from another city wanted to build what you are proposing.

The previous owner/developer of 941 Aspen, Harold Long's vision for that property was not opposed by any of the neighbours that I know of, in fact, as I understand it the only opposition was from the town of Comox's planning department.

His plan to build single-family homes, duplexes and lower rise townhomes really didn't affect the integrity of the surrounding neighbourhoods. Your corporation's proposal certainly does. Adding 720 new families with 4 to 6-storey high apartments and 3-storey high townhouses on top of the current 83 of Harold's initial development at 2309 McDonald plus the property at 2123 Hector currently being discussed as 220+ homes creates a density unparalleled even in a large city.

I can't understand why the town of Comox wants to change the dynamics of an area so swiftly and excessively that they would be willing to agree to this proposal. They speak of the natural environment and the strong community feeling and that development should not take place at its expense. Even in their Sustainability Checklist they speak of compatibility with surrounding neighbourhoods in terms of scale, mass, design and location and to minimize land use conflicts including a mix of densities. After all, no one wants a repeat of the recent effort on 2310 Guthrie where 3 of the 3-storey high townhouse buildings were built right on the property lines of the existing homes with no consideration, from what I can see, for privacy for either those neighbours or the new owners of the townhomes.

A preferable compromise for the existing rural and semi-rural neighbourhoods would be to build single story patio homes for seniors and/or young families, who do not want to live in an apartment, along the edges of the long time resident's properties. Then place 3 story apartments in the centre of the development with green space in between. This would still tick off Comox's Official Community Planning boxes while maintaining the character and privacy of the existing neighbourhoods.

Also, 720+ units would lead to excessive traffic on our rural residential road as it would become the short cut to anywhere north. Rural Aspen should be kept a dead end, and traffic routes be along roads already built, with traffic lights and lanes to deal with this.



As I said, we are not against change, it just has to be responsible, respectful and prove that your corporation and the town planners care about other issues besides just the money that so many homes would generate.

Sincerely, a concerned community neighbour.

Kari Dyer

**From:** [Levi Gibson](#)  
**To:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [Hector Aspen](#)  
**Cc:** [Town@comox.ca](mailto:Town@comox.ca)  
**Subject:** Hector and aspen  
**Date:** November 14, 2022 7:54:06 PM

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am 9 years old I know that if you continue cutting all the trees down, trees help clean our air if you cut them down then we won't be able to breathe and the animals have no places left to live and there's no shade to help keep us cool anymore. We want to have a good life and I want to have kids when I'm grown up but I don't know if I can because of no one stopping climate change. I ride my bike to and from school through the trail if there's no trail I have to ride more on roads and cars sometimes go too fast and almost hit me and my dad got mad and yelled at the guy he was a pea brain because he was speeding and turned and almost hit me. If the abandoned place down the street turns into lots and lots of buildings then there will be lots and lots more cars and pollution and the birds and deer and the bear won't live there anymore and there will be no where safe for me and my sister to ride our bikes in the shade

Levi Gibson

916 Acacia rd comox bc v9m3y6

**From:** [Tori Cliffe](#)  
**To:** [Hector Aspen](#); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Cc:** [Rhardy@comoxvalleyrd.ca](mailto:Rhardy@comoxvalleyrd.ca)  
**Subject:** Hector Aspen Project  
**Date:** November 16, 2022 11:43:32 AM

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Good Afternoon,

I am writing to you today to express my concerns as well as my disappointment in learning about this proposal.

I am very disappointed in your company as well as the Town of Comox for the way this whole project has gotten off the ground. These concerns go back to the annexing of these properties to where we are at now.

As I live directly beside these properties and will be 100 percent impacted by this development. I find your lack of communication and consultation to the Regional District and the residents adjacent to these properties inexcusable.

The density of a project of this nature does not just have an impact on the Town of Comox. This project will impact all of the Comox Valley. We are already deeply impacted by a lack of family Doctors, nurses and health care workers as well as other professionals.

What consideration has been given to BC Ambulance? I recall another proposal in Comox that installed an ambulance bay, has this bay ever been adequately staffed? Will the Fire Department and Police Service see an increase in employees.

What is the plan for the infrastructure around this Project. Will the adjacent roads be upgraded and properly maintained. Clearly there will be a sizeable increase in traffic, who is involved in those consultations from the Regional District, K'omoks First Nations or the Town of Courtenay.

What impact will the density of this project have on School District 71? My understanding is the schools in the catchment for this development are already at capacity. What about daycares, is it now still a two year wait list for a child to get into one?

When we purchased here this was a very rural area, how is it possible to go from what we have to what this project will bring. What about the environmental impact? Losing all those trees, the groundwater, the Brooklyn Creek. Has there been an environmental study on the impact to the wild life, water shed etc. Again any consultation with the Regional District, City of Courtenay or K'omoks First Nation? We will all be impacted ..... so exactly where is the consultation or communication.

I think we can all agree that housing is an issue but housing without an infrastructure and supporting community services is not answered by a project of this density. It also does not fit in with the surrounding neighbourhood or neighbours as proposed.

To have only consulted with such a small demographic is disheartening to say the least when as a development company that has been in business for any period of time you would certainly understand the few concerns I have brought up. So in closing your lack of communication, consultation and transparency is alarming to me.

Victoria (Tori) Cliffe  
886 Acacia Road  
Comox, BC  
250-703-1140

**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Hector Aspen Proposed Development - Letter from Pamela Wood  
**Date:** November 9, 2022 1:21:43 PM  
**Attachments:** [HectorAspen Developments - HighStreet Proposal - Nov 9 2022 - PW.PDF](#)

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Attn Brad Clifton: Here is a letter outlining my concerns re the proposed Hector Aspen development.

Dr. Pamela Wood  
2044 Hector Road  
Comox

**From:** [Naomi Gibson](#)  
**To:** [Hector Aspen](#)  
**Subject:** Hector rd and Aspen property development  
**Date:** November 8, 2022 12:06:41 PM

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I live with my 2 young children 6 and 9yrs old on Acacia rd. We are part of the regional district area B. Last year I sent emails and made phone calls to the town of comox and the regional district in regards to the construction that was starting over on Aspen rd. I am concerned with the way the town of Comox and the regional district seem to be continuing with a "business as usual" attitude in the face of climate change and in the way they continue to bulldoze and destroy the last vestiges of actual nature in the name of "progress".

My children and I attended the recent community meeting with new area B representative Rich Hardy, my son spoke up in front of 60 people voicing his concern about the trees being cut down. He is aware of how the survival of the planet and our lives depend on us humans to take responsibility for the destruction and pollution we have caused. He asked me the other day "didn't they go to school? Trees give us air and if they keep cutting the trees down we won't have air"

Rich Hardy was very quick to latch onto a community member's mention of the housing shortage that has always been an issue here and it had never been a priority but now all of a sudden it is. Rich took the tactic of implying this project is being done because of the housing situation and that people are afraid of change in regards to the overall concerns about the amount and density of proposed developments.

We are not scared of change; change is the only constant in life. We are upset that the zoning of those properties have somehow changed from single family/ low rise townhouses low density units to an entirely different zoning.

The town of Comox and the Regional district obviously have a vested interest and are pushing projects through that benefits members of the councils but not their communities.

Climate change deadlines set by the U.N have come and gone and both the Town of Comox and the regional district have not taken the actions that are required now to help ensure that the children currently growing up will be able to have children of their own and the future of not only our species but survival of all species.

These manicured, paved Greenwaytrails with a few small trees planted after they've cut the big healthy trees that were there is not good enough. There is no room for wildlife or birds or actual wilderness left. Trees help keep the planet cool, during the heat dome the only place in our neighborhood that was cool was the trail between Aspen and Hector rd.

Obviously the way things were done doesn't work and to continue using a model that causes more harm than anything is ludicrous and sentences future generations to suffer.

Change has to happen on the municipal level and in a drastically different way from present model.

When your grandchildren ask you, what you did to help stop climate change and ensure they had a future, will you be able to answer without guilt?

Naomi Johnson

Stop choosing profit for the few over life for all.

**From:** [Jed Falk](#)  
**To:** [Hector Aspen](#)  
**Subject:** housing  
**Date:** November 10, 2022 9:56:14 AM

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Sent from [Mail](#) for Windows

Just my opinion ,but Im against any housing of this sort. Any developer coming into this area from out of town just wants to bribe the town council, which I know happens, to fill his pockets with millions. Affordable housing? Give me a break. Stay in Kelowna.

**From:** [Kevin Bronson](#)  
**To:** [Hector Aspen](#)  
**Subject:** Multi-family residential development proposed for 941 Aspen and 2077 Hector Road, Comox.  
**Date:** November 15, 2022 12:27:06 PM

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I am writing regarding the proposed multi-family residential project development in Comox at 941 Aspen and 2077 Hector Road. My home is at 979 Aspen Road, the portion of Aspen Road on the north side of the development area, connecting with Idiens Way.

I am concerned about the impact of a substantial increase in the volume of traffic on the neighbourhoods served by the existing portions of Aspen Road to the north and Hector Road to the east. These are quiet, family neighbourhoods.

Further, as they are now, these roads are relatively narrow and have no sidewalks. I can speak for Aspen Road to say that it is already routinely used by cyclists and pedestrians going from Idiens Way either through to the walking path that comes out at the edge of the development area or to Guthrie Road in Comox. The roads that Aspen Road (northern section) and Hector Road feed into are Idiens Way and Anderton Road, and these roads are likewise already narrow for the traffic they carry and have no sidewalks and little to no shoulder space. Yet in addition to vehicle traffic they are also used by cyclists and pedestrians. As they are now, these roads that will be most immediately affected by the large number of units proposed and therefore a substantial increase in the volume of local traffic are inadequate.

Sincerely,

Kevin Bronson



**From:** [jan.grzeslo@gmail.com](mailto:jan.grzeslo@gmail.com)  
**To:** [Hector Aspen](#)  
**Subject:** New Development  
**Date:** November 14, 2022 7:33:57 AM

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To whom it may concern:

I am a local Comox resident, and father with a young family. The Comox Valley is such a beautiful place, in particular it's proximity to natural spaces makes it's beauty known to all that visit and live here. We must keep that beauty at the core of why we love this place. I have lived in many different places in Canada and around the world. Most places follow the trend of growing populations, intensification of developments and the result is an urban concrete sprawl landscape. These landscapes lose their uniqueness, and end up all feeling and looking the same, bland and monotonous with no remnants of the beauty they once had.

I write to you to ask for serious consideration to maintaining the beauty of this place. I don't think anyone in the Comox Valley wants to live in a congested urban jungle and it is slowly becoming that way. I do acknowledge that there is a housing availability and affordability issue in the Valley but can your development go above and beyond just the usual land intensification process to build places that honour this place? That give a little extra though to the natural areas that bring us value that is not necessarily monetarily calculable?

Thank you for giving this some consideration. Respectfully,  
Jan, Meg, Rosie and Maella (We love this Valley!)

**From:** [Jacquie & Terry](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Proposed development @ 941 Aspen & 2077 Hector Rds  
**Date:** November 15, 2022 9:08:08 AM  
**Attachments:** [Hector Rd #2.docx](#)

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Please find attached our thoughts on this development.

Jacquie Masters & Terry Bergstrom

**From:** [K.P](#)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed Development @ Comox B.C.  
**Date:** November 14, 2022 9:14:30 AM

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Mr. and Mrs. N. Pritchard  
Comox, B.C.

November 14, 2022

Attn: Brad Clifton  
Re: Development Proposal at Hector and Aspen Rd

As long term residents of the Comox Valley, we are contacting you to add to the voices speaking out with concerns regarding the plans to densify the area hereby named. The construction of multiple apartment towers in an unfit location has certain negative, lasting impact on a currently well established community encompassing the Town of Comox and Area B.

We aim to protect the future of our naturally enriching community through encouraging limitations and/or opposing development plans such as this proposal.

First and foremost, we need to consider the existing residents in this area. The impact that this development would have on them would alter their lives without their consent or will. Their lifestyle would essentially be severely altered, some uprooted and felt pushed out of their neighbourhood. The incurring stress is already taking a toll at the threat of this drastic change.

These neighbours have chosen to establish themselves in this area to cultivate quiet neighborhoods, ensure safe streets for their children to play outdoors, grow food which they share and donate to our community, house our animals and retain the foundation of what this area of the Comox Valley and Regional District residents still wish to remain a stunning natural setting where living is peaceful and apart from the crowded and frantic pace of a city or even large town.

The oversight of lack of existing infrastructure or cost of upgrades and disruption to support this densification is very concerning.

There are already huge struggles with congested traffic routes, sewage treatment, increasing global threat to our specific water supply, staff retention issues and growing maintenance to operate the essential services in this town, supply shortages in grocery stores, lack of doctors, overflowing schools, encroaching crime and strain on our emergency response teams.

How deeply concerning when we look through the lens of the individual people and their families, rather than the benefit of the corporation.

How could squeezing in over 1500 more residents to an already bursting bubble, prove promising to any resident or community member at this rate?

From Kelowna, you cannot possibly see or be able to visualize the permanent negative results that these desification applications are sure to have on our gem of a community here in Comox.

It is our deepest wish that our local representatives become aware and take appropriate action.

We are building as a community; on tourism, recreation, supportive programming, sustainability, inclusive and affordable living....but this will not happen, in fact much will be detoured or lost at the cost of mass development if our residents, council and stakeholders do not stand in and stand up to developers changing the face of and threatening the overall wellness of our town.

On behalf of many community members, the feedback being presented, is simply NO to this project with a myriad of logical, foreseeable, and acceptable reasons why.

Sincerely,

Nathan and Karen Pritchard

**From:** [Neal De Groot](#)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed Development at 941 Aspen & 2077 Hector  
**Date:** November 9, 2022 3:44:37 PM

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Hi,

I don't have any specific comments on these proposed developments at this time as I am unable to find any information describing what they might look like once complete or how construction might disrupt the neighbourhood. I will say that rental housing is in desperately short supply in the Comox Valley so hopefully this is a significant part of your plans. Also, leaving as much of the wooded areas intact as possible would be of great benefit to both existing and new residents.

As someone who is considering buying a property on Hector Rd. I do have some questions:

- Do you have layouts/plans showing your proposed design for the areas in question?
- When do you hope to break ground?
- Will both areas be developed concurrently?
- When do you expect to complete?

I understand that you are still early in this process, but any light you can shed on this proposal would be appreciated. We expect to be in the neighbourhood for a long time and are eager to learn how the community might evolve over the next decade+ and what it will look like once your developments are complete. The construction phase and how it might disrupt the neighbourhood is also a consideration for us.

Regards,  
Neal De Groot

**From:** [sandiek@shaw.ca](mailto:sandiek@shaw.ca)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed Development at 941 Aspen and 2077 Hector Road  
**Date:** October 28, 2022 12:44:37 PM

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Hello,

I understand that the land at 941 Aspen and 2077 Hector Road in Comox, BC is being proposed for development of 4 to 6-storey apartment buildings and 3-storey townhouses. Could you provide me with details for this proposed development, including where these structures are to be placed, what fencing and/or hedging is going to be established, what trees are going to be preserved, and any other information available.

Thank you,

Sandra

**From:** [Ronald Haston](#)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed development at 941 aspen and 2077 hector rd.  
**Date:** November 14, 2022 6:48:44 PM

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We live on Grumman Place/Way, Comox and are very concerned about the enormous size of the proposed development in our area. The proposal of Four 4-6 storey apartment buildings and 3 storey high townhouses will absolutely crowd, overlook our homes and destroy our peace of mind as well as destroy this area. This is an area of bungalows, single family and duplex homes

The builder from the CITY of Kelowna with a population of approximately 143,000 people wants to come to our lovely small TOWN of Comox with a population of approximately 15,000 or 10% size of Kelowna and put 720 homes in a small area. If this is considered and only 2 people occupy each "home" 1440 people would mean 10% of Comox population would be squeezed into this small section of our town. The traffic would be terrible. Street parking problems, crowded schools, no doctors for new residents etc etc. Noise, litter.

Is this a case of "asking for the moon" and really only wanting a small bit? Big city developer trying to impress small town? Is this the Ploy ask for it all but really will be "happy" with less?

Look at the apartments/ condos near the Quality Food store in this same area. I believe there are ONLY 208 units there and the size of the buildings are big and high and crowded and overlook everyone else near them.

This is NOT the way Comox needs to go. This proposal should not be considered out of hand. I have not mentioned the forest destroyed. It is all wrong.

Patricia Haston  
Ronald Haston

Sent from my iPad

**From:** [R.M](#)  
**To:** [Hector Aspen](#)  
**Subject:** proposed development at 941 Aspen and Hector Rd  
**Date:** October 31, 2022 10:33:42 AM

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There is no infrastructure in place in the surrounding area to support a development of this magnitude. The roadways are too old to support the increased traffic on all the roads to and from this proposed development. This includes Aspen Hector Acaica Zylvan and Idiens Way. You need to rethink this entire proposal R McCulloch Aspen Rd ph 250 339 4358





**From:** [Pat Carl](#)  
**To:** [Hector Aspen](#); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [Pat Carl](#)  
**Subject:** Proposed Development at 941 Aspen/2077 Hector Road  
**Date:** November 12, 2022 1:02:32 PM

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To Whom It May Concern:

I write this email to comment on the proposed development at 941 Aspen and 2077 Hector Road (hereafter referred to as Aspen/Hector).

My comments are divided into three areas: Physical Infrastructure, Community Infrastructure, and Environmental Infrastructure in that order.

1. Physical Infrastructure - The physical infrastructure I'm referring to is called *HARD* infrastructure (<https://www.investopedia.com/terms/i/infrastructure.asp>), that is, roads, sewers, other water access, cabling (including digital access), power lines, and other electrical services. While I live on Aspen road, I am aware that the condition of the current road serving the Hector area is less than adequate as is Acacia Road which must be included as impacted by any High-street development. The current Highstreet proposal to add 720 more homes to the area only counts dwellings, not the number of people *AND* cars that will be traveling along Hector to Anderton or along Hector to Aspen, a cut through proposed as part of the development, which, by the way, will also link Hector road to the enormous amount of housing already being built on Aspen near McDonald Road. What does Highstreet propose as an improvement to the sewer system in the area to include the properties adjacent to Hector and along Acacia? Considering the rain run-off that currently cascades down Hector to Anderton and along Acacia, has Highstreet given any consideration to the amount of land necessary to set aside in its proposed development for a rain retention pond, an absolutely necessary feature that reduces the force of surface water during rain fall events? None of these concerns addresses just how outsized the Highstreet proposal is as compared to the housing currently in the area. Highstreet's proposal as currently conceived will increase even the noise level in this rural, family orientated area of single family homes and increased noise levels leads to increased levels of stress and anxiety <https://www.mentalhealthtoday.co.uk/innovations/can-noise-pollution-affect-our-mental-health#:~:text=Aside%20from%20activating%20the%20body's,stress%20leading%20to%20increased%20anxiety>

2. Community Infrastructure - The community infrastructure I'm referring to is called *SOFT* infrastructure (<https://www.investopedia.com/terms/i/infrastructure.asp>), that is, mass transit, schools, doctors, parks, trails and paths, all facets of infrastructure in general that lead to healthy communities. Just the impact of this proposed development on local area schools will be overwhelming as class sizes will increase which will necessarily increase the stress on educational professionals and special student services. What will Highstreet do to alleviate this impact or the impact on mass transit services which bring students to schools? Another challenge which already faces this community, but will only be further impacted by the Highstreet proposed development is the lack of family doctors. This challenge is well documented in the Comox Valley, even though medical professionals and the municipalities and regional district have been working diligently to fill the need, another large influx of residents which will accompany the Highstreet development does not bode well for those who live here already without a family doctor, but also for those who will unwittingly take up residence in the Highstreet proposed development. And unavailability of family doctors does not address the need for physician specialists <https://nanaimonewsnow.com/2022/06/07/recruitment-drive-successful-in-bringing-new-family-doctors-to-the-comox-valley/>, another challenge already facing the area which will only be increased with the proposed Highstreet development. Additionally, the proposed Highstreet development will absolutely destroy the park-like area already enjoyed by residents of the Aspen/Hector area for its trails and paths. One young resident said recently (paraphrased), "What about riding my bike through the woods here to school? That can't happen to us kids." He said it best, I think.

3. Environmental Infrastructure - Which leads me directly to environmental infrastructure which includes open spaces, trees, and the understory to include flora, fauna, the biomass, streams and fish. I would have laughed had it not been so unaware and sad on the part of Highstreet which stated as part of its required Community Consultation ad which was published in the Comox Valley Record on October 26, 2022, that the properties included in the proposed development are, and I quote, "currently vacant." These are *NOT* vacant properties. While walking through the area recently, I saw or heard eagles, an owl, junks, towhees, fox sparrows, chickadees, and, maybe, white-crowned sparrows, whose habitat is expanding. Looking at the surrounding trees, I saw third and fourth growth conifers and deciduous trees and an understory filled with leaf litter, toadstools and fungi. That fungi is underground too and provides a network of communication between the trees (think the

movie Avatar) and which leads to the health of the entire forested area <https://www.npr.org/sections/health-shots/2021/05/04/993430007/trees-talk-to-each-other-mother-tree-ecologist-hears-lessons-for-people-too>. And, apparently, all of this area is attached in the way that nature does to Brooklyn Creek and its watershed which is currently being rehabilitated and will hopefully once again contain salmon and which the proposed Highstreet development will negatively impact. Will Highstreet refrain from installing sidewalks made of cement throughout its proposed development? Will Highstreet provide open access to all paths? Will Highstreet provide adequate charging stations at its proposed development? Will Highstreet refrain from adding grass to this proposed development and rather Xscape it and add only drought resistant local foliage? Will Highstreet retain 30% or more of the maturing trees in proposed development?

On November 6, 2022, over 50 adults, some with their school-aged children, attended a neighbourhood meeting held at the Hector deadend on a Comox Valley drizzly fall day. They voiced these and other concerns about the magnitude of the proposed Highstreet development, the extent of the destruction the proposal would inflict on their rural neighbourhood and its environmental infrastructure, as well as the pressure it would have on the area's already fragile physical infrastructure.

Listen and proactively respond to our concerns with workable solutions. .

Pat Carl  
Residing on Aspen Road  
V9M 4H6

*With gratitude, I acknowledge that for thousands of years the peoples of the Pentlatch, E'y7ik<sup>w</sup>7sen (Eiksan), Walatsumas, and K'omoks Peoples have walked gently on their unceded traditional territories on Vancouver Island where I live. Taking their lead, I walk through my life conscious of Mother Earth. I respect her and all her gifts. I thank these First Peoples for their example, generosity and hospitality.*

**From:** [kkoons](#)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed development at 941 Hector, Comox  
**Date:** November 16, 2022 9:01:56 PM

---

I live in the Meadow Glen townhome complex at 717 Aspen and have been here for 24 yrs, and expect to be here for probably another 20. I am extremely opposed to this proposed development.

Reasons:

1. Increase toTraffic:

Presently, when turning on to Aspen at our Complex entrance, it is sometimes impossible to see approaching traffic coming towards the intersection of Aspen and Guthrie (due to cars parked on west side of Aspen). This situation can only worsen and become more dangerous with the completion of the proposed apartment development.

With the apartment development that has already occurred in the area (on Aspen - on the south side of Guthrie, and even a bit further away on Anderton) traffic has already increased dramatically.

2. Enough apartments in the area:

As mentioned earlier, there is a large new apartment complex just completed south of the Guthrie and Aspen intersection, and also another fairly new apartment development a few more blocks away on Anderton.

3. Expectations of neighbourhood composition:

The land parcel in question has or had been zoned, I believe, as "Large Lot / Single family Dwelling", This has been the expectation of those of us who did our research prior to choosing to spend our money to purchase a home in this neighbourhood; we may have made different choices if we knew we would eventually be surrounded by several hundred apartment units.

Please re-think this development proposal.

Thank you,

Karin Koons  
#33, 717 Aspen Rd.  
kkoons@shaw.ca

Sent from my Galaxy Tab® S2

**From:** [Shane Kretky](#)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed development at Aspen & Hector  
**Date:** November 15, 2022 8:22:04 PM

---

Hello,

This is in regards to your proposed development at Aspen & Hector. As you go through the planning process, I hope you keep the following in mind:

- The Comox requirement to maintain 30% of the existing trees (the existing area is quite heavily treed, providing habitat for many animals)
- Has a survey been done of the wildlife in the existing forested area in the development?
- I hope that the proposed development will include many of the features of your Aspen View (solar panels, charging stations, and community green spaces)
- The development will lead to an increase in traffic along Aspen, Idiens, and Hector, particularly if you end up connecting to Crown Isle. Is the town going to be responsible for upgrading and maintaining these roads, or will Highstreet contribute?
- Will Highstreet contribute or collaborate to attract and maintain doctors for the new residents in your development?

Thank you,  
Shane

**From:** [Willem Semmelink](#)  
**To:** [Hector Aspen](#)  
**Cc:** [jkerr@comox.ca](mailto:jkerr@comox.ca)  
**Subject:** Proposed development on 2 land parcels  
**Date:** November 16, 2022 2:49:16 PM

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Thank you for the opportunity to weigh in on your proposed development. I feel we need more people in Comox. However I also firmly believe that they can best be accommodated in areas that are within the town's existing built infrastructure. In all good conscience I believe new developments in our town that reduce green spaces would be a disservice to ourselves and future generations given the extent of the climate emergency.

I hope you have the opportunity to help develop Comox housing stock in a way that will improve the livability of our town. The land parcels you are looking to develop are needed to provide ecosystem services to the present and future residents.

All the best

Willem Semmelink  
53-717 Aspen Road  
Comox  
V9M 3X4 BC

**From:** [Robert Simmons](#)  
**To:** [Hector Aspen](#)  
**Subject:** Proposed development on Aspen & Hector Roads  
**Date:** November 6, 2022 9:40:05 PM

---

Hello,

- Will NATIVE plants be planted in areas where planting will occur, or will it be non-native species? If non-natives are to be planted, fruit-bearing trees would be useful.
- Will there be bat houses put up to replace any bat roosts that might be there right now in trees?
- Will there be mason bee nesting boxes put up to house and protect those native pollinators?
- Will any work occur during bird nesting time?
- Will there be grass sown in the area? This would be ridiculous because grass is useless and wastes water, and will most likely be mowed with GHG-emitting gas powered equipment.
- Will there be natural gas pipelines fed into the area in this earthquake zone we live in? When a huge earthquake occurs and there are fires due to burst pipelines, how will the fires be put out? Most likely the roads will be destroyed as well, and fire fighters are unlikely to want to leave their own families after a huge quake (would you?).
- Will you be providing a medical facility and PAY for its existence indefinitely? We are already in a doctor shortage crisis here, and this development will entice people TO RETIRE HERE, straining an already strained medical system.
- Will any cats that people have be required to be leashed if let out, so they do not kill

birds and create a hazard on the road while they run around?

- Will the buildings have solar panels on the roofs (or elsewhere in the complex) to decrease dependence on the local power grid?
- Will the complex have small wind turbines (same reason, as above)?
- Will there be any fire places in any of the units? These are ridiculous as well, since living trees are much more useful in absorbing the carbon dioxide our motorized society belches out, and they provide habitat for birds, bats and insects. PLUS, this is a valley, and we're already getting days when it's not safe for some people to inhale the smoky air, due to wood burning.
- Will any building materials be made in Canada or, more likely, come mostly from China?
- Will there be charging stations for those with electric cars and electric bikes? How about some solar panels or small wind turbines for those stations (if you will have such stations)?
- Will buses enter the complex so that people do not necessarily HAVE to have a personal vehicle to get around in Comox and Courtenay?
- Will the roofs be white to reflect sunlight or will it be the same, tired, dark colored surfaces currently seen all over the place, that absorb the sunlight, making it more likely the dwellers will use air conditioners to make the inside bearable in the summer heat waves?
- Many forward-thinking builders put trees &/or vegetable garden areas on the roofs. This has many benefits: cooler building, slight decreased dependence on food from far away, some absorption of atmospheric carbon dioxide, a nice place for people to spend some time instead of watching a screen.



- Will there be rain water collection so spring rains can at least be used during summer droughts for the, hopefully, native plants, in the area? OR, the water can be used for the plants on roofs as described in the bullet point above.

Thanks for reading, if you got this far.

Robert

**From:** [John Walker](#)  
**To:** [Hector Aspen](#)  
**Subject:** proposed development  
**Date:** November 12, 2022 8:36:20 PM

---

I read in the newspaper about the proposed development at 941 Aspen and 2077 Hector Road, Comox.

I live on Bolt Avenue, Comox, near the intersection of Bolt Avenue and Aspen Road. This is already a busy area with an increasing volume of traffic in a neighbourhood of family homes.

I am opposed to the development of approx. 720 new homes in this area. The infrastructure is definitely not able to handle a development of this magnitude.

John Walker

**From:** [Kary Zimmerman](#)  
**To:** [Hector Aspen](#); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)  
**Subject:** Proposed High Street Development at 2077 Hector Rd Comox  
**Date:** November 15, 2022 5:09:00 PM

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To all whom it concerns,

I am writing to you as I have some concerns regarding the proposed development at 2077 Hector Rd

I live on Acacia Rd, and have been there for 5 years. When we purchased, we were aware that the land was zoned multi family, and that it would be inevitable for growth, but the amount of homes, the fact that there will be 5-6 storey units and the amount of people that go with it is concerning.

Although we are regional district I find it interesting that it was never brought to anyone's attention in area B, which is in fact the majority of who it will impact.

The development of this size is definitely something that the Comox Valley is not able to handle, lack of school, physicians and sports facilities are amongst a few.

I feel that when the time comes for some growth, there needs to be some green space kept in mind to keep the residence of our area feeling like it did when we all purchased here.

Your consideration is appreciated.

Kary Zimmerman

Area B resident

878 Acacia rd

Comox

**From:** [Clarice Coty](#)  
**To:** [Hector Aspen](#)  
**Subject:** Questions re: proposed development in Comox  
**Date:** November 7, 2022 12:42:32 PM

---

Hello Brad Clifton

Recently I saw your ad in the paper for community consultation and I would be interested in speaking with you about your development.

During the public meeting for Aspen View, I made some comments at the public hearing in favour of the project.

Let me know a good time to talk with you? I hope to hear from you soon.

Thank you

Clarice Coty



**Clarice Coty**

Office: 250.338.5466 | Cell: 250.897.6833  
[clarice@buildinglinks.ca](mailto:clarice@buildinglinks.ca) | [www.buildinglinks.ca](http://www.buildinglinks.ca)



**From:** [gerald cline](#)  
**To:** [Hector Aspen](#)  
**Subject:** Re: 941 Aspen and 2077 Hector  
**Date:** October 31, 2022 10:20:50 PM

---

Hello anonymous person....

We are the northernmost 2 properties on Acacia. My neighbour's son in law is a realtor and I imagine he would like to get involved in these discussions. Furthermore, this is extremely premature given the modest pace of development in the Comox Valley. Another consideration is our relationships with our neighbours, most of whom we know and socialize with a few times a year at neighbourhood parties.

I would not like my query to be used to sway the debate concerning your proposal. I obviously would prefer you to build something along the lines of single family executive homes than multi family. Be that as it may, if a win/win solution could be negotiated between us, at the appropriate time we would be willing to "go public" so to speak. Please understand we are all quite shocked by your proposal and very concerned for our quality of life going forward.

This is not to criticize your company in any way. Obviously we recognize the constant need for construction of housing units in a country with significant population increase.

Regards

Gerald Cline

> On Oct 31, 2022, at 11:04 AM, Hector Aspen <hectorandaspen@gohighstreet.ca> wrote:  
>  
> HI Gerald, thanks for your email. What is your particular address as well as your neighbour?  
>  
> At this point in the process, we are still working to finalize our materials and have not submitted a formal application. There will be additional opportunities for public engagement once a formal application has been submitted and more project information is available.  
>  
> Our team is working to compile the incoming community feedback received as part of the Stage One Engagement process which will be submitted to the Town of Comox.  
>  
> Once the Stage One Engagement period is completed (November 16, 2022), we will update [www.hectorandaspen.com](http://www.hectorandaspen.com) to include frequently asked questions and project next steps. We are looking forward to sharing more information with you during the next phase of the process, the Stage Two Open House. Note, we have not determined a date for the Open House.  
>  
> If you have questions about planning, land use, policy or the engagement process, please reach out to the City of Comox Planning Department at 250-339-1118 or [town@comox.ca](mailto:town@comox.ca).  
>  
> Thank you.  
>  
> -----Original Message-----  
> From: gerald cline <geraldcline@shaw.ca>  
> Sent: October 31, 2022 10:59 AM  
> To: Hector Aspen <hectorandaspen@gohighstreet.ca>  
> Subject: 941 Aspen and 2077 Hector  
>  
> Dear Sirs:  
>  
> We live on Acacia Road and we are your immediate neighbours to the East. Our reaction to your proposed

development is pretty much what you would anticipate, rather negative, for all the obvious reasons.

>

> That being said, the views from your proposed top floor units could be quite spectacular. By the time you sort out design, permitting and actual construction issues, we and our adjacent neighbour could possibly be interested in downsizing into some of your units. Is there any chance you would consider purchasing our 2 properties, so as to obtain an additional 50,000 square feet (200 X 250) of developable land, and possible access to Acacia Road? I understand that there could be a problem with town boundaries, insofar as we are in the Regional District of Comox while I think your sites are in the Town of Comox.

>

> Regards,

>

> Gerald Cline

**From:** [Russell Dyson](#)  
**To:** [Hector Aspen](#)  
**Subject:** RE: 941 Aspen Rd and 2077 Hector Rd  
**Date:** November 14, 2022 2:10:58 PM

---

Thank you for reaching out to the community and for copying us.

**Russell Dyson (he/him)**

Chief Administrative Officer  
Comox Valley Regional District  
Tel: 1-250-334-6055 Cell: 250 218-6270

*The Comox Valley Regional District respectfully acknowledges the land on which it operates is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.*

---

**From:** Hector Aspen <hectorandaspen@gohighstreet.ca>  
**Sent:** November 14, 2022 1:30 PM  
**To:** Stephanie Abbat-Slater <stephanieabbat@gmail.com>  
**Cc:** Russell Dyson <rdyson@comoxvalleyrd.ca>; mkamenz@comox.ca; Bev Slater <bevslater@hotmail.com>; bgdslater@gmail.com; council@comox.ca; gegegardenz@gmail.com; letters@thecomoxvalleyrecord.com  
**Subject:** RE: 941 Aspen Rd and 2077 Hector Rd

**CAUTION! EXTERNAL EMAIL**

Hello Stephanie,

Thank you for your email and for taking the time to connect with us.

At this point in the process, we are still working to finalize our materials and have not submitted a formal application. There will be additional opportunities for public engagement once a formal application has been submitted and more project information is available.

Our team is working to compile the incoming community feedback received as part of the Stage One Engagement process which will be submitted to the Town of Comox.

Once the Stage One Engagement period is completed (November 16, 2022), we will update [www.hectorandaspen.ca](http://www.hectorandaspen.ca) to include frequently asked questions and project next steps. We are looking forward to sharing more information with you during the next phase of the process, the Stage Two Open House. Note, we have not determined a date for the Open House.

If you have questions about planning, land use, policy or the engagement process, please reach out to the City of Comox Planning Department at 250-339-1118 or [town@comox.ca](mailto:town@comox.ca).

Thank You,

The Highstreet Project Team

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**From:** Stephanie Abbat-Slater <[stephanieabbat@gmail.com](mailto:stephanieabbat@gmail.com)>  
**Sent:** November 12, 2022 10:01 PM  
**To:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); Bev Slater <[bevjslater@hotmail.com](mailto:bevjslater@hotmail.com)>; [bgdslater@gmail.com](mailto:bgdslater@gmail.com); [council@comox.ca](mailto:council@comox.ca); [gegegardenz@gmail.com](mailto:gegegardenz@gmail.com); [letters@thecomoxvalleyrecord.com](mailto:letters@thecomoxvalleyrecord.com)  
**Subject:** 941 Aspen Rd and 2077 Hector Rd

This email is in regards to the proposed development on both Hector rd and Aspen rd.  
I live at 889 Acacia Rd. ( in Area B)

To say that I am opposed to this development is an **understatement**.  
There are so many reasons, and to fit them all into one email would be a challenge- so I am going to name just a few.

This development is designed with greed in mind. It is not taking into consideration the drastic change to the land it will sit upon- nor is it taking into consideration the impact it will have on the people who live, not only near it, but in the valley.

Our world is in a severe climate crisis, adding more density and highrises where watersheds and wildlife live is the opposite of helping combat this crisis. The proposed development could house more than 2000 people in a very compact space- clear cutting trees to do so- leaving nothing behind to absorb the extra pollution 2000 people will add. It will also allow for higher risk of flooding. On top of that, the wildlife that live among these trees will be left with nothing, some of these species of wildlife are already at risk, and drastically changing their habitat will leave them even more vulnerable.

The people of the Valley already struggle to find childcare, health care, and our emergency services are over-run as it is. The proposed development is looking to add 800+ units, how many of the people who move in will be multi family homes? How many will have young children? How many will be elderly and require medical care? To add this many people into a situation where the people who already live here struggle to get the help they need, is putting everyone at high risk. My nextdoor neighbour is extremely ill, and can not get the medical attention he needs. My neighbour two doors down suffered a stroke over 8 months ago- and is still on a waitlist to see a specialist. Our neighbour down the road had a loved one pass away in their home because our emergency responders are overrun and could not get there in time.. so please tell me how an additional thousand or more people added into this situation is in any way a good idea.

I am a mother of two. I have twin daughters who are 17 months old- I am one of the fortunate people who have family close by ( we all live on the same property) who can help me when I need to work- I have many friends who do not have that luxury- who struggle to find childcare as it is, whose children have been on waitlists for schools and extracurricular programs for months.

**We do not have the resources available for the people who ALREADY live here- adding this more**



**is beyond irresponsible.**

From a very personal standpoint- this development will severely impact my own home. We moved here to get away from city noise, to be surrounded by trees, to look into our back yard and not be looking into someone's condo/ highrise window- but instead into the forest. I want to raise my children in a place where we can use the pathway through the forest to get to our grocery store. I want to listen to the birds that surround us, and see the eagle fly through my backyard. I want to hear the quiet hum of the night- I do not want to hear cars driving past my house 24/7 and the constant noise of construction for years.

AND on top of all of this- the fact that people who live in Area B ,who will be directly affected by this development ,were not given any heads up, but instead most of us found out about it through the paper, or from our neighbours- leaves an extremely bad taste in my mouth.

I am aware the housing crisis is a serious matter- but this will not help it- it will only exacerbate the many other crises we already have; Climate, health care, childcare, and the loss of what is and should remain a beautiful place to live.

I am not opposed to development- but I am **BEYOND** opposed to this proposal.

**This development will DEVALUE the place we love so much, the place we live. The Comox Valley.**

Stephanie Abbat-Slater

**From:** [Redtail Micksch and Blake](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comovalleyrd.ca](mailto:rdyson@comovalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Re: 2077 Hector and 941 Aspen Roads  
**Date:** November 16, 2022 12:19:32 PM

---

895 Acacia Road  
Comox, BC

November 16, 2022

Attention: Brad Clifton, Highstreet Ventures

I have been a resident of 895 Acacia Road, immediately adjacent to Hector and Aspen Roads, for over 42+years. I purchased my home here because of its rural location and never imagined my community as becoming overpopulated. There is not even enough classroom space, daycares and family doctors to support the current Comox Valley population. I live in a rural area that has requested improvement to roads but we have tolerated the lack of good streets, sidewalks, street lighting and sewer because we also enjoy the rural nature and country ambience of our neighbourhood. Before you bring multifamily high-density housing to our area, please consider the points I have mentioned above. As the matriarch of my street for over 42 years, please consider my requests when making your decisions. I was told many years ago that bringing this area into Comox was not profitable. My property, that backs onto your high density proposed development, has a zoning restriction that limits our ability to subdivide. How does that make sense when Highstreet Venture can stuff approximately 100 units on the same property a mere stone's throw away. We are frustrated and angry by the lack of transparency and notification to those living immediately adjacent to 2077 Hector and 941 Aspen when the properties were incorporated into the Town of Comox from the Comox Valley Regional District. It feels like yet another Town of Comox "behind closed doors" tax grab with no consideration to the surrounding community or the Comox Valley Regional Growth Strategy that was created to reduce urban sprawl.

Highstreet Ventures, we ask that you return to our community with a more suitable development proposal that better reflects the current housing in this neighbourhood. As well, please include all surrounding neighbours, including those living in the Comox Valley Regional District on Hector, Aspen and Acacia Roads, in your Community Consultation Announcements.

Respectfully,

Judy Tarala and A. Hamilton

**From:** [Jen Groundwater](#)  
**To:** [Hector Aspen](#)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); "[Marvin Kamenz](#)"; [Regina Bozerocka](#)  
**Subject:** RE: Comments on Hector and Aspen  
**Date:** November 16, 2022 2:05:57 PM  
**Attachments:** [Highstreet Aspen Hector letter.pdf](#)

---

Whoops. Letter attached.

Jen

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**From:** Jen Groundwater <[jen@jengroundwater.com](mailto:jen@jengroundwater.com)>  
**Sent:** 16-Nov-22 1:09 PM  
**To:** [hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)  
**Cc:** [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); 'Marvin Kamenz' <[mkamenz@comox.ca](mailto:mkamenz@comox.ca)>; 'Regina Bozerocka' <[rbozerocka@comox.ca](mailto:rbozerocka@comox.ca)>  
**Subject:** Comments on Hector and Aspen

Hi Brad,

Here are my comments to be added to the public consultation feedback.

Thank you, and enjoy your day.

Jen

[Jen Groundwater \(she/they\)](#)  
Text or call 403.688.2784  


I am grateful to be living in the unceded territory of the K'ómoks peoples traditionally known as the Sahtloot, Saseetla, Ieeksun, and Pentlatch.

**From:** [jengroundwater@gmail.com](mailto:jengroundwater@gmail.com)  
**To:** [Hector Aspen](#)  
**Subject:** RE: Conceptual drawings re Hector and Aspen project?  
**Date:** October 31, 2022 6:11:56 AM

---

Thanks for the reply, Brad. I guess my question is how you can get any meaningful “community feedback received as part of the Stage One Engagement process” if there’s no info available about what the project might look like.

Do you know when the website will be up and running?

Thanks.

Jen

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**From:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Sent:** 28-Oct-22 2:24 PM  
**To:** [jengroundwater@gmail.com](mailto:jengroundwater@gmail.com)  
**Cc:** Info <[info@gohighstreet.ca](mailto:info@gohighstreet.ca)>  
**Subject:** RE: Conceptual drawings re Hector and Aspen project?

Hello Jen,

Thank you for your email and taking the time to connect with us.

At this point in the process, we are still working to finalize our materials and have not submitted a formal application. There will be additional opportunities for public engagement once a formal application has been submitted and more project information is available.

Our team is working to compile the incoming community feedback received as part of the Stage One Engagement process which will be submitted to the Town of Comox.

Once the Stage One Engagement period is completed (November 16, 2022), we will update [www.hectorandaspen.com](http://www.hectorandaspen.com) to include frequently asked questions and project next steps. We are looking forward to sharing more information with you during the next phase of the process, the Stage Two Open House. Note, we have not determined a date for the Open House.

If you have questions about planning, land use, policy or the engagement process, please reach out to the City of Comox Planning Department at 250-339-1118 or [town@comox.ca](mailto:town@comox.ca).

Thank You,

**Brad Clifton**  
Highstreet Project Team

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**From:** [jengroundwater@gmail.com](mailto:jengroundwater@gmail.com) <[jengroundwater@gmail.com](mailto:jengroundwater@gmail.com)>  
**Sent:** October 26, 2022 3:57 PM  
**To:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>

**Cc:** Info <[info@gohighstreet.ca](mailto:info@gohighstreet.ca)>

**Subject:** Conceptual drawings re Hector and Aspen project?

Hello Brad,

I am a Comox resident who would love to know more about the proposed development in the Hector and Aspen area.

Do you have any material you can share about this that would help people in the neighbourhood make more informed comments by November 16? So far the attached notice appears to be all the info that's available.

Thanks so much in advance,

Jen

Jen Groundwater (she/they)

Text or call 403.688.2784



I am grateful to be living in the unceded territory of the K'ómoks peoples traditionally known as the Sahtlout, Saseetla, leeksun, and Puntledge.

**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Subject:** RE: Highstreet Ventures - Attn Brad Clifton  
**Date:** November 10, 2022 1:55:04 PM

---

Got your confirmation – thank you.

Wayne Matkoski  
2044 Hector Road  
Comox

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**From:** Hector Aspen [mailto:[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)]  
**Sent:** Thursday, November 10, 2022 1:40 PM  
**To:** Pam & Wayne  
**Cc:** 'Julie Micksch'  
**Subject:** Re: Highstreet Ventures - Attn Brad Clifton

Good afternoon Wayne,

Thank you for your email and taking the time to connect with us.

At this point in the process, we are still working to finalize our materials and have not submitted a formal application. There will be additional opportunities for public engagement once a formal application has been submitted and more project information is available.

Our team is working to compile the incoming community feedback received as part of the Stage One Engagement process which will be submitted to the Town of Comox.

Once the Stage One Engagement period is completed (November 16, 2022), we will update [www.hectorandaspen.ca](http://www.hectorandaspen.ca) to include frequently asked questions and project next steps. We are looking forward to sharing more information with you during the next phase of the process, the Stage Two Open House. Note, we have not determined a date for the Open House.

If you have questions about planning, land use, policy or the engagement process, please reach out to the City of Comox Planning Department at 250-339-1118 or [town@comox.ca](mailto:town@comox.ca).

Thank You,

The Highstreet Project Team

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**From:** Pam & Wayne <[woodmat@shaw.ca](mailto:woodmat@shaw.ca)>  
**Date:** Thursday, November 10, 2022 at 11:36  
**To:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Cc:** 'Julie Micksch' <[jmicksch@gmail.com](mailto:jmicksch@gmail.com)>  
**Subject:** Highstreet Ventures - Attn Brad Clifton

Brad - Just in case you didn't receive the messages/letters yesterday, here they are again. We would like confirmation of you receiving them.

I am including one of our neighbours so she can verify that the emails are going through and read what our opinions are re your proposed development.

Sincerely,

Wayne Matkoski, RPBio  
Dr. Pamela Wood  
2044 Hector Road,  
Comox, BC

**From:** [Jen Groundwater](mailto:Jen.Groundwater)  
**To:** [sandiek@shaw.ca](mailto:sandiek@shaw.ca)  
**Cc:** [Hector Aspen](#)  
**Subject:** RE: Proposed Development at 941 Aspen & 2077 Hector Road  
**Date:** November 7, 2022 1:21:17 PM

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This is very much a Comox issue – sorry if I didn’t make this clear. The area that now belongs to Highstreet used to be part of Area B but was incorporated into the Town of Comox in 2016. So only Comox has a say in what happens here.

I assume you’re already going to give your feedback to [hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca) before November 16! I sure hope so, anyway. You don’t have to live in the immediate area to have a say. The more we can speak up the better.

Personally, I’m less in favour of single-family homes, since in that scenario, the forest will largely be cut for the benefit of a few people, rather than a lot of people. My main objection is cutting forests AT ALL in the middle of a climate emergency – not to mention the fact that local infrastructure can’t handle the number of people we already have (eg not enough family doctors, etc.). But I recognize that not everyone shares this opinion.

I think we should be building denser closer to town (like the old Comox Elementary area) – or other areas that are already developed (like what about that empty car dealership up near the old Art Knapp?)

Oh yes, I’ve been meaning to go check out that area near NIC that is supposedly being cleared – argh, so many things happening.

Anyway, I’ll send you the info from the Area B organizers, and I encourage you to send your feedback to Highstreet and encourage as many other people as you can to speak up!

Can I share this info with the Area B organizers?

Thanks!

Jen

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**From:** sandiek@shaw.ca <sandiek@shaw.ca>  
**Sent:** 7-Nov-22 11:53 AM  
**To:** 'Jen Groundwater' <jen@jengroundwater.com>  
**Subject:** RE: Proposed Development at 941 Aspen & 2077 Hector Road

Hi Jen,

That was my exact thought regarding Hightstreet’s underhanded strategy; make the public think they are being “nice guys” by reducing the height of the proposed high density development! It wouldn’t surprise me if they “kindly” proposed to reduce the building heights; however, have more condo units and fewer townhouses.



Since it seems as though nothing can be done to stop development of this area, we feel that single family homes, patio homes, and as much greenspace as possible is most suitable for this location. Also, I understand that a large parcel of land adjacent to the North Island College has been purchased for a residential housing development. If this is the case, a high density development in Comox is not required.

Although we know there is much opposition to this project, we are not aware of specific groups that exist in this regard. Since we don't live in Area B, and we are going to be out of town from November 19<sup>th</sup> thru to early January, there is probably no point connecting with the group you mentioned; however, we would be willing to add our names to any petition, or such, if that was to exist.

Since I prefer to minimize my use of social media sites, I don't use Facebook it on a regular basis; however, I will check out the Comox Sustainability Group you mentioned.

Thanks,  
Sandie

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**From:** Jen Groundwater <[jen@jengroundwater.com](mailto:jen@jengroundwater.com)>  
**Sent:** Monday, November 7, 2022 7:42 AM  
**To:** [sandiek@shaw.ca](mailto:sandiek@shaw.ca)  
**Subject:** RE: Proposed Development at 941 Aspen & 2077 Hector Road

Hi Sandie,


I'm a volunteer with SOFT-CV and I received your email (with attachments) yesterday. Thanks so much for taking the initiative to contact DND and share this info! I'm no expert, but to me it looks like even 4 storeys is too high!

I'm sure these guys (Highstreet) are shooting for the moon knowing they'll never get approval for 6 storeys, but that then suddenly 4 storeys will look reasonable.

There's a group formed mainly by residents on Hector Road (who are in Area B) about this issue. Are you aware of this group and if not, do you want to be connected to them? There was a meeting yesterday with Richard Hardy (Area B director) and about 50 people.

Also, we've just started a Facebook group if you're on Facebook. Search up Comox Sustainability Group – it's very small right now but will hopefully grow!

Jen

Jen Groundwater (she/they)  
Text or call 403.688.2784  


Hello,

As per the notice printed in the Comox Valley Record, Highstreet Ventures is proposing 4 to 6-storey high apartment buildings, and 3-storey high townhouses, on the property described in the "Subject" of this email. In addition to being ridiculously high density and unsuitable for this once rural area, it appears as though this property might be in the DND height restrictions zoning shown in the attachments. Do you know if this is the case?

Below is the email from Capt. Minsik Eum that I received after contacting CFB Comox regarding this matter.

Regards,  
Sandie

**Email from Capt. Minsik Eum (with attachments):**

***Please see attached maps that shows height and zoning restriction based on CAZR.***

***Friendly note that anything built within the outer surface (the ~4km radius) should be sent to DND for review.***

***Happy that we were able to help and for any additional inquiry, please contact our plus box (cc'd).***

***Thank you and have a nice weekend.***

***Capt Minsik Eum***

I am grateful to be living in the unceded territory of the K'ómoks peoples traditionally known as the Sahtlout, Saseetla, Ieeksun, and Puntledge.

**From:** [Aspen Hector](#)  
**To:** [richhardyareab@gmail.com](mailto:richhardyareab@gmail.com); [town@comox.ca](mailto:town@comox.ca)  
**Cc:** [Hector Aspen](#); [ccooper@comox.ca](mailto:ccooper@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca)  
**Subject:** Request for Communication/Information on Proceedings on 2077 Hector and 941 Aspen Roads  
**Date:** November 23, 2022 10:52:19 AM

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Dear Richard Hardy and Town of Comox,

I am one of many CVRD residents that will likely be affected by the proposed development on 2077 Hector and 941 Aspen Roads, Comox, BC. I (We) would like to be contacted as to when the Town of Comox and/or Highstreet Ventures will be holding an Open House, Proposed Development Meeting, Council Meeting and/or Informational Session on the properties identified above. I have CC'd several contacts to serve as an electronic/paper trail confirming that I (we) have made this request.

Sincerely,

Julie Micksch  
Resident and Local Contact for Adjacent Properties to 2077 Hector and 941 Aspen Roads

**From:** [+1 778-679-7935](tel:+17786797935)  
**To:** [Brad Clifton](#)  
**Subject:** Voice Mail (1 minute and 4 seconds)  
**Date:** October 28, 2022 11:02:15 AM  
**Attachments:** [audio.mp3](#)

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Brad my name is Gary Gary Shawn. I'm a resident of Comox. Or is this just an ad in the local record newspaper about a large, very large development that your firm is planning on to do with the Aspen and Hector roads in Comox BC? No, I can't find any information on any details on your website as to what exactly is underway. Would you mind giving me a call at 778-679-7935? I'm just wondering where I can get information. Further information on what is this development is proposed to be? Thank you very much.

You received a voice mail from [+17786797935](tel:+17786797935).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe

[Set Up Voice Mail](#)

Lorenzo Cavaggion  
2026 Hector Road  
Comox, BC  
V9M 3Y7

November 8, 2022

Attn: Brad Clifton

Re: Hector & Aspen Development Proposal

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I recently invested in a small piece of property on Hector Road. Half owner I would like to address all the folks in favor of the Hector & Aspen Development Proposal.

I have lived on Vancouver Island my entire life and each location I have chosen has always been one with nature and serenity in mind. For my last stop on the island when I retire, I invested on Hector Road thinking this would be it.

To learn now that such a development is even being discussed goes contrary to anyone I know and speak to regularly that live on Hector Road.

The surroundings surely would suggest such a development is not for this area.

I could go on and on about the past and what changes this would make for the neighbourhood but simply I vote to appose the development and for those proposing such a one-sided plan to consider what they are even thinking of.

There is no room for such a development.

I am so pleased that in North Saanich, where I currently live, we successfully replaced all the big city designer folks with regular minded country folk with the stroke of a pen during the most recent election. Away with high density. Keep it in Langford where it belongs.

Other than simply apposing this development my goal is to ensure this development ends up in an area where all are happy to see it be built.

Not here, not now, not ever on Hector Road.

Regards

Lorenzo Cavaggion

President – CAC Industrial Equipment Ltd

# Development Proposal: 941 Aspen and 2077 Hector Road

<https://hectorandaspen.ca/> by "Highstreet Ventures Inc. approaches community building with the same care that we put into our sustainable, net-zero energy ready buildings. Ultimately, we want to learn how to build the best homes through conversations with the communities we build in."

## Development Details: (Based on information and maps available on the internet)

Highstreet ventures proposes to build a phased multi-family residential project at 941 Aspen and at 2077 Hector Roads in Comox. The project would consist of a number of 4 to 6 storey high apartment buildings along with 3-storey high town houses creating a grand total of approximately 720 new homes. This proposal would include the phased extension of Aspen and Hector Roads and would add amenity buildings and underground parkades as well as open green spaces.

Two parcels of land are proposed to be developed for this project. The first portion of land (VIP 60685 - 5.07ha in size) is to be geographically separated from the other by the extension of Aspen Road. The second (VIP 18002, 4.06ha in size) will be geographically separated from the first with the proposed extension of Hector Road. (See map below.)

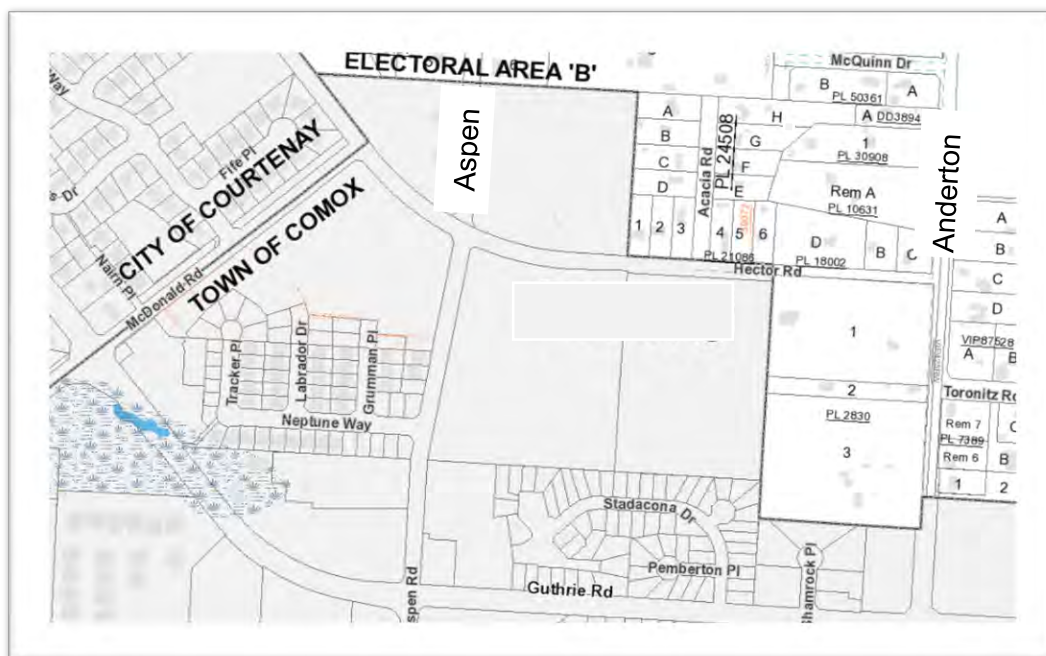


# Aerial View of the Subject Lands and Surrounding Area



These lands lie within the Town of Comox, and as such, will be governed by the land use bylaws of the Town. As shown on the proceeding map, the lands are bordered by the City of Courtenay (the first mentioned parcel) and by the CVRD Electoral Area 'B'. The Town will consult with these two neighbouring jurisdictions for comments on the development proposal.

## Local Government Jurisdictions

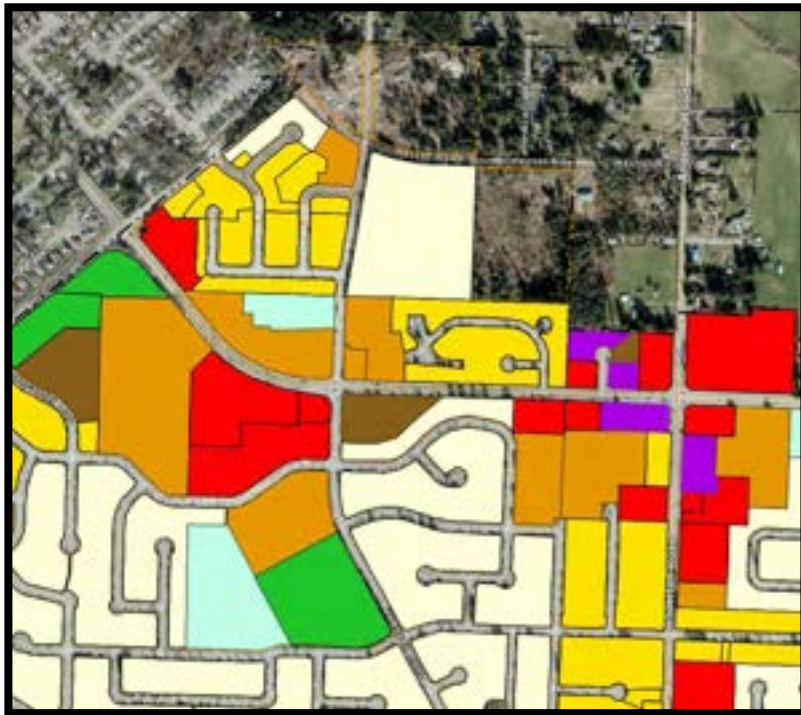




# Proposed Development: Initial Concerns & Analysis:

Upon review of the current Town of Comox zoning bylaw and the Official Community Plan (OCP) maps (see excerpts below) it seems odd to find that neither show land use zones or land use designations for the subject lands. Since this is most unusual, the development proposal will, at a minimum, require a zoning bylaw to define and set the parameters of the development.

## Zoning map



### Legend

	Agricultural Zones
	CFB Comox
	Commercial Zones
	Industrial Zones
	Institutional Zones
	Marine Zones
	Multi-Family Low Density
	Multi-Family Zones
	Park Zones
	Residential Zones SF
	Residential Zones SF Low Density

## Official Community Plan map



### Legend

Land Use Designations	
	Agricultural
	Residential: Detached
	Residential: Ground Oriented Infill
	Residential: Townhouses & Ground Oriented Infill
	Residential: Low Rise Apartments, Townhouses & Ground Oriented Infill
	Mixed Use: Commercial-Residential
	Downtown Comox
	Commercial: Neighbourhood
	Commercial: Transit
	Light Industrial
	Public Open Space
	Institutional
	Comox Harbour & Marina
	Marine Foreshore
	39 Wing Comox
	Airport Runway Approach Surface Boundary



Also, while Highland is proposing to include open green space in the proposed development, it will probably be insufficient to absorb the additional run-off caused by the hard surfaces generated through the changes to the land.

It would therefore make sense that Highland should be expected to demonstrate how their development proposal will deal with storm water management. Area maps indicate recent storm water improvements have not to date been extended to include the subject lands (see the present “Storm Mains and Catch Basin” map below).

## Storm Mains and Catch Basins



### Comments on the proposed development:

It is clear that it is our responsibility to accommodate the needs of today’s society, to support efforts to find solutions to the challenges we all face together, and to evolve in our ever-changing world. In addition to climate adaptation, another common world-wide and local challenge is to provide a range of housing (including affordable housing), to address the shortages we face. Each of us must do our best to work together by supporting efforts to address housing shortages. In the cul-de-sac street where we live, I was initially against in-fill development through the establishment of secondary suites and carriage homes because there was not sufficient space for everyone to park. Today, I welcome everyone who parks on our street. It encourages meeting and greeting, interacting with, and getting to know each other, and in so doing, supporting each other. We need to re-think our NIMBY attitudes. If not in our back yards, then it needs to occur in someone else’s back yard. How fair is that?

Rather than oppose, we need to support the growth plans of local governments, who identify bus and arterial routes, major collectors, and bike lanes, and where green spaces and hiking trails can be joined or extended. We need to join in the discussion of development proposals with an open-minded attitude and contribute in a pro-active manner to ensure the very best development will occur. We need to identify up front the potential negative aspects of a proposed development and then problem-solve solutions to mitigate their effects, so that these solutions can be built into development plans. The Town of Comox is running out of space to develop and urban sprawl is not an option. Let’s create developments that we can

be proud of, to set an example of how it can be done well. It can be a win-win solution for our society, the economy of scale, and for nature.

If we are against in-fill and high-density development, then it can be argued that we are in support of urban sprawl. The latter disperses people instead of bringing them together and is costly, since services like roads, storm water systems, electricity, gas lines, etc. need to be extended. Even if residential accommodation is not eventually “built in” to your own neighbourhoods through in-fill and high-density developments, new urban sprawl developments will eventually create higher traffic congestion, the need for ever more parking spaces, and increased use of available trails and green spaces. Well thought-out, high-density developments can help mitigate the demands on limited existing infrastructures.

High density development on the vacant land where this development is proposed is a given and is going to occur ... multi-residential developments are inevitable. In this instance, it would therefore be wise to support a six-storey development as opposed to a four-storey one. In so doing, the additional residential units that would be created may somewhat prevent the destruction of nature destroying urban sprawl elsewhere. Let’s face it, adding two more floors to the proposed high rise is not going to make a huge difference to the proposed 720 residential units; but when added here, contributes to the economy of scale, could help buffer some future urban sprawl, and hopefully provide more people with homes.

As this proposal is being considered and evolves, the developer, Highstreet Ventures, has the following challenges that need to be addressed in their development proposal before it can move forward:

- Because of the addition of hard surfaces, addressing and accommodating storm water run-off. Show a contour map of the area and how on-site collection will mitigate the contribution to storm water drainage infrastructure that will need to be provided and expanded.
- Off-set high density with the provision of on-site social gathering areas; green spaces; children play areas; and linkages to existing trails and parks.
- In a pre-development phase, identify the environmentally responsible items the proposed development will include, such as food gardens and composting; on-site storm water collection; energy efficient building designs; electric car charging facilities for residents; etc.

I am in favour of this proposed development:

- Including a six-storey building, as opposed to a four-storey building, as it will buffer urban sprawl.
- In addition to high apartment buildings, the project will include 3-storey high town houses, and in so doing, create a variety of housing options and address the critical shortfall of homes in the Comox Valley.
- The land is already mostly cleared to accommodate the proposed improvements; and when it is inevitably fully cleared, natural habitat and ecosystems can be saved elsewhere.
- The OCP identifies Aspen as a major collector, with connection to bike lanes and bus routes (Guthrie and Anderton Roads).
- The location supports a high-density development, as it is close to established transportation systems and commercial enterprises, including a grocery store (Quality Foods).
- High-density development brings people together and where there is an automatic congregation of people the social gathering can be enhanced through encouraging the development to include the on-site creation of greenspace and children play areas; trail linkages (for example with the existing trails originating from Idiens and McDonald Streets); food gardens (on site or potentially on roof tops); and the potential of a unique usable roof top to social gatherings, star gazing, etc.
- The subject land has a million-dollar view of the Beaufort Mountain range and the iconic snow cap that should be optimized by giving as many residents as possible the opportunity to enjoy this view from their units.

Ralda Hansen  
Comox resident

Nov 12, 2022

Brad Clifton  
Highstreet Ventures  
602-Dolphin Ave  
Kelowna, BC, V1Y 9S4

RE: Development Proposal at 941 Aspen and 2077 Hector  
Roads

Dear Mr. Clifton,

We live very close to the development proposed by Highstreet Ventures and are very concerned that our neighbourhood will be negatively impacted. It appears only residents that are living immediately adjacent to your proposed development were notified by mail. However, the sheer size of this development affects many CVRD and Comox residents living in nearby neighbourhoods who should have been included in the initial mailouts. All Area Residents should receive similar communications in order to allow adequate community engagement and input in a reasonable time period.

The previous Highstreet Ventures development located near Quality Foods in conjunction with other nearby housing projects has already drastically increased overall neighbourhood density.

The Highstreet Ventures now being proposed will include approximately 720 homes of various types (e.g. condominium, single and multi-family) with a potential to increase neighbourhood densities by 1500 – 3000 people. This population increase will be added to areas not yet able to absorb and accommodate the previous influx of people.

Comox is already experiencing the following:

An extreme shortage of Doctors and Healthcare workers – some local Physicians have already indicated they have too many patients and cannot take on anymore. We have a relatively new Comox Valley Hospital that is already reaching its capacity to accommodate current patient levels. Trying to get a simple test at the hospital lab has become onerous and that is before 2000 people are added to this area of Comox let alone all the other people that will come with developments that are in the works!

School overcrowding - Where are children going to go to school, the schools in this area are already full, how far will they have to be driven, or will they be forever in portable classrooms?

Our local recreation trails and parks are being affected by the increased density - we have already seen nearby Eagle nests, wetlands and other natural habitat affected by development. Are more parks being planned? What about hiking and biking trails and how will they interconnect? Things that make a

neighbourhood more liveable and habitat friendly should be addressed with all surrounding neighbours in the development plan before anything else.

Neighbourhood traffic flows have increased dramatically since your previous development came on stream and your latest development proposal would drastically add to infrastructure and traffic flow issues already being experienced within Comox. This development must fully address such concerns before any construction is allowed.

Wildlife habitat loss, air and water quality, environmental noise, tree/plant removal and other environmental and social concerns should be addressed with all affected neighbourhoods before a final development plan is allowed. This means a transparent and open process needs to be in place that offers many easy and well communicated options to allow citizens to engage and provide input. Failing to do this will make it much harder to reach any consensus on any area development.

It seems that we are turning the Comox Valley into a crowded, densified type community that people are fleeing from to cash in and overpopulate where they are moving to, here! It feels hopeless to attempt to take any action against these developments for all of the reasons mentioned above. We watched 695 Aspen being pushed through no matter what present residents presented to Council and Highstreet. Writing this letter brings me a feeling of gloom as to what is happening.

Massive loss of trees to be replaced by many more people. Not a win/win for the residents of the Comox Valley only for Highstreet.

Jacquie Masters & Terry Bergstrom  
2257 Neptune Way  
Comox BC V9M 4E8

Dr. Pamela Wood  
2044 Hector Road  
Comox, BC V9M 3Y7

November 8, 2022

Attn: Brad Clifton  
Re: Hector & Aspen Development Proposal

I am contacting you regarding the HighStreet development proposal along Hector and Aspen Roads. I have lived at 2044 Hector Road for over 34 years. My husband and I moved here because we do not like city or town living in close proximity to other people. We wanted a peaceful and more isolated country setting. Hector Road suited us well.

Your development proposal is completely out of perspective for this area. It is very shocking that you would be proposing 4-6 story apartment towers and 720 units immediately adjacent to established rural Comox Valley Regional District land. I cannot imagine looking up and across our street and seeing huge apartment buildings. That is why we chose this location to live – not in a town or city.

I am not sure where the sudden need for apartment towers and densification has come from in this area. There really is not a sound infrastructure to support this level of growth. Adding 720 units, plus additional towers and units from a previous proposal would add over 1000 units in our proximity. That is far too many people and vehicles for this area and it is not needed.

I am concerned that the development will go through regardless of how many people oppose it or how much it affects our neighbourhood and the lifestyle we have now. We have had no direct information flow our way from developers and what has happened to the properties that have been sold and re-sold. Our neighbourhood tends to hear about things through back-channels or by someone stumbling upon some pertinent information.

My husband and I have always expected that single family detached housing would be built on those properties. I do not want high-density apartment structures on those properties. They would ruin our neighbourhood.

Sincerely,

Dr. Pamela Wood  
2044 Hector Road  
Comox, BC  
(Home phone: 250-339-4222)

Wayne Matkoski  
Registered Professional Biologist  
2044 Hector Road  
Comox, BC V9M3Y7

November 8, 2022

Attn: Brad Clifton  
Re: Hector & Aspen Development Proposal

I am sending you this letter in response to the HighStreet development proposal for Hector and Aspen Roads. I became aware of your proposal when a neighbour of mine received your proposal from someone she knows from another neighbourhood. Nobody on Hector Road or Acacia Road has ever been directly contacted or notified by HighStreet, even though one of your two properties has a Hector Road address. That does not sit well with the folks in this neighbourhood.

My wife and I have lived at 2044 Hector Road since 1988 (34 years ago) and purposely moved here for the peace and quiet, the privacy, and the rural environment it offers – away from the busyness and density inside the towns in Comox Valley. The surrounding lands were zoned Country Residential (CR), which has strict limits on sub-dividing and housing densities. That was perfect for us.

In recent years the Campa Music property across the street from us was sub-divided and a large piece of property was sold off along Hector Road. We heard rumours that the Town of Comox had annexed that property, and that other large properties near us were being annexed too. On the west side of Aspen Road single family houses appeared, then the new development McDonald/Aspen (on Courtenay land I believe) is being developed now as single-family housing with some odd multi-story structures right along Guthrie/Lerwick. Then large out-of-place 4-story apartment buildings were built by HighStreet near Quailty Foods, and the apartment building was built on Anderton Road near the Esso station.

Suddenly, for some reason, things have shifted into constructing high-density towers in the Town of Comox. The lack of supporting infrastructure, doctors and health specialists, and traffic concerns does not seem to matter to developers or the Town of Comox, nor does the impact on people that already live in those neighbourhoods. The impact to the existing environment, green spaces and wildlife is another whole concern. (As a Registered Professional Biologist I am well aware of the devastating negative impacts these developments can have, but I am not addressing that in this particular letter.)

The idea of constructing towers and proposing 720 high-density units in a rural area that was and still is adjacent to CR zoned land is completely ridiculous and unbelievable. The people in our neighbourhood bought their properties and moved to this area to stay away from the exact things you are proposing. I cannot understand how you could even propose such a development in the first place, or that the Town of Comox could even seriously consider such a development. It seems like a greedy selfish proposal that shows you have no respect for or care about the existing people in the area. Do you understand we would go from peaceful views of trees and greenery to in-your-face ugly views of apartment buildings? Plus the third parcel up for development by Broadstreet at 2123 Hector Road is proposing 295 units and 4-story apartment buildings. That totals 1015 units being proposed up our quiet little street, representing perhaps 2000 + people and hundreds of cars. We would go from having two narrow old



dead end country roads (Hector & Acacia) that serves 17 rural homes to 1015 units in ugly multi-story towers – don't you see what is irrational about that?

If you lived on Hector or Acacia Roads you would understand how dangerous and unsafe Hector Road is. It remains snowy, shaded, icy and slippery much longer than other roads do, and it is a downhill slope onto Anderton Road which can be hazardous. As well, turning onto Anderton Road and turning off Anderton Road are dangerous (especially turning left off Anderton onto Hector). There have been many accidents there. It is not safe or designed as a "main" through-fare or for higher volume vehicle access.

I grew up on northern Vancouver Island and went to high school in Port McNeill. It is a town with schools, an ice arena and pool, a hospital, grocery store, gas stations and many other businesses and services. The population of Port McNeill is just over 2000 people. That is basically the same number of people in a full functioning town that is being proposed to cram onto a comparatively small area of land up on the end of our street. In so many ways it seems absurd to me.

This past Sunday, November 6, there was a neighbourhood meeting organized on short notice to discuss the proposed HighStreet development. Our new Area B director, Richard Hardy, showed up to meet and listen to the people, answer questions, gather information and see the properties. Sixty people showed up for the meeting. I would say it was very informative and quite emotional at times. Many people were frustrated or angry at a lack of transparency, confusion about zoning, and paucity of information from both the Town of Comox and HighStreet. Many people also believe that minds are already made up with the Town of Comox, and that an element of sleaziness hangs over the whole thing. In short time those parcels of land changed from Country Residential to proposing 6-story towers - all unbeknownst to the people living right beside these properties.

Does HighStreet believe there is any chance this proposal could be rejected and limited (zoned) to just single-family one or two story development by the Town of Comox?

Does HighStreet or Town of Comox really care if there is opposition from us that chose to live here first? Is HighStreet asking for 6-story apartment towers hoping people in our neighbourhood (or the Town of Comox) will settle for 3 or 4-story towers?

From my discussions with my neighbours, we have always suspected and accepted that single family housing developments would happen on those properties. But for some reason that does not seem to be high enough density for HighStreet or the Town of Comox anymore. We know the property is up for re-zoning and currently seems to have no zoning at all at this moment. The last official zoning was CVRD Country Residential as far as we can tell – and I want the zoning to stay as one or two level single-family homes at the most, and to reflect the rural feeling of the existing neighbourhood and not devastate it with high-density structures.

Sincerely,

Wayne Matkoski, RPBio  
2044 Hector Road  
Comox, BC  
(Hm: 250-339-4222)

## Jen Groundwater

1714 Quatsino Place  
Comox, BC V9M 1B9  
403.688.2784  
jen@jengroundwater.com

November 16, 2022

Brad Clifton  
Highstreet Ventures  
CC: Russell Dyson, Jordan Wall, Marvin Kamenz, Regina Bozerocka

### **RE: Aspen Road and Hector Road**

Hello Mr. Clifton,

While I'm very much aware that we need more housing in the Comox Valley (and most urgently, we need AFFORDABLE homes), I have serious concerns about Highstreet's intention to develop two large parcels of land at the edge of Comox.

#### **WRONG PLACE**

In a stated climate emergency, I believe this development should not be built at all, and we should be looking for more creative solutions to the housing crisis, starting with more infill options and rezoning areas closer to downtown. Aspen and Hector are at the outer limits of the community (and until only a few years ago weren't even part of Comox), which means that building up to 720 more homes in this area is the very definition of sprawl. This goes against the Regional Growth Strategy, which the Town is supposed to be upholding.

#### **HARM TO NEIGHBOURING PROPERTIES**

I'm aware from talking to people who live on the Area B side of Hector Road that they already experience increased flooding on their properties due to the clearcutting and devegetation that has already taken place in the Aspen/Macdonald Road area. More building and paving will certainly cause further harm to these residents, many of whom have lived here for decades.

#### **INCREASED TRAFFIC**

Putting this many new residents into the area will have major consequences in terms of increasing vehicular traffic. We have a clear example with Idiens Way, which has now become a busy traffic corridor into and out of the Crown Isle area. Residents in the rural area of Idiens Way (roughly from Anderton to Sylvan) have seen "a twentyfold increase in traffic" as a result of Idiens Road being punched through to Courtenay.

## **HARM TO WATERSHED/ECOSYSTEM/WILDLIFE**

It's telling that you refer to the properties as "vacant," when in fact the Hector property is home to countless living beings that are a crucial part of the local ecosystem. (The Aspen one, tragically, has already been mangled, I believe, and may well be considered "vacant" as a result.)

2077 Hector Road lies within the Brooklyn Creek watershed. This salmon-bearing stream is already dealing with many threats to its health. Further development is likely to harm it even further and threaten the flows that support salmonids further downstream.

We are in a climate crisis that requires us to completely rethink how we interact with our environment and to protect our natural spaces as much as we possibly can. Mature trees and forests are one of the best defenses we have to help mitigate climate change.

## **QUESTIONS FOR HIGHSTREET**

I hope you will receive a many thoughtful comments and questions from many concerned people, and that you will truly take these to heart as you move along in your desire to develop this area. Here are mine:

- 1) The most essential: *In this era of climate crisis, how will you mitigate the incredibly large impact this development will have on the environment?*
- 2) Will you commit to keeping as many mature trees TOGETHER as possible on the site as possible? I mean retention, not replacement, which is a poor substitute. The Town now asks for 30% tree retention on new developments—why not go higher, much higher?
- 3) Or will the "green space" you refer to be another meaningless "greenway" like what just went in near Aspen and Macdonald? Merely planting some new saplings and putting down some grass seed is just landscaping. Will you make a real commitment to maintaining actual natural habitat within the area?
- 4) Will you wholeheartedly search for threatened species within the site before beginning to clear it? Will you do everything possible to protect the creatures that currently live there?
- 5) What measures will be put in place to mitigate further flooding in this area?
- 6) How will you protect Brooklyn Creek and its surrounding watershed?
- 7) How will you address the inevitable increase in traffic on Hector and Aspen Roads?
- 8) How will you commit to making these new buildings truly affordable? And not just a few token units—how can you design this whole thing to be actually affordable to buy or to rent for people who aren't wealthy? The community is desperate for this kind of housing.
- 9) How can you ensure this property has a truly community-like feel? Communal gathering spaces (indoors and out), pathways and playground spaces (maybe even an indoor play area?) affordable retail space, etc...
- 10) How can you make this a pedestrian-, wheelchair-, and bike-friendly place? Lots of places to lock up bikes, easily accessible sidewalks and building access points, etc...

**QUESTIONS FOR THE TOWN OF COMOX:**

1) How can the Town of Comox work with the developer to ensure that this development truly affordable? That is, if we have to give up natural areas in order to build more homes, can we at least be sure that this sacrifice will benefit people who really need help with housing, rather than just benefiting more affluent single-family buyers?

2) One of the Growth Management Principles in the CVRD's Regional Growth Strategy is *Promot[ing] intensification, compact growth and supportive public transit services throughout Municipal Areas as the primary means of accommodating population and employment growth.*

How does a large development going in at the very edge of town fit with this principle? There are still many properties closer to downtown Comox that remain undeveloped or underdeveloped. Surely there must be creative ways to encourage developers to work on these lots rather than sprawling out further away from town?

\*\*\*

If this development proceeds, I hope Highstreet will take on the challenge (encouraged by the Town of Comox) of creating something wonderful here—and not just make a bunch of money and move on.

Mr. Clifton, the people who live here now will have to put up with whatever eventually happens. I suggest that as Highstreet heads to the drawing board, your team owes it to the entire area and community to be creative, innovative, and responsive to the feedback you've gotten through this consultation process. If you must develop, why not aim to make this development something to be really proud of? Make it as green and affordable and community-minded and sustainable as you possibly can.

Sincerely,

Jen Groundwater

Comox

Diane Gagne´ retired Lieutenant (Navy)  
Unit 26, 730 Aspen Road  
Comox, BC, V9M 0A4  
250-941-5923  
[plantnurse@gmail.com](mailto:plantnurse@gmail.com)

November 6, 2022

Proposed Development at 941 Aspen and 2077 Hector Road

Attention: Brad Clifton/Kelowna, BC

Today a group of Comox and CRVD citizens met at Hector Road to express our concerns regarding the proposed development of more than 720 homes.

Infrastructure and Environmental Concerns:

1. Brooklyn Creek is located in this area and there are serious concerns with the development that this will continue to erode the watershed and promote more flooding. At this time, the concerns of the excessive water flowing downhill towards Anderton and the existing homes and into the storm sewers have not been addressed.
2. When all the trees, forests, shrubs, and plants are removed for the development this will create more flooding for the homes in the area.
3. Has anyone consulted the Comox Base to see what the flight path are in this area? I am sure that there are height restrictions that need to be addressed.
4. Hector Road and the other existing surrounding roads will be seriously affected by the permanent increase in traffic. There are no sidewalks to handle the increase in pedestrian/cyclist traffic. There are also no street lights on these existing roads to ensure good visibility of the children on their bikes and the pedestrians.
5. With the potential development of 750 homes in this area, you can assume at least 2 persons/home then you are projecting an increase of at least 1500 persons in this proposed development.
6. If you calculate that each home will have a minimum of 1 car/household then again you are looking at approximately 750 additional cars in this small area.
7. The map of the development site has a large area that is BLANK at this time. Now you have to calculate an additional? 300 or more homes that could be developed in the future. This needs to be accounted for in the planning. So, in reality, you could have 2100 people in this entire area with an increase now of 1050 cars!
8. The existing roads, Anderton, Aspen and MacDonald are insufficient to accept the increase in volume. This will lead to much more congestion. Anderton will become more dangerous for pedestrians and cyclists since there are no existing bike lanes or sidewalks.
9. What about the increase in traffic through Crown Isle that this will create as people now travel through Aspen Road to shop at Costco. Has anyone consulted Crown Isle Community?

10. When all the forest is removed and cleared this will remove the existing wildlife that is plentiful in the forest. For example, there are barn owls, eagles, a variety of birds, deer and so much more! At a time when we are all encouraged to promote green spaces, this project is looking at removing greenspace. The developer will of course plant a few trees and call this a “green corridor” but this is completely insufficient as a remedy.
11. Novel Idea: Why is the BLANK area not purchased by the Town of Comox and simply left as an existing greenspace/natural park and not developed in any way? This in turn would not cost the Town of Comox any money to upkeep. I am sure if this would be proposed you would receive community backing and support!

Human Impact of this Development:

1. With the advent of potentially 2100 people/families in this new area we as a community have not addressed the existing stressors. The community of Comox is an ageing community where the average age is 62. This means that our health support resources are completely inadequate to meet the CURRENT needs of our community. There are insufficient nurses to work at the Hospital or in the Community to provide existing homecare services. There is a serious shortage of family doctors. What about the schools, community centers, and community resources that are currently at full capacity? How can we be thinking of simply building more homes and increasing the community when we cannot provide adequate health care support, which will only get worse until the current situation is improved?
2. This COVID Lockdown clearly demonstrated that young adults and youth were and are still seriously affected by the isolation that was imposed on them. Mental Health was a huge factor in the astronomical rates of suicide in BC! As a nurse that practiced for 40 years and recently retired, all the research has demonstrated that simply walking in the forest and being surrounded by nature provides mental health benefits. This existing forest is the home to dog walkers of all ages, children who play in this forest, and children who ride their bikes in the pathways. People simply enjoy walking surrounded by trees/plants and hearing the birds singing...There is one thing that we have learnt from our lockdowns is that a forest is the most beautiful gift that a community can have. Imagine having a forest within walking distance of a community that you can simply access by walking or taking your bike. This existing forest is a wonderful gift to the Town of Comox, CVRD and Courtenay. Mental Health and Better Retention of nurses and doctors is what Comox should be focusing on! Simply bringing 2100+ people to Comox is simply not ethical until we correct the current healthcare shortages.
3. We need as a community to place a greater value on our existing forests. These areas are truly valuable and irreplaceable. If anything, we should be cherishing them and looking at the long-term impact of our city planning and not simply at our immediate need for more money through taxes that these homes will bring.

Sincerely  
Diane Gagné

**PRE-APPLICATION CONSULTATION - STAGE 1**

941 ASPEN RD and 2077 HECTOR RD

Date: Oct 20 2022 Name: Bonnie & Bill Moore Address: 2076 Gladstone pl. Comox BC V9M3P9

Please submit your comments by 16 November 2022  
to: Highstreet Ventures  
email: hectorandaspen@gohighstreet.ca  
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4  
or online via the project website: www.hectorandaspen.ca

All written responses, including submissions by e-mail must include name and address of the person making comment and include "941 ASPEN RD and 2077 HECTOR RD" in the subject heading.  
Please provide your comments here and feel free to add additional pages if necessary:

We do not want high rise  
We need housing for seniors  
walk in showers with seat  
wider doors for walkers + wheel chairs -  
this is a great need in the valley  
must be under \$1000.00 a month  
there are many seniors that do not  
2500.00 a year -  
rent is too expensive  
need low cost housing for families  
with small children  
we make less than 20.00 a hour.  
no higher than 3 stories  
park with a playground for kids.

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



Highstreet Ventures  
602-1708 Tolphyn Ave.  
Kelowna, B.C.  
V1Y 9S4



To Brad Clifton,

Re: - 941 Aspen, and 2077 Hector Rd.

This is an outrageous, ridiculous proposal on so many levels. Seven hundred and twenty units with up to six story apartment buildings ??? Has none of you people noticed that this project borders directly onto rural residential properties? Everyone in the neighborhood lives here because they don't want to be in the midst of high density. Several high density eyesores have already been built in our area. How do you expect anyone to take water restrictions and climate change seriously when government and industry clearly don't. Our last remaining green spaces are literally being paved.

You call the two properties in question "vacant." May I bring it to your attention that Nature currently occupies this land and she was here long before we were. Much wildlife lives there: birds, beels, quail, raccoons, deer, squirrels, hawks and more. That land will be truly vacant by the time you are through with it.





I realize this "public consultation" is just a hoop you must jump through for the Town of Comox. If it were up to the neighbors around here your ridiculous project would be a "no-go." Both Highcrest Ventures and the Town of Comox stand to gain financially. That is a conflict of interest.

I'm concerned that all green space will be obliterated and paved like they did with Urban Corner at Guthrie and McDonald. The development by Quality Foods, which I understand is your "creation" has very little green anything. I realize Nature doesn't pay taxes, but without it none of us survives.

Iris Tapley

Iris Tapley

2118 Hector Rd.  
Comox, B.C.  
V9M 3Y7





**PRE-APPLICATION CONSULTATION - STAGE 1**

941 ASPEN RD and 2077 HECTOR RD

Date: Oct 31/2022 Name: Mary Kristel  
Hans Kristel Address: 2128 Stadarona Dr  
Comox, BC  
V9M 3P7

Please submit your comments by 16 November 2022  
to: Highstreet Ventures  
email: hectorandaspen@gohighstreet.ca  
or mail to: 602-1708 Dolphin Ave, Kelowna, BC, V1Y 9S4  
or online via the project website: www.hectorandaspen.ca

All written responses, including submissions by e-mail must include name and address of the person making comment and include "941 ASPEN RD and 2077 HECTOR RD" in the subject heading.  
**Please provide your comments here and feel free to add additional pages if necessary:**

• Privacy of our back yard. Do not want a 4-6 story high apartment overlooking our home

• Maintain a green corridor for wildlife along our fence line.

• No above ground power lines along our back property line.

• Noise abatement to keep the neighbor happy quiet

• Prefer town houses along the back fence line with the backyards next to the property

• Keep lighting or street lights to a minimum.

• No parking lot adjacent to our fence line

• No garbage collection adjacent to our property

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

- Fencing to be high enough for privacy or hedge
- Remove dangerous trees.
- 

Mary + Hon's Kuntel

ATTN BRAD CLIFTON



RE: PROPOSED DEVELOPMENT 941 ASPEN + 2077 HECTOR RD

- I LIVE ON NEPTUNE WAY OFF ASPEN, COMOX
- I AM CONCERNED WITH INCREASED TRAFFIC, WHERE WILL 700+ VEHICLES GO DAILY?
- THERE IS ALREADY AN INCREASE IN TRAFFIC AT GUTHRIE AND ASPEN SINCE THE COMPLEX WAS COMPLETED BY QF. IN COMOX.
- I HOPE MY PROPERTY VALUES DON'T DROP
- ARE THERE ANY PLAY AREAS FOR CHILDREN?
- WILL THE INFRASTRUCTURE BE ABLE TO HANDLE THE EXTRA SEWAGE AND WATER DEMAND?
- I PREFER NICE SINGLE FAMILY HOMES
- I LIVE 2 BLOCKS AWAY FROM PROPOSED DEV. AND GOT NO NOTICE OTHER THAN A BIT IN THE NEWS PAPER

COMOX VALLEY RESIDENT  
53 YEARS

SW

**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 16, 2022 1:54:36 PM

---

#### Name

Debbie Curtis

#### Email

[dtvinney@gmail.com](mailto:dtvinney@gmail.com)

#### Address

2767 Fife Place, Courtenay BC  
Courtenay, British Columbia V9N 4A6  
Canada  
[Map It](#)

#### Message

1. Street parking. With all, this high density building, extra fees to park your car and most families have 2 cars. It's a maze trying to get down many streets these days.
2. This is not affordable housing. Rents r 2000 for a 2 bedroom apartment plus parking fees.
3. I feel that contributions to affordable housing accounts r a form of bribery or at the very least added incentive to get rezoning for developments.
4. Creating high density buildings that do not have air conditioning considering the recent heat domes and loss of life. Is this responsible planning.
5. No outdoor space. There is only a small dog run at the development behind quality foods. I think people deserve a very decent sized park in these developments.
6. Building "cement" daycare to look like good corporate citizens. My kids r grown but I'd have to b desperate to have my kids at that all day. No grass, no dirt.
7. Have any of you been to Kelowna lately? Nothing but urban sprawl and clusters of apartments.
8. Burden on road system. Medical services, schools. Is it responsible planning to build these so densely when no one can even get a family physician. ?

At what point do people find the comox valley unappealing ?  
.Families move here because of the close proximity to nature. For the feel of being part of a community. It's looking less and less like that every day.  
I feel that this format of collecting information should go to the town of Comox and not through the developer. Seems a bit if a conflict of interest.

#### Consent



I agree to receive communications from Highstreet Ventures Inc.

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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 16, 2022 1:27:44 PM

---

**Name**

Michael Turnbull

**Email**

[miketbull@gmail.com](mailto:miketbull@gmail.com)

**Address**

2072 Hector Road  
COMOX, British Columbia V9M 3Y7  
Canada  
[Map It](#)

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 16, 2022 10:29:28 AM

---

**Name**

Debbie Park

**Email**

[debbiegal@live.ca](mailto:debbiegal@live.ca)

**Address**

2072 Hector rd  
Comox, British Columbia V9M3Y7  
Canada  
[Map It](#)

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 15, 2022 1:01:47 PM

---

**Name**

jose zambilowicz

**Email**

[j.zambil@gmail.com](mailto:j.zambil@gmail.com)

**Address**

1530 Kye Bay Rd  
COMOX, British Columbia V9M3T7  
Canada  
[Map It](#)

**Message**

I am against allowing the rezoning.

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 8, 2022 10:52:45 PM

---

#### Name

Kathy Poetker

#### Email

[kathypoetker@gmail.com](mailto:kathypoetker@gmail.com)

#### Address

965 Aspen Road  
Comox, British Columbia V9M 3Y8  
Canada  
[Map It](#)

#### Message

Hello,  
We live on Aspen Road north and adjacent to your proposed development. We moved our family to this area 15 years ago and we love the quiet rural nature of this area. As we are in the CVRD our roads do not have sidewalks or bike lanes and are not designed for lots of traffic.  
My biggest concern is safety and the unwelcome traffic that will be going through our neighbourhood. There is not the infrastructure to take on the traffic and population proposed.  
Im asking you to please reconsider the density and be mindful of those of us that have been living in established rural neighbourhoods in the CVRD adjacent to your proposed development along Hector and Aspen and how your development will change our environment drastically.  
Is it possible to NOT connect Aspen and Hector Roads that are part of CVRD to the development? and reduce density?  
Thank you,  
Kathy

#### Consent



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 2, 2022 6:17:44 AM

---

**Name**

Ben and Dorinda Nyman

**Email**

[bdnyman@gmail.com](mailto:bdnyman@gmail.com)

**Address**

Unit 1308  
2200 Murrelet Drive  
Comox, British Columbia V9M OC4  
Canada  
[Map It](#)

**Are you an existing Highstreet Community Member (eg, Aspen View)?**

- Yes

**Message**

Looking forward to witnessing new development with HIGHSTREET.

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 1, 2022 10:13:51 PM

---

**Name**

Carolin Mattuce

**Email**

[cmattuce@telus.net](mailto:cmattuce@telus.net)

**Address**

1318 - 2200 Murlette Drive  
Comox, British Columbia V9M0C4  
Canada  
[Map It](#)

**Are you an existing Highstreet Community Member (eg, Aspen View)?**

- Yes

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 1, 2022 9:51:44 PM

---

**Name**

Margie Landstrom

**Email**

[DRAGONSONG@LIVE.CA](mailto:DRAGONSONG@LIVE.CA)

**Address**

3214-2200 Murrelet Drive  
Comox, British Columbia V9M0C4  
Canada  
[Map It](#)

**Are you an existing Highstreet Community Member (eg, Aspen View)?**

- Yes

**Message**

Would like updates on this new project.

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** November 1, 2022 6:34:30 PM

---

**Name**

stacey hartman

**Email**

[staceyh3@yahoo.ca](mailto:staceyh3@yahoo.ca)

**Address**

2200 murrelet dr  
suite 1417  
comox, British Columbia v9m0c4  
Canada  
[Map It](#)

**Are you an existing Highstreet Community Member (eg, Aspen View)?**

- Yes

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 31, 2022 12:37:46 PM

---

**Name**

Tom Grant

**Email**

[tomfgrant@hotmail.com](mailto:tomfgrant@hotmail.com)

**Address**

6a-821-Shamrock Place  
Comox, British Columbia V9m4g4  
Canada  
[Map It](#)

**Message**

This project is the worst proposal I have ever seen for Comox!

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 30, 2022 10:34:45 AM

---

#### Name

Loki Kriese

#### Email

[ljkriese@gmail.com](mailto:ljkriese@gmail.com)

#### Address

202-1400 Tunner Drive  
Courtenay, British Columbia V9N 8S2  
Canada  
[Map It](#)

#### Message

Hello,

I would really love to see this project go ahead. A few things I would like to see are:

- 1) Affordable purchase prices and rent. Rent example: \$900/month bachelor, \$1,200/month 1 bedroom, \$1,500/month 2 bedroom.
- 2) Strata fees that reflect the actual cost to maintain the buildings long term, not just short term. Starting with low strata fees completely sets up stratas for failure and future special levies. Please consider a minimum starting fee of \$350/month with a recommended increase each year.
- 3) Pet friendly units (allowing at least 2 cats or dogs - no size limit on dogs).
- 4) Low maintenance landscaping with no trees near buildings, no bushes/shrubs next to buildings, and no large trees anywhere. We have lived in numerous stratas where vegetation (20-30 years after planting) has grown too large and too close against the buildings. Tree crowns grown into rooflines and roots tear up perimeter drains. Close vegetation makes exterior maintenance challenging and can result in siding and foundation damage and insect infestations. Please plant all vegetation well away from buildings.  
  
And please don't plant hedges. They almost always grow out of control years later when stratas fail to maintain them.  
  
An ideal landscape would be rock gardens next to buildings with a few very small, low-growing plants not immediately next to the building. No trees. No bushes. In open areas with ample space a few small tree varieties or bushes/shrubs could be planted well away from buildings. Then have a designated park area with more small tree/shrub species.
- For townhomes, small fenced backyards are highly desirable. They save on maintenance fees as homeowners maintain their space. They are also pet-friendly.
- 5) Consider putting a heat pump in each unit.
- 6) Provide storage solutions (storage lockers or in-unit storage rooms). Secure bike storage is a must.
- 7) Covered parking is very desirable.

8) Having a shared community space in a strata is really nice such as a shared building for gatherings and strata meetings. Little park areas are great too.

9) In townhomes, have owners be responsible for doors/windows. This saves on strata fees and home owners have more control. I recently lived in a strata that could not afford to replace doors/windows resulting in water damage, rot and mold problems in multiple units. People were waiting 2-3 years for problem windows to be replaced by the strata and some actually broke the bylaws and personally replaced them to prevent further damage to their home.

I hope you will consider some of these suggestions.

Best of luck with your project! I hope it gets approved as the Comox Valley area desperately needs more housing.

#### Consent



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 29, 2022 7:12:20 AM

---

**Name**

Karen McKinnon

**Email**

[karenmckinnonbc@gmail.com](mailto:karenmckinnonbc@gmail.com)

**Address**

2237 noel  
Comox, British Columbia V9M 1J6  
Canada  
[Map It](#)

**Message**

Hello, I live in the area and am curious if the development will include (1) accessible units, that will allow our growing senior population to hopefully age in place easier and (2)if the development is set for rentals or sales and beyond the minimum financial contribution required by the town, what contribution you might be making to contribute to the needs of affordable housing - eg. rent-controlled units, units sold at an affordable amount (either through pairing with an organization like Habitat for Humanity or facilitated by Highstreet,) or additional financial contributions to the affordable housings funds?  
Thank you very much, Karen McKinnon

**Consent**



I agree to receive communications from Highstreet Ventures Inc.  
This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>

**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 27, 2022 8:18:12 PM

---

**Name**

Paul Helpard

**Email**

[phelpard@corusortho.com](mailto:phelpard@corusortho.com)

**Address**

2070 McQuinn Drive  
Comox, British Columbia V9M 3Z1  
Canada  
[Map It](#)

**Message**

I would like more information about this project. We are immediate neighbours and are very concerned about the density of the project and the site design. Please sent us a site plan and whatever design drawings that have been prepared.

**Consent**



I agree to receive communications from Highstreet Ventures Inc.  
This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>

**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 27, 2022 3:45:46 PM

---

**Name**

Severine Nichols

**Email**

[sevnichols@gmail.com](mailto:sevnichols@gmail.com)

**Address**

103-1355 Cumberland Road  
COURTENAY, British Columbia V9N 3P9  
Canada  
[Map It](#)

**Message**

To Whom it May Concern:

How many will be affordable rentals in your planned proposal? We have a huge rental crisis here and many workers living in RV's and couch surfing. The elderly population who lives here requires, nurses, care-aides, and paramedics to support them. We are priced out from renting because we cannot afford \$2,000 a month rentals.

Sincerely,  
Severine Nichols

**Consent**



I agree to receive communications from Highstreet Ventures Inc.

This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>

**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 27, 2022 9:58:25 AM

---

**Name**

Roger Kishi

**Email**

[roger@wachiay.com](mailto:roger@wachiay.com)

**Address**

1625 McPhee Ave  
Courtenay, British Columbia V9N 3A6  
Canada  
[Map It](#)

**Message**

Will project include non- market/ subsidized housing. Wachiay Friendship Centre is an Indigenous non-profit in the Comox Valley, and would be interested in exploring potential to work with Highstreet.

**Consent**



I agree to receive communications from Highstreet Ventures Inc.  
This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>

**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** October 26, 2022 11:05:53 AM

---

**Name**

Paul Ives

**Email**

[paulives@shaw.ca](mailto:paulives@shaw.ca)

**Address**

1520 Highridge Drive  
Comox, British Columbia V9M 4H7  
Canada  
[Map It](#)

**Consent**



I agree to receive communications from Highstreet Ventures Inc.  
This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>



# HIGH STREET



## Stage Two Community Engagement Summary Report

Hector & Aspen  
March 30, 2023





Highstreet Ventures Inc. (Highstreet) is preparing to submit an application for 941 Aspen and 2077 Hector Road (site) to the Town of Comox. Highstreet is proposing a multi-family residential project consisting of 4 to 6-storey apartment buildings, and 3-storey townhouses, for a total of approximately 736 homes. This proposal will require an Official Community Plan Amendment and Rezoning Amendment.

To inform the forthcoming development application, Highstreet hosted a Stage Two - Community Consultation Open House on March 14, 2023, with a feedback period ending March 28, 2023. The purpose of the Stage Two - Community Consultation was to provide the community with more detailed information on the proposal with presentation of the draft site plan, and OCP/Rezoning context. A series of public display boards were prepared. These are attached as Appendix 1.

### NOTIFICATION OF THE STAGE TWO - COMMUNITY CONSULTATION

Addresses for the letter notifications were provided by the Town of Comox - a total of 81 notifications were sent (35 CVRD & Courtney / 46 Comox), arriving in mailboxes during the week of Feb 26, 2023. A newspaper advertisement was published in the Comox Valley Record on March 1, 2023 & March 8, 2023 on [page A16](#).

In addition to these two notification methods, the project website ([www.hectorandaspen.ca](http://www.hectorandaspen.ca)) was updated which provided the same information as the letter and newspaper advertisement and a fillable online comment form. The site plan was also posted to the website following the public consultation event.

### COMMUNITY RESPONSES

#### Open House

On March 14th, 2023, an open house event was conducted from 6:30 to 9:30 pm at the Comox community center, located at 1855 Noel Avenue.

The feedback received from the attendees was predominantly predictable. Many of the residents expressed concerns regarding the density of the development despite acknowledging the pressing need for housing in the region. The scale of the development was also a common topic of discussion, with most individuals finding it to be quite large. However, there were no significant objections to the proposed 6-story building format. Several open house attendees also favored the amount of density recognizing the province of BC and Comox are in a housing shortage and affordability crisis.

Residents also raised concerns about the setbacks on the Aspen property. The neighbors to the north were particularly concerned about the adequacy of the setbacks. While a relatively large setback on the Aspen east parcel has been provided, a 3-meter setback and an adjoining road have been designated for the other aspen parcel which provide plenty of buffer space. Not one person objected to the setbacks on the Hector Parcel.

Traffic emerged as another key issue, with the prepared Traffic Impact Assessment (TIA) expected to address most of the concerns raised. The new east-west road was generally welcomed by the residents. However, some individuals expressed concern about the proposed connection of Aspen to Idians Way, fearing that it could increase traffic on their relatively rural road. Additionally, several residents questioned the suitability of the intersection at Hector Road and Anderton.

On a positive note, the environmental details of the development were well received, with assurances provided that all high-value lands have been protected.

## Feedback Period Ending March 28, 2023

Over the duration of the Stage Two - Community Consultation feedback period, a total of 56 pieces of correspondence were received as follows:

- 60+ people attended the in person open house event
- 38 emails were received
- 8 emails included attached letters;
- 10 physical comment forms were received

The main themes that emerged from the feedback received during the Stage Two - Community Consultation are as follows. These were paraphrased through the information as collected and facts may not be accurate.

### Infrastructure:

- Traffic issues for adjacent residential areas
- Ineffective stormwater system that may harm Brooklyn Creek
- No traffic study conducted
- Cumulative impacts of other developments in the area and desire to have the developments planned together
- Lack of commercial or other services in the proposal
- Hector Road is not designed for heavy traffic or fast driving
- Water usage and supply concerns due to dwindling sources and nearby water restrictions
- Overloaded sewer system and questioning its ability to handle additional load
- Proposed development out of context with surrounding community
- Changes to Hector and Aspen Roads into major traffic arteries
- Construction phases overlapping and impact on residents
- Safety concerns at the intersection of Idiens and Anderton
- Flooding concerns due to clear-cutting trees and need for a drainage plan
- Loss of permeable space
- Stress on aging infrastructure and roadways that can barely handle current traffic volume
- Intense heat due to concrete/asphalt covering pedestrian pathways

- Heavy vehicle movement and parking on Aspen Road
- Developments too close together, negatively impacting quality of life
- Inadequate capacity of 5th Street and 17th Street bridges as main connectors to Comox and south

## Public services:

- The proposed development will add more than 800 units and 2,000 people, increasing pressure on public services including medical care, policing, and community spaces.
- Proposed high-density development adding significant population and potentially reducing public services
- There is a shortage of family doctors in the Comox Valley, with 11,500 people unable to get a family doctor, and the Highstreet development would require at least two additional family doctors.
- Concerns about the lack of accessible community spaces and services within the development.
- Wait times for medical services are increasing, with the usual traffic and congestion at the 17th St Bridge impacting access to BC Services.
- There is no plan in place to provide medical services for the additional residents, and the lack of access to primary care physicians raises concerns about adding more residents to the area.
- Additional space for daycare is needed with the increase in population, and there is a lack of doctors, nurses, teachers, and even veterinarians in the area.
- Barrier-free showers in all units are recommended due to the aging community, and concerns are raised about accommodating seniors and low-income earners.
- Concern that the fire department does not have a ladder that can accommodate a 6-storey building

## Built form:

- The proposed development does not fit into the existing rural residential community and could negatively impact the current lifestyle and property values.
- Concerns about building heights and color scheme not being respectful of the natural surroundings.
- The land has been logged, had gravel piles, pits, roads/trails, exposed land, had structures on it, and has invasive species on it.
- Concerns about increased strain on policing and crime rates.
- 6-storey buildings too high and inconsistent with surrounding structures
- Concerns about the development being located at the edge of town, rather than promoting compact growth and supportive public transit services.
- Proposed buildings should allow for established trees and shrubs to be planted near the buildings to provide shade.
- Construction that does not meet Canadian Forces Base in Comox and/or the Department of National Defense's Height Restriction requirements for construction within 4 kilometers of a military base.
- More green space needed and most parking should be underground.
- The size and density of the proposed development are too high for the area, which is surrounded by residential rural.
- Development should be no more than 1 to 2-storey residences with a larger buffer greater than 6 meters

between properties for privacy and green space.

- The families that live on the regional district side of this project chose to live in the region for the rural feel of the area.
- The volume of pavement
- The proposed development is too aggressive and will drastically change the culture and sense of community of the Town of Comox.

## Neighbourhood impacts:

- The proposed development will negatively impact adjacent residential lifestyle and property values.
- Concerns about traffic congestion, increased speed, and dangerous roads.
- The project will completely change the character of the area, including walking trails and family-friendly no-thru roads.
- Increased density may result in unwanted and unnecessary traffic in rural areas.
- Concerns about emergency evacuation and limited options to get out of the area.
- The need for the development to integrate as naturally as possible with the existing neighborhood.
- Concerns about the impact of the development on existing trees and maintaining the countryside feel.

## Affordability:

- Developers should prioritize affordability and assistive living options for those in need, rather than just benefiting more affluent single-family buyers.
- No information is provided about affordability concerns or options for low-income housing.
- Sacrificing natural areas to build more homes should benefit people in need of housing.
- The projected Housing Needs Assessment for 2025 is unrealistic and should not be used to justify creating taller apartments to house more people in Comox.
- The project should prioritize at least 50% of units as rentals, with commitments to ensure they will not be sold off in the future.
- The development will not help the current housing crisis, and developers should include low-income and seniors accommodations in their building plans.
- None of the representatives at the meeting could inform attendees whether the occupancy was to be owner occupied or rental units.

## Municipal process:

- Lack of public consultation and comment opportunities in the municipal process.
- Applications for OCP amendment and rezoning should be separated.
- Calls on the Town of Comox to give the proposal careful consideration and ensure it is reasonable, sustainable, and makes good sense for the long-term population.
- Concerns about the timeline and the need for meaningful consultation with the community before amending the OCP or rezoning for the properties.

- Suggesting that development should be done in a sensitive and considerate way, with consideration for existing trail networks and rural residential community.
- People in Area B were not given any prior notice about the proposed development.
- The development would have a negative impact on accessing facilities, roads, traffic, and quality of life, exacerbate water supply constraints in the area, and disrupt the adjacent residential area.

## Environmental:

- The proposed development could negatively impact the Brooklyn Creek system and destroy one of the wetlands on the site, including a red-listed community.
- The development intends to develop right to the edge of a red-listed wetland, which could harm the ecosystem and requires a buffer larger than 5 meters.
- The Highstreet development could induce invasive species and pests in their water containment pond and destroy wildlife habitats in the neighbourhood.
- The proposed development will have a huge environmental impact on the existing forest and wildlife, including mature trees that should be saved and protected under tree retention bylaws.
- The development should aim to be as green, sustainable, and community-minded as possible, minimizing its impact on the environment, including light pollution and concrete/asphalt coverage.
- The proposed development will severely devalue the Comox Valley, and it is the opposite of helping combat the climate crisis.
- There is a risk that a possible pileated woodpecker nest and its feeding sources will be reduced due to the development.
- It is important to include more green spaces, playgrounds, and trails in the future development plans.
- The land has been logged, had gravel piles, pits, roads/trails, exposed land, had structures on it, and has invasive species on it.
- Concerns about the impact of high-rises on watersheds and wildlife.
- The development could harm the ecosystem of a red-listed wetland.
- Collaboration with the proposed Broadstreet development may mitigate the environmental impact.
- Destruction of wildlife habitat and nesting birds.
- The proposed development will negatively impact the Brooklyn Creek system, which has already experienced large impacts from surrounding developments in its headwaters

## Amenities:

- Community amenities, such as parks, green spaces, and community gathering places, are lacking in the proposal and should be considered.
- Public community spaces and services should be provided within the complex.
- Air conditioning should be included in every unit.
- Walkways should be incorporated into the development at Quality Foods to integrate it into the neighborhood and not create barriers for pedestrians and cyclists.
- Future development plans should include more green spaces, playgrounds, and trails.
- The open house event for the proposed development was inadequate, and a presentation followed by a Question and Answer session would have been more effective.

**Developer (Highstreet):**

- The goal is to maximize residential density without providing enough community amenities.
- The proposal appears to prioritize profit for the developer without clear benefits to the Town of Comox.
- The developer should prioritize affordability, sustainability, and community-mindedness.
- The developer is encouraged to be creative, innovative, and responsive to feedback received through the consultation process.
- The proposed density of 814 units is too high for the area and may negatively impact the Comox Valley and surrounding areas.
- Low-income housing should be prioritized in the project, with at least 50% of units being rentals and commitments to ensure they will not be sold off in the future.
- The development should minimize its impact on the environment, including preserving valuable forests and protecting wetland systems.
- The walking trails and green space in the forested area are valuable amenities enjoyed by many residents and visitors.
- Any buildings adjacent to regional district homes should be reduced to single-story townhomes.

**Other:**

- The development's impact on the sewage treatment system and potential cost to the Town of Comox should be considered.
- The Department of National Defense's height restriction near the base should be consulted before proceeding.
- Creative and innovative development that respects the natural surroundings is expected.
- The development should maximize residential density while providing minimal community amenities and be a benchmark for future development.
- Feedback from people currently living in the area should be considered.
- Improvements to pedestrian safety and traffic diversion should be planned.
- Concerns about the impact on driving time, pollution, and the shortage of doctors and health professionals in the area.
- Proposed developments should be limited to mixed housing, including retention of a certain percentage of forested area.
- The 6-story apartment at Comox mall and apartment block on Balmoral Ave will add significant traffic on roads and impact privacy for single-family homes.

**NEXT STEPS**

Highstreet will work to incorporate the community's feedback into their proposal where appropriate and report back to the community where they are unable to address their feedback. More commentary on this will be provided in the Urban Design Brief accompanying the Rezoning and OCP submission.

The Open House Display Boards are attached as APPENDIX 1.

Sincerely,



Brad Clifton RPP, MCIP  
Development Manager, Highstreet Ventures



APPENDIX 1

SEE SUBMISSION MATERIALS



NAME	ADDRESS	PHONE	EMAIL
HANS JACOBS	<del>SHAWWA</del> Comox		
W. Jacobs	Courtenay		
Jacqui Green	Comox		
Joanne McKechnie	Comox	250 456 1201	joanne.jemwellness@ gmail.com
Claudia Cooke	Courtenay		CSkiandsea@ HOTMAIL.COM
Bob Bowen	Comox	250-218-5635	bobincomox@ gmail.com
Christine Helpard	Comox	2508975280	chelpard@shawwa
Amada VanderAft	Courtenay	2506509726	
Bob Money	Comox	250 8909186	_____
Neal De Groot	Comox	604825 9119	nealsignup @yahoo.ca
SHANE W.	Comox,	250 339 9991	

NAME	ADDRESS	PHONE	EMAIL
Karen Jensen	2146 Stockton Dr.	778-887-4613	Karen.jensen@hotmail.ca
IRENE BURNS	2255 DREES WAT. CRT	403 849489 <del>849489</del>	IBURNS@ stheer.ca
Tommy MacGregor	2349 Orkney Pl Cortney	604-323-6577	t.macgregor1@ hotmail.com
Nicole Kerkula	1705 Redd Ave	339-6287	can.nic@fells.net
MEL 172 Achlan	1688 <sup>COMA</sup> Dobwood Ave	339 <del>6125</del>	MSSMCL@shaw.ca
Jay Van Oostdam	1740 Linden Ave	250-650- 5859	jvanoostdam @yahoo.com
Vivian DEAN	303 Church ST.	250 941-4111	Vivian@ chislettark.com
John Chislett	303 Church St	250 897- 2540	Jrc@chislettark .com
N. Ventz	843 Aspen Rd.		
Willa Fussey	843 B Aspen Rd	250 941-3090	wmfussey@ shaw.ca

NAME	ADDRESS	PHONE	EMAIL
GRANT + BEV HUDE	883 HERCULES PLACE	250 897 2070	WESTCOAST GEN@ SHAW-CA.
Jaquie Masters Terry Bergstrom	2257 Neptune Way Comox	250 650-6419	terjacq@ telus.net
Philip Lehman	2243 HERON CRES.	250 941 1993	
Alexander Piotrowski	984 aspen rd	250 331 1901	alex.piotrow@ gmail.com
Michele St Davis	Murrelet Drive	250 339 9925	
Deane + Grace Clarke	2180 Stadacona <sup>Dr</sup>	250 339 0143	AppleSpringJoy@shaw.ca
DAVE Armit	852 ANDRETON RD	250-339-1388	darmitt@shaw.ca
Hans + Mary Kristel.	2128 Stadacona DR Comox	778-677-5089	mkristal@ telus.net
Mike Turnbull	2072 Hecks rd Comox	250 702 4582	<del>mkristal@</del> MikeTurnbull@gmail.com
Diane Van Oostdam	1740 Linden Ave	250-650-0437	dianevanoo@yahoo.ca

NAME	ADDRESS	PHONE	EMAIL
Dan GRAY	2788 Fife P1		
Sandra & Dave Munro	2221 Neptune Way.		
Belfrage	2076 Stadacon		
Catherine Berg	984 ASPEN		cm-berg@hotmail.com
Ray St Denis	2300 Munelet Dr.		
Donuklyan	2310 Gothic		
McCulloch	958 ASPEN		<del>no</del>
Muhler	205 Stafford St.		
Clyde and Ileana Woolman	952 Sylvan Road	250-339- 0362	iwoolman@ shaw.ca
Patty & Darryl Shetterly	2012 Hector Rd	250-339- 1094	pattycakes-br@hotmail.com dshetterly@shaw.ca
DEBBIE PARK	2072 HECTOR RD.	250-792-0740	debbiegat@live.ca

NAME	ADDRESS	PHONE	EMAIL
Edith Thompson	950 Aspen Rd	250 339 1161	edthom80@gmail.com
Wanda Mylton	950 Aspen Rd	250-3391161	wuamaw@telus.net
Jutta Fredericksen	2260 Idriens Way	250-339-4182	
Betty Lee Rattray	845 Gramman Place	250-218-7908	brockst@telus.net
Tanya Vundermolen	2324 Suffolk Cres	250-792- 3203	squeetums@gmail.com
Jon Scotton	2324 Suffolk Cres	250-792- 3203	squeetums@ gmail.com
Cara Covas	976 Aspen Rd.	250-339- 4004	caracovas@ gmail.com
BRIAN & BEN SLATER	889 ARACIA RD.	250-207 7264	B40SLATER @GMAIL.COM
ANN & RICHARD BROWN	2144 McKenzie Ave	250-941-1291	annubrown @telus.net

NAME	ADDRESS	PHONE	EMAIL
Pat Carl	404 695 Aspen Rd Comox V9M 4H6		
Lynne Bob Yoshin	2779 Fife Pl. Courtenay		
Gary Schoor	546 Cheetah Cr.		
Michele Jones	2450 Kelly Rd		
Michael Day	6077 Todd Rd. Courtenay.		
Sharon Tarala	895 Acacia Rd Comox		
Dibbie Tappin	2167 Fife Pl Courtenay		
Joelyn Arnett	825 Anderton Rd Comox		
B. McGlashan	Comox, B.C.		
W. MATKOSKI	2044 HECTOR RD., COMOX		

## SIGN IN SHEET – HSV STAGE 2 PUBLIC CONSULTATION

HIGHSTREET

NAME	ADDRESS	PHONE	EMAIL
McNair	Suffolk Cr.		
Tim & Gianny Poppineau	Hercules Pl		
Bora Bora	2076 STADROD PL		
Jaceline Dupuis	1800 Comox Ave		dupuis.joceline@gmail.com
Covey Waffel	909 Hecuria Rd		
Mie & Waffel	909 Hecuria Rd		
DAVID Kang	944 ASPEN RD		
BARBARA LEHMAN	2243 HERON CRES		b.lehman.scrabble@gmail.com
CINDY HEAL	2051 HECTOR RD COMOX		
Paul Jordan	2221 Idiens Way COMOX		

# PRE-APPLICATION CONSULTATION - STAGE 2

941 ASPEN RD and 2077 HECTOR RD

Date:  
MAR 14  
2023

Name:  
MEL McLachlan

Address: 1680 DOWNSIDE AVE  
COMOX

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures by: 28 March 2023 via email hectorandaspen@gohighstreet.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 "941 ASPEN RD and 2077 HECTOR RD" in the subject heading. Please provide your comments here and feel free to add additional pages if necessary:

WORK WITH BROADVIEW TO  
DEDICATE ADJOINING AREAS TO A PARK

- TRAFFIC CIRCLES - ONE LANE  
↳ EVERYWHERE!  
↓ TO ENHANCE YOUR GREEN IMAGE

Mel McLachlan  
- BUILD A ~~READY~~ TURKEY  
MEDICAL OFFICE AND OR OFFER  
~~THE~~ LIVING SPACE TO ATTRACT DOCTORS

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

as at February 21, 2023



# PRE-APPLICATION CONSULTATION - STAGE 2

941 ASPEN RD and 2077 HECTOR RD

Date: MAR 14 Name: IRENEA BURNS Address: 2266 DIERS

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures by: 28 March 2023 via email [hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.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 "941 ASPEN RD and 2077 HECTOR RD" in the subject heading. Please provide your comments here and feel free to add additional pages if necessary:

AS YOUR DEMOGRAPHICS DISPLAY STATES, COCK HAS 29% SENIORS, ARE THE ONES MOVING IN GOING TO LIVE IN APARTMENTS (30% OF HOUSE PURCHASERS PAY CASH - THEY ARE NOT MOVING INTO APARTMENTS)

- ① - ROAD - PUT S OR CURVE SHAPE TO REDUCE SHORTCUTTING ON ASPEN
- ② 800 APARTMENTS = 1600 CARS AND LOTS OF TRAFFIC
- ③ ~~1000~~ ELIMINATE APARTMENTS INSTEAD BUILD 2-3 TOWNHOMES, SENIOR VILLAGES ETC.

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

as at February 21, 2023

## PRE-APPLICATION CONSULTATION - STAGE 2

941 ASPEN RD and 2077 HECTOR RD

Date: Feb 28/2023 Name: Bonnie & Bill Moore Address: 2076 Stadacona Place

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures by: 28 March 2023 via email hectorandaspen@gohighstreet.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 "941 ASPEN RD and 2077 HECTOR RD" in the subject heading.

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

- ⑦ How Big is the project compared to apts being AF on Guthrie?
- ① We need seniors housing & low-cost housing for under \$1,000 a month. Local people are being pushed to move from their home, due to high rents
  - ② We want the big existing trees to be left for the birds that we've been feeding and enjoying for 33 years living on Stadacona Place
  - ③ - All the units should have walk-in showers for seniors & handicap.
  - ④ All units should have own washers & dryers to avoid paying just to wash your clothes when your income is just a pension or low income
  - ⑤ Of 720 units at least 50% should be for low income seniors & families
  - ⑥ At least 50% of units should be non-smoking

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

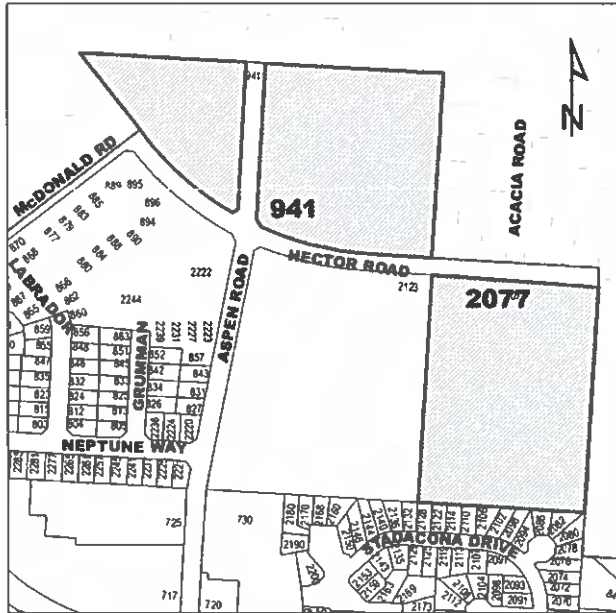
\* Please provide low cost housing!  
as at February 21, 2023  
STOP the greed from the Rich taking all our money. Page 2 of 2

# PRE-APPLICATION CONSULTATION - STAGE 2

## 941 ASPEN RD and 2077 HECTOR RD

To the Occupant,

Highstreet Ventures Inc the owner of 941 ASPEN RD and 2077 HECTOR RD wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.



### CONSULTATION CONTACT:

<b>Name:</b>
Brad Clifton Highstreet Ventures
<b>Mailing Address:</b>
602 – 1708 Dolphin Ave  Kelowna, BC V1Y 9S4
<b>Phone Number:</b>
778-946-6250
<b>E-mail:</b>
hectorandaspen@gohighstreet.ca

As the owner of 941 ASPEN RD and 2077 HECTOR RD shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, both properties are vacant. The development proposal is for a multi-family residential project consisting of 4 to 6-storey high apartment buildings, and 3-storey high townhouses, for a total of approximately 720+ homes. The development will be constructed in several phases and will include amenity buildings, underground parkades, and open green space. The unconstructed portion of Aspen and Hector Roads will be completed in a planned sequence corresponding with development phasing.

**This is the second stage of the pre-application consultation.**

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

# OPEN HOUSE INVITATION

**14 March 2023**  
**Comox Community Centre**  
**1855 Noel Avenue**  
**COMOX**

**from**  
**6 : 30 PM**  
**to**  
**9 : 30 PM**

as at February 21, 2023

## PRE-APPLICATION CONSULTATION - STAGE 2

941 ASPEN RD and 2077 HECTOR RD

Date: *March 14/2023*

Name: *Willa Fussey*

Address: *843 B Aspen Rd  
Complex*

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures by: 28 March 2023  
via email [hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.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 "941 ASPEN RD and 2077 HECTOR RD" in the subject heading.  
**Please provide your comments here and feel free to add additional pages if necessary:**

*Overkill for sure!*

*Some development okay - but too dense.*

*With all the development around this area, where we once had lots of wild life & fowl, just about everything is gone. Hardly any trees left.*

*I could see some building, but 7 buildings just on the end of Aspen? And putting Aspen Road all the way through will only create a racetrack & short cut - just as Idiens has become.*

*Please, for the love of God - tone it down.*

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

as at February 21, 2023

attn: Brad Clifton

Your proposed development calls for upwards of 720 dwellings. The potential population of just this project will most likely exceed 2000 people. From the highest levels of governments and corporations around the world to the children in grade two, we all know and recognize the state our life supporting world is in. Our connection to nature nurtures us. I wish to ask you this, how are you going to address the retention of what many call the natural features of this area not only for the benefit of the new residents but as an attempt to mitigate the huge environmental impact this project will have on the existing flora and fauna, not the least of which includes Brooklyn Creek ? Considering Comox Council's new direction to work with large developments to achieve 30% tree retention, have you thought about donating a portion of this property to the residents of Comox or the Comox Valley Land Trust perhaps with your neighbouring developer's participation ?

I submit these question to you as a grandfather with the finish line in sight acknowledging my contribution to the climate mess we are all responsible for and asking you to look at your project with our collective legacy in mind.

Thank you  
MEL McLachlan  
1688 dogwood Ave. Comox

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attn: Brad Clifton

I wish to draw your attention to this [presentation \(here\)](#) to Comox council on April 20 2022 by Dr. Reggler.

To summarize, he calls on Council to reject large housing developments until the chronic doctor shortage is rectified as each doctor in BC has about one thousand two hundred (1200) patients and at present the valley is short 9 doctors with the population increasing by 1200 people a year.

How do you propose to address this problem with the possibility of this development adding over two thousand plus additional people in the valley?

Thank you  
MEL McLachlan  
Comox  
c.c  
Dr. J. Reggler



Clyde and Ileana Woolman,  
952 Sylvan Road,  
Comox BC, V9M 3Z1  
[iwoolman@shaw.ca](mailto:iwoolman@shaw.ca)  
March 15, 2023  
250-339-0362

Brad Clifton,  
Highstreet Ventures,  
602 – 1708 Dolphin Ave.,  
Kelowna, BC, V1Y 9S4

Dear Mr. Clifton:

Over 300 feet of the rear portion of our property will connect with the proposed development in and around the Aspen/Hector Road area. Our understanding from attending the March 14 information session is that there will be close to 700 housing units and several multi-storey buildings in the area.


While we accept that there is a need for housing in the Comox Valley, the project seems akin to going from zero to full speed in a single bound. A development of this size and type would be new for the Valley and imposed on a long-standing semi-rural area. Thus, our main issue with this development is the size and scope.

The following is a partial list of concerns we wish to bring forward:

- While we are pleased with the 30 metre green space proposed to separate our property from the development, we believe that it should be slightly wider with considerable greenery,
- While pleased that a fence will be constructed in the “north-end” of the property, we believe it should be one of high quality with an adjoining cedar (or equivalent) hedge,
- We do not believe that 4 or 6 storey buildings are appropriate for the area. A few buildings of three storeys would still provide many housing units as well as helping retain at least a somewhat less crowded space of high-density housing,
- We did not have the opportunity to discuss traffic flow issues and assume that there will be considerable investigation into the impact of such a large development,
- We have a concern that the size of the project will mean a lengthy construction period, with the corresponding noise being a factor for several years. Once again, the size and scope of this project are the elements in question,
- We believe thought should be given to the multi-storey residences closer to the centre of the project, to provide both a focal point for the development and a better visual transition from the existing adjoining single or two storey buildings in the area.

The above do not exhaust all our concerns. However, we assume there will be many more opportunities for discussion and for our input to be heard at a future date. Thank you,

Clyde and Ileana Woolman



March 21<sup>st</sup>, 2023  
Carol Martin,  
2341 Back Road,  
Courtenay, B.C.,  
V9N 9G8

Highstreet Ventures Inc.  
602 – 1708 Dolphin Avenue,  
Kelowna, B.C.,  
V1Y 9S4

To ALL PARTIES CONCERNED

RE: 941 Aspen Road and 2077 Hector Road proposed new development.

I am very concerned about the proposed new development for 941 Aspen Road and 2077 Hector Road, Comox, B.C. Although I do not currently live in this area, I do live close by. My husband and I frequent this neighbourhood multiple times a week. It is a area that my husband and I are considering moving to in the future.

This property was recently acquired by the town of Comox from the Regional District. The property borders single and multiple residential homes along with single units in the Regional District, Courtenay and Comox. The residents in the area have purchased single unit homes and a few patio homes. As it is now, it is a quiet, safe neighbourhood nestled in a semi-rural area.

Highstreet Ventures Inc., a Real Estate Development Company based in Kelowna, is proposing to built multi family residences consisting of 4 - 6 storey high apartment buildings and 3 storey townhouses for approximately 720 houses. (Approximately means that there could be more than 720 residences.)

720 homes times an average of 2.2 people per home means an approximate influx of 1,584 people concentrated in this one small area. Consider also the fact that many households will have 2 or more vehicles which could result in a lot of street parking as well as increased traffic flow.

If approved this proposed development would result in a drastic negative change to the existing neighbourhood and also to the town of Comox. This is not Kelowna or Vancouver - this is the pretty seaside town of Comox.

In this small corner of Comox, there is already high density housing with 3 - 4 storey apartment buildings and 1 - 4 storey condo building behind Quality Foods. As well, there is a 42 town-home complex on the corner of Guthrie and McDonald Rd. This has resulted in notable increase in traffic.

I am also very concerned about the impact of increased traffic on the Back Road as a result of this development. You might not be aware of the fact that McDonald Road feeds directly on to the Back Road. More and more people are using the Back Road instead of Lerwick Road --- as a short cut. The Back Road is a rural road ... no side walks, not very wide, lots of hills and curves plus hidden driveways. There is no doubt in my mind that your proposed new development will cause havoc on the Back Road. This is a big concern and needs to be addressed.

In the Highstreet stage one proposal there is a brief mention of a park. No specifics. A development of the size that they are proposing, should require a large multi-use outdoor park for both adults and children. A park that includes such amenities as tennis courts, pickle ball courts, a special play area for young children, as well as an off the leash dog area for both large and small dogs.


Rezoning, planning, development requires a lot of foresight. This is not easy to accomplish. It is challenging to be able to think of the future. Many decisions have been made and then sadly regretted in hindsight. It is vitally important that those with the power to make life changing and environmental changes have the ability to look at the "whole Pie" I ask you politely, to please take off rose-coloured glasses and imagine if you can, what this section of land, if rezoned to allow a densely populated congested conglomerate of homes to be developed, will be like in 25 years or less.

Single family homes, patio homes, duplexes and townhouses would be more appropriate for this section of land.

I understand the need for more housing. I understand that growth is a reality and one that needs to be addressed and planned for. However, the proposed development for this section of land is definitely not the route to take. It is out of step with the existing community and it's residents. I am hoping that when asked, that the Town of Comox will turn down Highstreet Venture Inc.'s request for an amendment to the Official Community Plan and Rezoning.

Highstreet Ventures Inc. ... please go back to the drawing board.

With respect,



Carol Martin





PRE-APPLICATION CONSULTATION - STAGE 2

941 ASPEN RD and 2077 HECTOR RD

Date: MAR 22/23 Name: SHANE WIEGERINCK Address: NEPTUNE WAY COMOX

Please submit your comments at the Open House, or if you cannot attend the Open House, to Highstreet Ventures by: 28 March 2023 via email hectorandaspen@gohighstreet.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 "941 ASPEN RD and 2077 HECTOR RD" in the subject heading. Please provide your comments here and feel free to add additional pages if necessary:

TRAFFIC, ? INCLUDE BROAD STREETS PROJECT THERE COULD BE 1000 - 1400 VEHICLES.

SINCE HIGH STREET COMPLETED THE APTS BY QF IN 2022 IN COMOX I HAVE HAD TWO THREE NEAR HEAD ON COLLISIONS AT ASPEN & GUTHRIE, I HAD A GREEN LIGHT! I HAVE LIVED ON NEPTUNE WAY SINCE 2007, PRIOR TO 2007 I MAY HAVE HAD 2 OR 3 CLOSE CALLS.

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

# NOTES

March 14 / 2023

To whom it may concern,

I am writing to express concern regarding the proposed development 2077 Hector Rd.

As the proposed site plan contains a holding pond on the other side of the fence from parents (2051 Hector Rd). I thought I should express concern that the existing hole fills with

# NOTES

An average <sup>winter</sup> rain fall.

My parents are in their 90's and will be unable to deal with all the flooding issues.

There are nesting eagles + pileated woodpeckers!

Thank you for your assistance in addressing these concerns.

Cindy Heal  
2051 Hector Rd Comox  
250 - 217 - 3406.

c.heal@hotmail.com

## 941 ASPEN ROAD and 2077 HECTOR ROAD

March 18, 2023

From: Michele Jones, R. P. Bio.  
2450 Kelly Road, Courtenay, BC

To whom it may concern,

I have several concerns about the proposed development at 941 Aspen Road and 2077 Hector Road. I have summarized them below:

- This large development does not fit into the existing rural residential community in and around Hector Road. Such a large development will not only negatively impact the current residential lifestyle but will also negatively impact their property values. The traffic in and out of the subdivision alone will disrupt the residents adjacent to this subdivision.
- The proposed development suggests that some swales and a large storm water pond will offset all of the surface drainage from the proposed development. Currently, the area is well vegetated with shrubs and trees. This slows water exiting the sites and much of this water is stored in the vegetation, as well as within two wetlands. Once this vegetation is removed, water will now hit the ground and, with all of the impervious surfaces, run off very quickly. Our current climate has found that the atmospheric rivers are much more common in the fall and winter months and the summers are hotter and drier. Without the mitigating effect of the vegetation, this water will move quickly from the proposed development site into the Brooklyn Creek system. Brooklyn Creek has already experienced large impacts from the surrounding developments in its headwaters, with scouring of fish habitat evident in downstream sections. The additional runoff from this development most likely will overwhelm this already stressed system.
- The proposed development intends on developing right to the edge of a red-listed wetland. It has been shown that minimal buffers, such as the planned 5-meter buffer proposed in the development plan, are insufficient in protecting wetland systems. The only way to protect a wetland, is to protect not only the water within the wetland, but also its inflows and outflows. Basically, you need to protect the wetland's hydrology. The proposed storm water system and all of the impervious surfaces will likely either remove too much water from the wetland and cause it to become a small terrestrial treed community or it will overwhelm the wetland causing it to become a shrub swamp. Sadly, the other wetland in the site will be destroyed by the development without any compensation for lost habitat.
- The proposed development has no plan for providing medical services for the additional 1000+ residents. Currently, the Comox Valley has over 10,000 people without access to a primary care physician. I believe that it is irresponsible of the Town to bring in so many new

residents without providing sufficient services for these residents. Again, this will overtax another system.

- Has the DND been consulted about the height of this development? It was my understanding that there was a height restriction so close to the base.
- Lastly, I am concerned about the impact such a large development will have on our existing sewage treatment system. Is the Town of Comox going to pay for the increased capacity of our system to deal with the development effluent?

Sincerely,

Michele Jones, R. P. Bio., M. Sc.

Summarize this text into the following categories with sub bullets for each, infrastructure, public services, built form, neighbourhood impacts, affordability, municipal process, environmental, amenities, developer (Highstreet), other. “

Please find below my concerns regarding the development of the above-mentioned properties. , the apartment buildings should be kept to a maximum of 3 storeys high, surrounded by duplexes to prevent loss of privacy in surrounding single family homes.

-Comox residents should be allowed input into the design of the proposed multi-housing complexes. For example, the cube-like townhouses at 2310 Guthrie Rd are an eyesore both in design and colour. They do not fit in with the rest of how Comox is built.

-All your proposed buildings should allow for established trees and shrubs to be planted near the buildings to provide shade. The townhouses at 2310 Guthrie Rd have not done this and with climate change challenges, this is a serious omission.

-Higher density will result in unnecessary and unwanted increased volumes of traffic in our rural area which negatively affects residents of these neighbourhoods.

-Increased pressure on already stretched Health and Public Services.

-**Collaboration** with the proposed Broadstreet development at 2123 Hector Rd would address the retention of what many call the natural features of this area not only for the benefit of the new residents but as an attempt to mitigate the huge environmental impact this project will have on the existing forest and wildlife.

- Regarding the red-listed community on the property, only a 5 metre buffer was suggested. This is completely insufficient to protect the hydrology and long-term protection of the wetland.

-We cannot drastically keep adding to the population of Comox without taking into consideration that in case of emergency evacuation, Comox residents only have the Rd (aka Comox Rd) and Ryan Rd to get out.

-The projected Housing Needs Assessment for 2025 (7,665 units) is unrealistic and should not be used as a reason to create taller apartments to house more people in Comox.

Thank you for receiving my comments and for including them in your application. A copy of this letter will be forwarded to the Town of Comox Mayor and Councillors to ensure that they are aware of my concerns.

COMMENTS ON THE HIGHSTREET VENTURES DEVELOPMENT  
APPLICATION FOR 941 ASPEN RD AND 2077 HECTOR RD, COMOX BC

On March 14, 2023 I attended the Open House for the proposed development by Highstreet Ventures to build “a multi-family residential project consisting of 4 to 6-story high apartment buildings, and 3-storey high townhouses, for a total of approximately 720+ homes” on the above noted vacant properties consisting of 22.5 acres in Comox. I will make my comments succinct:

1. **PROCESS:** This is a major development for the town, which seems unduly hurried. **The only public information session scheduled was on March 14. The developer’s timeline shows construction starting in the Fall of 2023.** I had attempted earlier to obtain information after the first notice, and was unsuccessful. How can the public or their elected officials review and comment when only a single brief information session is to be available?

**There are two different applications which Highstreet has rolled into one.** First, is an Official Community Plan amendment, as the properties are not included in the official OCP. **Second, is an application for a unique comprehensive zone through the Town of Comox Rezoning Process.** These should be separated and each subject to Public consultation and comment. These are separate decisions by Town Council and cannot be rolled in together.

2. **LACK OF PERTINENT INFORMATION:** The Open House provided a wealth of detailed infrastructure engineering information. While sewage and water connections as well as drainage and slopes are important to demonstrate that the density can be serviced, of

more importance is what was not presented. **There is no traffic study.** This was the elephant in the room at the Open House.

A further concern is the lack of any assessment of cumulative impacts of other developments in the area, for example the proposed rezoning by Broadstreet Properties of the adjacent property at 2123 Hector Road from R 3.3 to Comprehensive Development to allow 192 townhouse units.

Highstreet Property's presentation, both the posters and the consultants on hand, suggest that their goal is to maximise the residential density while providing minimal or no community amenities, as I note below.

3. **CAR CENTRIC:** The proposal might provide 1.5 parking spaces per unit according to Highstreet representatives, or easily 1000 vehicles. Adding in Broadstreet's proposal there could be thousands of daily trips up and down Aspen or along Hector to Anderton. There are no commercial or other services provided in the proposal. There are no elementary schools within reasonable walking distance, which means more car trips. The list goes on.
4. **COMMUNITY vs BARRACK BLOCKS:** What type of community should the Town be envisaging here. Families, retirees, young, old, mixed? Condos, rentals? Affordability? Assistive living? All Highstreet is presenting is a set of apartment blocks without imagination. Will there be a foodstore, pub or café, day care, professional services?
5. **BENEFITS to COMOX:** Highstreet is proposing a rezoning of the properties which were last zoned rural residential to high density residential with no obvious benefits to the Town of Comox. The



developer stands to profit just through successful rezoning. The Town could be on the hook for providing upfront the infrastructure – roads, sewers, etc.- without any guarantee the properties will be built out, and provide a tax base to pay for sunk costs. The example of Dockside Green in Victoria shows that many changes to developers, plans, and zoning over many years is a likely outcome.

In summary I cannot support the proposed application to amend the Official Community Plan and the proposed application to introduce a comprehensive zoning application by Highstreet. The process is rushed, there is not enough information, and the concept is flawed:

- A. While DENSIFICATION is laudable, this is not the right location in Comox.**
- B. There is nothing on the table about COMMUNITY LIVABILITY.**
- C. The proposal is CAR CENTRIC AND UNSUSTAINABLE.**
- D. The process underway is UNNECESSARILY RUSHED.**

March 19, 2023

Gary Schaan

546 Cheetah Crt. Comox, BC

V9M 2K1

778-679-7935

egschaan@gmail.com

March 27, 2023

Wayne Matkoski  
2044 Hector Road  
Comox, BC

Attention: Brad Clifton, HighStreet Ventures

I am outlining concerns I have after attending the Mar 14, 2023, Open House regarding your proposed development at 941 Aspen and 2077 Hector Roads in my neighbourhood:

1. The first concern is the proposed opening of Hector Road as a thoroughfare compared to a dead-end as it exists now, and having Hector Road as a main access road to the properties. I believe I talked to all of your HighStreet Reps at the Open House with this as my main concern. There are several negatives to Hector Road that you could not understand without having lived on Hector Road as I have for over 34 years. Hector Road is an old country rural road that is not designed for heavy traffic or fast driving. If Hector Road is widened and re-surfaced, that would make it even worse than it is now.

(a) Hector Road is in a very cold micro-climate from my property down to the Anderton Road junction. My wife and I and my neighbours have witnessed this issue several times every winter when Hector Road is basically the last road to melt from ice or snow, often days later than nearby roads. It has a North-East aspect and a shady Southern side of the road which causes that cold micro-climate. Vehicles are often stuck driving uphill on Hector Road because of a lack of traction on the slippery ice and snow.

(b) Aside from the cold conditions and lack of thawing, Hector Road meets Anderton Road on a dangerous downhill slope. If people drive too fast down Hector Road without understanding the hazards of sliding through the stop sign directly onto Anderton Road, it will lead to crashes. The few people that live on Hector and Acacia Roads are familiar with this hazardous issue and know how to approach Anderton Road when driving down Hector Road.

(c) Drivers on Anderton Road, which is a 60 km/hr limit road, tend to travel much faster than 60 km/hr. It generally flows at 70-75 km/hr, but many drivers go much faster than that. RCMP speed traps are rarely seen in this area. The issue with speeding on Anderton Road near Hector Road is that we approach Anderton Road from Hector as a hidden entry. Drivers that are heading Northward on Anderton towards the Hector Road junction do not even see that Hector Road exists – it is hidden. To make matters more dangerous, it is a downhill passing lane on Anderton heading towards Hector Road junction. Drivers on Hector Road that look to their right when they stop at the Anderton junction may see an open road to turn right, then start to pull out, and a vehicle on Anderton can hit the throttle to pass, and crash right into the vehicle turning off Hector Road. It is basically instantaneous with no room for error. We have all witnessed this occurrence at that junction, but fortunately are aware of the danger and know to be extra careful. Unfortunately that stretch of Anderton Road appears like a “launch-pad” for some drivers heading Northwards, and they “floor it”, blissfully unaware of the hidden Hector Road junction. I have heard and seen several accidents at that location. The number of accidents can only get higher as the traffic on Anderton Road increases and adding a massive number of cars on Hector Road is a very bad idea. Anderton Road to the South of the Hector Road junction should become a “no passing” zone and a short divided (a passing barrier) road in that section would be even better.

(d) Turning left onto Hector Road from Anderton Road is a dangerous turn as well. As mentioned above, Anderton has that downhill “launching pad” stretch immediately before Hector Road junction, and drivers tend to speed up there. And that is right where we slow down and often have to stop to make a left turn onto Hector Road. That action is contrary to the flow of traffic, which is speeding up. Therefore rear-enders are possible, and have happened, but also there is the risk of drivers passing (see above) cars turning left onto Hector on the wrong side, not knowing or seeing a left-turner ahead. That was the last accident I witnessed there. A Harley sped up, quickly accelerating through 2 gears and then I heard a big crash. I walked down to the junction and the Harley was wrecked from crashing into a big pickup truck, the bike driver was lying on the road injured, and the truck had a smashed in drivers door. Careless passing was the cause.

Also when turning left onto Hector Road, vehicles behind you cannot get around the left-turners because there is a big ditch on the right hand side. If left-turners do not “claim” the road, people will try going by on the right side of the road and end up in the deep ditch.

(d) Opening Hector Road as a throughway will greatly increase the traffic on Hector Road and will likely be the biggest impact to us people who chose to live on a dead-end street in our rural area. Single-family developments would add a lot of people to this neighbourhood, but it was something we understood we would be facing. That's what the property was zoned for. Adding high-density towers and a couple thousand people and hundreds of cars is so far out of context with this rural neighbourhood that it seems impossible anybody would even seriously consider it. Ruining our quiet rural lifestyle that we all chose to live in seems heartless, greedy and negligent. It is the opposite of the "Responsibly Developing" that HighStreet touts. Hector Road should definitely be kept as a dead-end road, where a short section of land (50m) is left as it is now and Hector Road could still exist at the Western side as a turn off Aspen Road.

2. At the Open House I talked to at least 3 HighStreet Reps about proposing 4-6 story towers, which would exceed 10m in height, when there is a 10m building height restriction in the proposed development area. I was told by one of the Reps that there was approval given for 4-6 stories "recently". I questioned when "recently" was, but was not given an answer. No other Reps knew when building height approval was given. Not being satisfied by what the HighStreet Reps told me, I re-visited a letter I had received back in November 2022 that was written by the Requirements Officer at CFB Comox. That message included maps showing the proposed HighStreet development fell under a 9m or 10m height restriction. I emailed the Requirements Officer on March 21, 2023, to check if HighStreet did get approval to exceed the 10m height limit.

On March 23, 2023, I received an email from Captain Minsik Eum, Requirements Officer, Detachment Comox, Real Property Operations (Pacific), Canadian Armed Forces. Captain Eum stated that: "we're not aware of any approval that HighStreet Ventures received" and also "we don't have a record of giving approval to local developers including HighStreet Venture and we will investigate further into this."

I am not sure what approval HighStreet has received to construct 4-6 story towers. I was not told at the Open House and, apparently, it is not common knowledge and not known by CFB Comox, which obviously has a very important interest in matters like this. I am curious what the reality is.

3. Being a Registered Professional and having worked mostly in forest environments researching and studying raptors (owls & Northern goshawks), woodpecker research, fish streams, vegetation and ecosystem identification, forest recreation inventories, visual landscape inventories, watershed assessments, logging road & cutblock layout, timber cruising, being a BC Parks Park Interpreter, designing forest interpretive trails and recreation sites, and more, I have a fairly good understanding of how important forest ecosystems are.

Currently the land that HighStreet is proposing to modify and construct towers does not look anything like the original forested land it was decades to centuries ago. It has been logged, had gravel piles, pits, roads/trails, exposed land, had structures on it, has invasive species on it, and in parts of the properties it appears to be a mess. But in spite of that, the land still supports a wonderful variety of bird species (numerous species of songbirds, 5 woodpecker species, owls and more) that use that land as their home and breeding territories. The pileated woodpecker is a good example. It just became a Keystone species under the Migratory Bird Act. A pileated woodpecker actually is NOT a migratory bird, but is very important to the lives of many species of migratory birds because of the nesting cavities the woodpeckers create. At the Open House we learned that there is a possible pileated woodpecker nest on the development property. It was identified by a biologist that HighStreet hired to assess their land I believe. I was told at the Open House that the nest will be protected, which is the proper thing to do. There is, however, an associated issue. Pileated woodpeckers are also particular feeders that need year-round feeding sources to survive. There is likelihood that by clearing portions of the land, the woodpecker's feeding sources will be reduced, probably unintentionally, enough to detrimentally affect the woodpeckers. I have a small forest on my property adjacent to the HighStreet Hector property, fairly close to where I was told by Brad Clifton that the possible pileated nest tree is located. I have about 100 trees on it of various decay levels and species, and in 34 + years only 2 trees have been used as feeding trees by pileated woodpeckers. One tree just started being used by pileated woodpeckers, probably the same birds using the HighStreet nest, in November 2022. None of my trees have been suitable to nest in. That shows how picky and complicated dealing with birds and other wildlife can be. What will HighStreet do to ensure that enough woodpecker feeding sources remain on the land?

We have people in this neighbourhood that are quite knowledgeable, understand the Acts and Rules protecting birds and their nests, plants and other environmental concerns. One important environmental concern is the risk of HighStreet inducing invasive species (such as bullfrogs, reed canary grass, yellow flag iris, and purple loosestrife) and mosquitoes in their water containment pond. We are expecting that issue to be addressed to avoid having a problem with invasive species and pests due to the pond.

4. On April 20, 2022, Dr. Jonathan Reggler gave an important educational presentation to Comox Council stating that 11,500 people in the Comox Valley currently cannot get a family doctor due to a shortage of family doctors in the Comox Valley. Dr. Reggler mentioned that the Valley was short at least 9 doctors at that time. He also stated that each Doctor has around 1200 patients. Given the population your HighStreet development will draw to the Valley, that development alone would require 2 additional family doctors to serve your development alone.

I recently had to re-new my Drivers License and tried getting it done at our BC Services office. It took me 5 attempts and 5 driving trips to be able to finally get it done. There were waits of 15, 22, 17 and 27 people on the first 4 attempts, all at different times on different days. I was told it would anywhere from 1.5 hours wait to “hopeless today” to get in. I asked 2 different workers there if the waits are getting longer and was told it definitely was, as more people come to the Comox Valley. And on my excessive trips to the BC Service Office, I encountered the usual increasing traffic and congestion at 17<sup>th</sup> St Bridge on my way to and from Comox to Courtenay.

Those examples are just 2 of many issues that increasing the population of Comox by developments such as HighStreet’s is just not responsible or required, and is basically negligent until soft and hard infrastructure can catch up to the population we already have. What is the big rush to densify in Comox? The negatives created by the rush to densify in Comox will be far worse than keeping the growth rate at lower levels. Bigger populations always lead to bigger problems, and more tax dollars from these new developments will not solve those problems – no chance. It will only get worse.

5) The “green” spaces HighStreet plans on leaving are not adequate to maintain populations of birds that use the land now. Unfortunately that is a given fact of any development or reduction of a natural environment. In lieu, HighStreet has to do their best to leave as much “natural” land as they can and try to meet and exceed the legal needs and protection for wildlife. The wetland buffers you are proposing seem inadequate to me to protect the wetland hydrology. The “greenway” path has nothing natural about it if you copy the greenway you plan on joining up with. There are Honey Locust and Portuguese Laurel trees, grass and pavement. None of that is natural here and I consider that a poor attempt on HighStreet’s part. The “green” spaces you are considering are simply something that might be considered “green” in a city, but not in a more rural and natural habitat that your properties are now.

6. Summary: I attended the Open House on March 14, 2023, with an open mind. I talked to all the HighStreet Reps and most of them more than once. Everyone was easy to talk to (with one exception), but overall it lacked details in some aspects. I wanted more information on 2 topics: the environmental aspects that the biologist was involved in and any traffic assessments done on Hector Road. I sent Brad Clifton a nice email on March 22, 2023 (8 days after the Open House) asking if he could pass on any information regarding those 2 items. I have never heard back from Brad Clifton, even after sending a reminder email on March 24<sup>th</sup>. Not even a message declining my request. So that is very disappointing to me because it seemed to be contrary to him supposedly being helpful to us seeking information to send more knowledgeable feedback. Also the issue about HighStreet getting approval to construct towers greater than 10m was an odd thing. I felt I was being skirted around a bit when being told at the Open House and nobody knew any details. Then checking with CFB Comox personnel and being told they have no information on HighStreet being approved, that just seems contradictory to me. I am curious where the truth settles on that item.

Sincerely,

Wayne Matkoski, RPBio  
2044 Hector Road  
Comox BC

cc: Town of Comox Attention: Mayor and Councillors  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Director

Date: March 27, 2023

Highstreet Ventures  
Email: hectorandaspen@gohighstreet.ca  
RE: 941 ASPEN RD and 2077 HECTOR RD  
Pre-Application Consultation – Stage 2

Attention: Brad Clifton,

My name is Dave Dyer and I live at the current dead end of Aspen Rd at 944. We moved back to the Comox Valley in 2002 after 17 years in Vancouver. We moved to get out of the city and to raise our son so he could enjoy all the things we enjoyed as kids in a small town. Both my wife and I have our graduation class photos in the halls at GP Vanier Secondary School, as does our son.

My work still takes me to Vancouver or Victoria for a good part of the year, mostly the Burnaby and Coquitlam area. There was a redevelopment a couple of years ago in Burnaby at a place called Brentwood Mall at the corner of Lougheed Highway and Willington. There are at least 3 lanes in each direction at that intersection, gas stations, car dealerships, and auto body shops, that sort of thing. Bosa Properties had proposed a 1470 home development there and the headline in the paper was “Massive Redevelopment at Brentwood”. The city of Burnaby has over a quarter of a million people and they thought that was massive. The population in Comox is just over 15,000 and you are proposing 814 homes plus the additional 192 by Broadstreet Properties adjacent to the property, not to mention the approximately 230 units at your Murrelet Dr site. If people in Burnaby were concerned, we should be very concerned. It wouldn't matter what town, province or country you were in, adding over 1000 homes to any neighbourhood anywhere would create an unwanted ripple effect and completely change the dynamics and character of that area, especially two small dead end rural roads that surround the development.

Sir Isaac Newton said “every action has an equal and opposite reaction”.

I don't pretend to think that we are going to stop some sort of development here, that's not the point. We just expect that Highstreet Ventures and the Town of Comox would behave in our neighbourhood the same as you would expect in your neighbourhood. Be respectful and responsible not by just your words but by your actions. Limiting building heights to 3-storey would be a start. Build all single-family low-density units near the existing neighbourhoods to minimize disruption and create a transition, not a road, including a significant buffer along all existing properties. Don't put Aspen and Hector roads through as nobody on Aspen or Idiens Way wants another 1500 cars a day driving up and down their road because it would become the shortcut anywhere north. Perhaps you could also rethink your colour scheme to better suite the natural surroundings, like for instance, your building along the Courtenay River.

We live at a unique crossroads of Comox, Courtenay and the Comox Valley Regional District. This development will affect every municipality and neighbourhood in the Comox Valley. I would ask Comox Town Council to give this proposal a tremendous amount of thought because this will determine which direction this valley goes for the next generation. This development will be the benchmark for our future here.

I'd like to think that both the Town of Comox and Highstreet Ventures could come up with some sort of responsible, respectful development that maintains the integrity and character of the existing neighbourhoods while creating homes for people.

A lot of 4-storey white boxes is not the answer for our quaint seaside town. I'm sure you have integrity and I think this would be a great time to show the Town of Comox and the neighbours how good this can be.

Sincerely,

Dave Dyer

## Jen Groundwater

1714 Quatsino Place  
Comox, BC V9M 1B9  
403.688.2784  
jen@jengroundwater.com

November 16, 2022

Brad Clifton  
Highstreet Ventures  
CC: Russell Dyson, Jordan Wall, Marvin Kamenz, Regina Bozerocka

### **RE: Aspen Road and Hector Road**

Hello Mr. Clifton,

While I'm very much aware that we need more housing in the Comox Valley (and most urgently, we need AFFORDABLE homes), I have serious concerns about Highstreet's intention to develop two large parcels of land at the edge of Comox.

#### **WRONG PLACE**

In a stated climate emergency, I believe this development should not be built at all, and we should be looking for more creative solutions to the housing crisis, starting with more infill options and rezoning areas closer to downtown. Aspen and Hector are at the outer limits of the community (and until only a few years ago weren't even part of Comox), which means that building up to 720 more homes in this area is the very definition of sprawl. This goes against the Regional Growth Strategy, which the Town is supposed to be upholding.

#### **HARM TO NEIGHBOURING PROPERTIES**

I'm aware from talking to people who live on the Area B side of Hector Road that they already experience increased flooding on their properties due to the clearcutting and devegetation that has already taken place in the Aspen/Macdonald Road area. More building and paving will certainly cause further harm to these residents, many of whom have lived here for decades.

#### **INCREASED TRAFFIC**

Putting this many new residents into the area will have major consequences in terms of increasing vehicular traffic. We have a clear example with Idiens Way, which has now become a busy traffic corridor into and out of the Crown Isle area. Residents in the rural area of Idiens Way (roughly from Anderton to Sylvan) have seen "a twentyfold increase in traffic" as a result of Idiens Road being punched through to Courtenay.

## **HARM TO WATERSHED/ECOSYSTEM/WILDLIFE**

It's telling that you refer to the properties as "vacant," when in fact the Hector property is home to countless living beings that are a crucial part of the local ecosystem. (The Aspen one, tragically, has already been mangled, I believe, and may well be considered "vacant" as a result.)

2077 Hector Road lies within the Brooklyn Creek watershed. This salmon-bearing stream is already dealing with many threats to its health. Further development is likely to harm it even further and threaten the flows that support salmonids further downstream.

We are in a climate crisis that requires us to completely rethink how we interact with our environment and to protect our natural spaces as much as we possibly can. Mature trees and forests are one of the best defenses we have to help mitigate climate change.

## **QUESTIONS FOR HIGHSTREET**

I hope you will receive a many thoughtful comments and questions from many concerned people, and that you will truly take these to heart as you move along in your desire to develop this area. Here are mine:

- 1) The most essential: *In this era of climate crisis, how will you mitigate the incredibly large impact this development will have on the environment?*
- 2) Will you commit to keeping as many mature trees TOGETHER as possible on the site as possible? I mean retention, not replacement, which is a poor substitute. The Town now asks for 30% tree retention on new developments—why not go higher, much higher?
- 3) Or will the "green space" you refer to be another meaningless "greenway" like what just went in near Aspen and Macdonald? Merely planting some new saplings and putting down some grass seed is just landscaping. Will you make a real commitment to maintaining actual natural habitat within the area?
- 4) Will you wholeheartedly search for threatened species within the site before beginning to clear it? Will you do everything possible to protect the creatures that currently live there?
- 5) What measures will be put in place to mitigate further flooding in this area?
- 6) How will you protect Brooklyn Creek and its surrounding watershed?
- 7) How will you address the inevitable increase in traffic on Hector and Aspen Roads?
- 8) How will you commit to making these new buildings truly affordable? And not just a few token units—how can you design this whole thing to be actually affordable to buy or to rent for people who aren't wealthy? The community is desperate for this kind of housing.
- 9) How can you ensure this property has a truly community-like feel? Communal gathering spaces (indoors and out), pathways and playground spaces (maybe even an indoor play area?) affordable retail space, etc...
- 10) How can you make this a pedestrian-, wheelchair-, and bike-friendly place? Lots of places to lock up bikes, easily accessible sidewalks and building access points, etc...

**QUESTIONS FOR THE TOWN OF COMOX:**

1) How can the Town of Comox work with the developer to ensure that this development truly affordable? That is, if we have to give up natural areas in order to build more homes, can we at least be sure that this sacrifice will benefit people who really need help with housing, rather than just benefiting more affluent single-family buyers?

2) One of the Growth Management Principles in the CVRD's Regional Growth Strategy is *Promot[ing] intensification, compact growth and supportive public transit services throughout Municipal Areas as the primary means of accommodating population and employment growth.*

How does a large development going in at the very edge of town fit with this principle? There are still many properties closer to downtown Comox that remain undeveloped or underdeveloped. Surely there must be creative ways to encourage developers to work on these lots rather than sprawling out further away from town?

\*\*\*

If this development proceeds, I hope Highstreet will take on the challenge (encouraged by the Town of Comox) of creating something wonderful here—and not just make a bunch of money and move on.

Mr. Clifton, the people who live here now will have to put up with whatever eventually happens. I suggest that as Highstreet heads to the drawing board, your team owes it to the entire area and community to be creative, innovative, and responsive to the feedback you've gotten through this consultation process. If you must develop, why not aim to make this development something to be really proud of? Make it as green and affordable and community-minded and sustainable as you possibly can.

Sincerely,

Jen Groundwater

Comox



To: Highstreet Ventures

[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)

RE: "941 Aspen Rd and 2077 Hector Rd"

From: Daniel Gray and Jackelaine Gray

2788 Fife Pl Courtenay BC V9N 4A6

[Jsgray50@shaw.ca](mailto:Jsgray50@shaw.ca)

The infrastructure with this kind of development, will be overwhelming for this area. Roads, intersections, fire halls, day cares, schools, policeing and parking - both in the Town of Comox and all the streets in the vicinity of the development.

As for the our water usage, where are we going to get enough to supply this new development, when the existing developments nearby, already in the past few years are going on water restrictions before the summer even starts. The water restrictions don't stop until the late Fall.

Our main source of water is the Glacier fed, Comox Lake, and that water is dwindling fast!

Our sewer system is over loaded already, so how will it function with all the new housing units in this proposed development?

I'm not against growth in the Comox Valley, but it has to be reasonable, sustainable, and make good common sense for the long term of our population!

This proposed development in this area we feel, is only a huge tax grab for the Town of Comox, and a quick profit for the developer!!

March 28, 2023

Highstreet Ventures  
602 1708 Dolphin Ave  
Kelowna BC V1Y 9S4  
[hectorandaspem@gohighstreet.ca](mailto:hectorandaspem@gohighstreet.ca)

Re: 941 Aspen Rd and 2077 Hector Rd, Comox

To whom it may concern:

Please find below my concerns regarding the development of the above-mentioned properties.

- out of respect for rural neighbours, the apartment buildings should be kept to a maximum of 3 storeys high, surrounded by duplexes to prevent loss of privacy in surrounding single family homes.
- Comox residents should be allowed input into the design of the proposed multi-housing complexes. For example, the cube-like townhouses at 2310 Guthrie Rd are an eyesore both in design and colour. They do not fit in with the rest of how Comox is built.
- All your proposed buildings should allow for established trees and shrubs to be planted near the buildings to provide shade. The townhouses at 2310 Guthrie Rd have not done this and with climate change challenges, this is a serious omission.
- Higher density will result in unnecessary and unwanted increased volumes of traffic in our rural area which negatively affects residents of these neighbourhoods.
- Increased pressure on already stretched Health and Public Services.
- Collaboration** with the proposed Broadstreet development at 2123 Hector Rd would address the retention of what many call the natural features of this area not only for the benefit of the new residents but as an attempt to mitigate the huge environmental impact this project will have on the existing forest and wildlife.
- Regarding the red-listed community on the property, only a 5 metre buffer was suggested. This is completely insufficient to protect the hydrology and long-term protection of the wetland.
- We cannot drastically keep adding to the population of Comox without taking into consideration that in case of emergency evacuation, Comox residents only have the Dyke Rd (aka Comox Rd) and Ryan Rd to get out.
- The projected Housing Needs Assessment for 2025 (7,665 units) is unrealistic and should not be used as a reason to create taller apartments to house more people in Comox.

Thank you for receiving my comments and for including them in your application. A copy of this letter will be forwarded to the Town of Comox Mayor and Councillors to ensure that they are aware of my concerns.

Joanne McKechnie  
1611 Noel Ave.  
Comox BC V9M 3K2  
[joanne.jemwellness@gmail.com](mailto:joanne.jemwellness@gmail.com)

**From:** [Judith Tarala](#)  
**To:** [Hector Aspen](#)  
**Subject:** "941 ASPEN RD and 2077 HECTOR RD"  
**Date:** March 27, 2023 2:01:03 PM

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As a resident of 42 years at 895 Acacia Road please consider my strong objection to the current proposed development in my rural setting. The height and density are not conducive to our rural neighbourhood. Development should be no more than 1-2 story residences with a larger buffer greater than 6 metres between said properties for privacy and green space. The proposal of adding 720 homes would surely increased traffic in existing dead end current streets.

Where do you propose to find more doctors, nurses, teachers etc. that we are now lacking?

Has water, sewer and garbage been taken into consideration?

When was this Area B property taken into the TOWN of Comox? I certainly was not aware of this.

If this project goes through with the current plan, it will destroy our quiet rural lifestyle and our native nesting birds (Quail)

Eight years of construction, noise and mess, NO THANKS. Please think again.

With respect, yours truly,

Judith M. Tarala  
895 Acacia Road.  
Comox, B.C.  
V9M 3Y6  
Sent from [Mail](#) for Windows

**From:** [Nancy McNair](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen & 2077 Hector Road  
**Date:** March 22, 2023 11:15:44 AM

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Dear Brad

I've looked at your website several days ago on the proposed development at Aspen and Hector. I would say that I am in full agreement with the itemized citizens feedback concerns I read the other day. (I thought they were under FAQ but could not find them on your website today). So you can add me to the list of them. I have several other concerns too.

1. Highstreet is advertised as a multi family. That's not what I see. I see many apartments and a very small area of townhouses. To me this is a high density development. My estimation for your proposal is from 770+ to just under 1000 units. 1800 to 2500 people give or take.

2. 2123 Hector Road another development in the works 192 units in close proximity to your proposed development. Again more people all together. Let's say ~ 400 more people.

3. Recent sale of the property on Anderton and Idiens Way my guess, another development let's guess ~ 1000 more people.

In 2021 the population of Comox was 14,806 it rose 5.5% between 2016-2021.

Now with these likely developments the population -

increase of 2,000 = 11.9%

increase of 2,500 = 14.4%

Increase of 3,000 = 16.8%

High density on small parcels of land works well for you as the developer but not so well for the community at large. Zoning from single family to apartment buildings is quite a jump. For me these are not really multi family developments. They are primarily apartment buildings with a tiny area dedicated to townhouses stacked on top of each other. My understanding is that a multi family development should include singles, semi's townhouses and 1 or 2 apartments. Not many apartments and a few townhouses. These developments are so close in proximity to one another they may as well be considered as one development. It's going to have a negative impact in terms of accessing facilities, roads, traffic and quality of life to name just a few.

With the full picture and the close proximity of the developments of these portions of land it makes no sense to develop in this manner. These developments are too many, too close together and are attempting to accommodate too many people. Too many people too close together is not a good thing for the Comox Valley.

Sincerely  
Nancy McNair

2330 Suffolk Cres.  
Courtenay, BC V9N 3Z4

**From:** [Stephanie Abbat](#)  
**To:** [Hector Aspen](#); [town@comox.ca](mailto:town@comox.ca)  
**Subject:** 941 ASPEN and 2077 HECTOR RD  
**Date:** March 27, 2023 11:42:07 PM

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Attention: BRAD CLIFTON  
From: Stephanie Abbat-Slater at 889 Acacia Rd, Comox BC V9M 3Y6

This email is in regards to the proposed development on both Hector rd and Aspen rd.

I live at 889 Acacia Rd. ( in Area B)

To say that I am opposed to this development is an **understatement**. There are so many reasons, and to fit them all into one email would be a challenge- so I am going to name just a few.

This development is designed with greed in mind. It is not taking into consideration the drastic change to the land it will sit upon- nor is it taking into consideration the impact it will have on the people who live, not only near it, but in the valley.

Our world is in a severe climate crisis, adding more density and highrises where watersheds and wildlife live is the opposite of helping combat this crisis. The proposed development could house more than 2000 people in a very compact space- clear cutting trees to do so- leaving nothing behind to absorb the extra pollution 2000 people will add. It will also allow for higher risk of flooding. On top of that, the wildlife that live among these trees will be left with nothing, some of these species of wildlife are already at risk, and drastically changing their habitat will leave them even more vulnerable.

The people of the Valley already struggle to find childcare, health care, and our emergency services are over-run as it is. The proposed development is looking to add 800+ units, how many of the people who move in will be multi family homes? How many will have young children? How many will be elderly and require medical care? To add this many people into a situation where the people who already live here struggle to get the help they need, is putting everyone at high risk. My nextdoor neighbour is extremely ill, and can not get the medical attention he needs. My neighbour two doors down suffered a stroke over 8 months ago- and is still on a waitlist to see a specialist. Our neighbour down the road had a loved one pass away in their home because our emergency responders are overrun and could not get there in time.. so please tell me how an additional thousand or more people added into this situation is in any way a good idea.

I am a mother of two. I have twin daughters who are 17 months old- I am one of the fortunate people who have family close by ( we all live on the same property) who can help me when I need to work- I have many friends who do not have that luxury- who struggle to find childcare as it is, whose children have been on waitlists for schools and extracurricular programs for months.

**We do not have the resources available for the people who ALREADY live here- adding this more is beyond irresponsible.**

From a very personal standpoint- this development will severely impact my own home. We moved here to get away from city noise, to be surrounded by trees, to look into our back yard and not be looking into someone's condo/ highrise window- but instead into the forest. I want to raise my children in a place where we can use the pathway through the forest to get to our grocery store. I want to listen to the birds that surround us, and see the eagle fly through my backyard. I want to hear the quiet hum of the night- I do not want to hear cars driving past my house 24/7 and the constant noise of construction for years.

AND on top of all of this- the fact that people who live in Area B ,who will be directly affected by this development ,were not given any heads up, but instead most of us found out about it through the paper, or from our neighbours- leaves an extremely bad taste in my mouth.

I am aware the housing crisis is a serious matter- but this will not help it- it will only exacerbate the many other crises we already have; Climate, health care, childcare, and the loss of what is and should remain a beautiful place to live.

I am not opposed to development- but I am **BEYOND** opposed to this proposal.

**This development will DEVALUE the place we love so much, the place we live. The Comox Valley.**

Stephanie Abbat-Slater

**From:** [Joanne McKechnie](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen and 2077 Hector Rd, Comox  
**Date:** March 28, 2023 9:12:03 PM  
**Attachments:** [Letter to Highstreet Ventures.docx](#)

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To whom it may concern:

Please find the attached letter outlining my concerns for the proposed developments at 941 Aspen Rd and 2077 Hector Rd, Comox.

Joanne McKechnie  
1611 Noel Ave.  
Comox BC V9M 3K2

**From:** [Heidi Hentze](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Rd 2077 Hector Rd.  
**Date:** March 28, 2023 3:44:29 PM

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Development is inevitable, however how it is done is not. There are a number of issues with this proposal. The number of units in this small area would add to the population of Comox by ten percent, and when you consider the other high density units, such as the ones by Quality foods it adds an inordinate strain to this small part of Comox.

This increase leads to more cost, policing will need to increase and also with high density areas the crime rate tends to increase.

The families that live here knew that further building would one day occur but not on such a massive scale.

This huge increase will impact the driving time. People will have less time at home as it will take longer to get across the bridge, therefore increasing the time in their work day, or in the amount of time it takes to get to various appointments or to go shopping. This also adds to pollution. It is not always practical or possible for people to bike, walk, or take transit.

The infrastructure can't support this proposed increase in population. We already deal with severe water shortages which effect us each year. Where is the water to come from?

We currently experience shortages of services, many people are without doctors. Wait times for lab work and other testing are not adequate, leaving people in a worse state which often creates issues that ultimately cost the medical system, therefore the tax payer, even more.

Comox is known for it's many fine attributes and the character of this community is being eroded. The fauna and flora which were in abundance are being eliminated, and experiences like children being able to play in the wild areas and to see the frogs, butterflies, birds, rabbits, etc. are being replaced with sterile parks that meet some needs, but not others. Neighbourhood block parties and neighbours supporting one another fall by the wayside. The atmosphere and way of life are being taken from us. Development is necessary, no argument there. It should however be done in a way that is sensitive and considerate to it's existing residents.



**From:** [\\*\\*C.M.](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Rd and 2077 Hector Rd.  
**Date:** March 18, 2023 7:44:55 PM

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March 19<sup>th</sup>, 2023  
Carol Martin,  
2341 Back Road,  
Courtenay, B.C.,  
V9N 9G8

Highstreet Ventures Inc.,  
602 – 1708 Dolphin Avenue,  
Kelowna, B.C.,  
V1Y 9S4

To ALL PARTIES CONCERNED.

RE: 941 Aspen Road and 2077 Hector Road proposed new development.

I am very concerned about the proposed new development for 941 Aspen Road and 2077 Hector Road, Comox, B.C. Although I do not currently live in this area, I do live close by. My husband and I frequent this neighbourhood multiple times a week. It is a area that my husband and I are considering moving to in the future.

This property was recently acquired by the town of Comox from the Regional District. The property borders single and multiple residential homes along with single units in the Regional District, Courtenay and Comox. The residents in the area have purchased single unit homes and a few patio homes. As it is now, it is a quiet, safe neighbourhood nestled in a semi-rural area.

Highstreet Ventures Inc., a Real Estate Development Company based in Kelowna, is proposing to built multi family residences consisting of 4 - 6 storey high apartment buildings and 3 storey townhouses for approximately 720 houses. (Approximately means that there could be more than 720 residences.)

720 homes times an average of 2.2 people per home means an approximate influx of 1,584 people concentrated in this one small area. Consider also the fact that many households will have 2 or more vehicles which could result in a lot of street parking as well as increased traffic flow.

This is not Kelowna or Vancouver - this is the seaside town of Comox . In bigger cities, apartment complexes are usually near amenities and downtown, not in residential areas. The proposed development would result in a drastic negative change to the existing neighbourhood.

In this small corner of Comox, there is already high density housing with 3 - 4 storey apartment buildings and 1 - 4 storey condo building behind Quality Foods. As well, there is a 42 town-home complex on the corner of Guthrie and McDonald Rd. Increased traffic has been noted already.

Single affordable homes, patio homes, duplexes and story townhouses would be more appropriate for this semi rural property.

In the Highstreet stage one proposal there is a brief mention of a park. No specifics. A development of the size that they are proposing, should require a large multi-use outdoor park for both adults and children. A park that includes such amenities as tennis courts, pickle ball courts, a special play area for young children, as well as an off the leash dog area for both large and small dogs.

Rezoning, planning, development requires a lot of foresight. This is not easy to accomplish. It is challenging to be able to think of the future. Many decisions have been made and then sadly regretted in hindsight. It is vitally important that those with the power to make life changing and environmental changes have the ability to look at the "whole Pie" I ask you politely, to please take off rose-coloured glasses and imagine if you can, what this section of land, if rezoned to allow a densely populated congested conglomerate of homes to be developed , will be like in 25 years or less.

I understand the need for more housing. I understand that growth is a reality and one that needs to be addressed and planned for. However, the proposed development for this section of land is definitely not the route to take. It is out of step with the existing community and it's residents. I am hoping that when asked, that the Town of Comox will turn down Highstreet Venture Inc.'s request for an amendment to the Official Community Plan and Rezoning.

Highstreet Ventures Inc. ... please go back to the drawing board.

With respect,

Carol Martin

Cc: Mayor Nicole Minions

Councillors: Steve Blacklock, Dr. Jonathan Kerr, Jenn Meilleur, Chris Haslett

Director of Development Service: Marvin Kamenz

PS Apologies. You might receive 2 letters both the same due to a problem sending this letter.

**From:** [Neal De Groot](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 ASPEN RD and 2077 HECTOR RD  
**Date:** March 28, 2023 11:10:13 PM  
**Attachments:** [CVRD - p23\\_dark\\_sky\\_policy.pdf](#)

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Hello Highsteet,

Thank you for hosting the open house at the Comox Community Centre on Mar 14th. It was good to see the initial designs and to speak with those involved in developing this new project. Much of this seems preliminary as these areas still need OCP amendment and rezoning so I'm sure the plans and designs will evolve based on community input. While I don't oppose this development, I do share many of the concerns of my neighbours:

### **Timing**

Up until the open house we had no idea what the plans for this project might be, so there was nothing to give feedback on until Mar 14th. Having two weeks to absorb the plans, do any research and give input seems hurried, as does the time-line of this project. I trust that The Town of Comox will not be rushed into amending the OCP or rezoning for these properties without diligence and meaningful consultation.

### **Construction**

I was not able to get answers regarding how the construction phases might overlap or where construction equipment and materials would enter the sites, perhaps it is still too early. I trust that efforts will be made to minimize the impact on those who will live with the construction for several years.

### **Trees**

I am hopeful that many of the existing trees will remain after the project is complete, particularly by the roads. Cutting them all down just to be replaced with new growth is wasteful and will take away from county-side feel that everyone enjoys.

### **Density**

The current Highstreet plans for 2077 Hector have a density of 29.4 units/acre and 41.6 units/acre for 941 Aspen. That is just too high for an area that is, and will be, surrounded by residential rural. By contrast, the Broadstreet plans of 15.9 units/acre for 2123 Hector seems much more reasonable. The initial proposal from Highstreet was for a total of 720 units, then it was changed to 720+, and it has now been increased to 814. This is concerning for many of us who choose to live in this area because of the low-density.

### **Integration**

I think it's important for any new community to integrate as naturally as possible with the existing neighbourhood. The greenways included in your plans are a great opportunity to assist in this integration but I think more can be done. One thought: make community spaces & services within the complex accessible to other local citizens. This would offer some services that are not available in the immediate area while also encouraging new & old residents to mingle.

### **Rentals and low-income housing**

I am supportive of any project that will bring affordable housing to the region. I was disappointed to hear that there are currently no plans to include low-income housing, I

hope this will change. "Market value" is just too high for many valuable members of our community on low or fixed incomes who cannot find a safe place they can afford while still putting food on the table and feeling settled. The anxiety and indignity that they are being forced to live with is discouraging. I encourage Highstreet, along with the Town of Comox, to make low-income housing a priority in this project.

I was told at the open house that the percentage of rental vs for-sale units has not been determined yet. I hope that Highstreet will commit to at least 50% rentals and sign commitments to ensure those units will not be sold off in the future. Knowing that a rental unit will stay a rental long-term is important for tenants to feel secure and rooted. The amount of secure rental housing available in the Comox Valley is ludicrously low. For comparison, Broadstreets plans for 2123 Hector include 73% rentals.

### **Distances to existing residence**

Given the rural areas to the North of this development, the distances between planned buildings/infrastructure and current rural residences and roads should be reconsidered. Having more "greenways" separating new buildings/roads from exiting residences and rural roads would help keep the rural nature of the area. Keeping taller buildings away from existing residences and reducing the height would decrease the impact as well.

### **Light Pollution**

The light this development will project into the night sky will impact many people, animals & insects in Comox and the CVRD, and not just those along side it. "Multiple studies have shown that the abundant nighttime light found on streets and in buildings can adversely affect animals — altering migration patterns — as well as insects. There's also been increasing evidence that it can disrupt the circadian rhythm of humans, an important biological process that regulates our sleep cycle." ([cbc.ca](https://www.cbc.ca))

Light pollution also diminishes our ability to see the stars at night, as an avid stargazer this is close to my heart. I strongly encourage you to follow the CVRD's Dark Sky Policy (attached).

Thank you for taking my input, I trust that you will continue to hear the concerns of the community as we move forward. For every person who gives feedback I imagine there are countless who don't say anything, who feel like they will not be listened to. I have heard from neighbours who are angry and dismayed about this project, that it will destroy their community. I have heard from others that are resigned to live with unabated development and don't feel like fighting. These are valid feelings and opinions that should be taken into consideration. I think, however, that this development can be a great addition to this area if it is done in a way that doesn't take away the things that make it great, for old and new residents alike.

Cheers,  
Neal De Groote  
2110 Hector Rd  
Comox

**From:** [Shannon Tarala](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen rd and 2077 Hector road  
**Date:** March 27, 2023 9:08:28 AM  
**Attachments:** [PRE-APPLICATION CONSULTATION - STAGE 2.pdf](#)

---

## 941 Aspen rd and 2077 Hector road

Sent from my iPhone

**From:** [mike.turnbull](mailto:mike.turnbull)  
**To:** [Hector Aspen](mailto:Hector.Aspen)  
**Cc:** [rhardy@comoxvalleyrd.ca](mailto:rhardy@comoxvalleyrd.ca); [town@comox.ca](mailto:town@comox.ca)  
**Subject:** 941 ASPEN RD and 2077 HECTOR RD  
**Date:** March 26, 2023 9:34:37 PM

---

Michael Turnbull  
2072 Hector Rd, Comox, BC V9M 3Y7, Canada

Thank You for the opportunity to comment on your project.

Greenway trail and greenspace.

You show the Greenway trail running along the North side of 941 Aspen rd phase 2 and stopping at Aspen Rd. This trail should continue down the North and East sides of phase 3. This will create a buffer for the adjacent properties which are all in the regional district. Also the Greenway trail that runs along the North side of 2077 Hector should run the full length of the property. There are a number of mature trees that should be saved along that side of property. It may require reduction in the size of the pond but could be incorporated into the trail planned for around the pond. The green space in the North East corner of phase 3 is inadequate, and is only accessible to the tenants living in the development. When looking at the proposal drawings, the volume of pavement is staggering. The families that live on the regional district side of this project chose to live in the region for the rural feel of the area. If I wished to live in an environment surrounded by apartments I would have bought or stayed in an area already developed.

Density

Any of the buildings adjacent to regional district homes should be reduced to single story townhomes. This would include building 8 on the North side of 2077 Hector Rd. It would help to reduce the impact on these neighbourhoods, and soften the transition to apartment blocks. Also reducing the footprint and number of floors in apartments would help to reduce density. These steps would help in reducing need for parking and increasing options for greenspace. Another issue with the number of units in this project is the overall affect it will have on the whole Comox Valley and surrounding areas. The lack of Doctors and health professionals, or even the shortage of Veterinarians in the area. There are many people without a family Doctor in the area already, how will this be addressed? I was told there was 1.6 parking spaces per unit. That is approximately 1600 vehicles for this project alone. This combined with Broadstreet's upcoming proposal, the proposal for 6 story apartment at Comox mall the apartment block on Balmoral ave will add a staggering amount of traffic on our roads. Comox Rd, and 17th St bridge are barely capable now for moving people and vehicles safely.

Local Traffic

The intersection of Anderton Rd and Hector Rd struggles with safely handling the local traffic from the dead end neighborhood it already serves. Heading North on Anderton Rd turning left onto Hector Rd you take a risk every time. Hector Rd is a sheet of ice making stopping at Anderton Rd difficult. I have lived on Hector Rd for 26 years and have seen it all at that intersection. Some form of diverting traffic is a must, whether that means Hector Rd not going through or no access to the buildings via Hector Rd would be an option.

## New Road

The plans show a road that would run from Aspen Rd through 2077 Hector Rd to Anderton Rd. This will be a great addition , that will help with relieving traffic on Hector and to some extent on Aspen Rd. All this depends on if the Road actually connects up with Anderton Road. In order for this to happen, it looked like the home and property at 807 Anderton will need to be purchased. That home is in the regional district, so I don't understand who would be responsible for this undertaking.

## Construction Phases

I was told the pond would be the first thing done inbetween the 2 sites. The Road that will be added should be the first thing done. The pond is a pretty big excavation requiring a lot of equipment and trucking. Again Hector Rd is not capable of handling that kind of activity, with the addition of the new Road the traffic can be split up to reduce impact on the Hector Rd and Aspen Rd neighborhoods .

## Environment

From what I understand there has been an assessment done. There is a lot of different birds that use these properties as a home. So again going back to keeping trees it is very important. It is a corridor for deer aswell, widening the buffer around property would help to address these problems, reduced density provides more greenspace. I understand the pond is there to address all the runoff from the property, but it also has it's challenges.

## OCP

Vision Statement , The Town of Comox is an active residential community that welcomes all ages. The heart of Comox is the Downtown – a compact, pedestrian friendly area with a lively mix of commercial services, housing and public services. Comox enjoys strong connectivity within and between neighbourhoods, commercial/service areas and the waterfront through a variety of transportation choices. Comox embraces its natural areas and surroundings, recreational opportunities and ambiance as a unique seaside town. Comox will grow in a way that maintains and enhances community liveability.

This is from the Town of Comox website and is part of their OCP vision statement . What needs to be highlighted is the sentence " Comox embraces its natural areas and surroundings, recreational opportunities and ambiance as a unique seaside town " Unfortunately I don't feel this project as it has been put forward fits in with this Vision Statement.

I understand the need for housing, I also understand the time would come when these properties would be developed. Having said that I also thought when that was to happen that CVRD rules would be followed. How these properties ended up in Comox and removed from the CVRD I will never know. This development would never go ahead as is if it was still in the CVRD. The property owners that are on the CVRD side of this development and the CVRD itself are the big losers. We have all the grief of a drawn out construction phase , traffic, noise,etc. Comox gets the benefits of collecting taxes and an out of town developer benefits from sales and rental revenue that most likely won't be reinvested in supporting our valley.

Thank You for your time  
Michael Turnbull

**From:** [Jen Groundwater](#)  
**To:** [Hector Aspen](#)  
**Cc:** [town@comox.ca](mailto:town@comox.ca)  
**Subject:** 941 Aspen Rd. and 2077 Hector Rd.  
**Date:** March 28, 2023 4:07:44 PM  
**Attachments:** [Highstreet Aspen Hector letter.pdf](#)

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Hello again Brad,

I was not able to make the open house as I was away. Like most other people who are paying attention to this issue, I have concerns about high-density development, lack of infrastructure consideration, and increased traffic, noise and urban sprawl.

The comments I sent you in November haven't really changed, so I've attached that letter here again. Top of mind for me is the climate emergency and protection of natural areas (not only for their own sake but as a safeguard against the effects of climate change), followed by a strong desire for AFFORDABLE housing in this development so people of modest means can actually afford to buy or rent here.

A few thoughts that have come up for me since then:

1. Broadstreet is preparing preliminary plans for 2123 Hector Road, and seeking a rezoning so they can build a multi-family development of approximately 192 units in a combination of three-storey apartments and two- to three-story townhouses. Will you cooperate with them on your plans in order to create the most liveable and thoughtful development possible? (Of course I will ask them the same thing.)
  - a. This is potentially an excellent way to retain a larger green space/wetland/watershed/biodiversity while providing more community amenities.
  - b. This would address the retention of what many call the natural features of this area not only for the benefit of the new residents
  - c. It could at least go some way to mitigating the huge environmental impact this project will have on the existing flora and fauna, not the least of which includes Brooklyn Creek, a salmon-bearing stream.
2. Considering Comox Council's new direction to work with large developments to achieve 30% tree retention, have you thought about donating a portion of this property to the residents of Comox or the Comox Valley Land Trust with its accompanying tax advantage? Here again, cooperating with Broadstreet seems like a good idea.
3. You are well aware that Comox is facing a shortage of doctors and other health-care professionals, not to mention daycare spaces. How about building a medical clinic and a daycare into the plans? 720 more homes means a lot more people. Since you're building these homes, it's at least partly your responsibility to make sure they have the services they will need.
4. How is traffic supposed to access the property? There doesn't seem to be a good way in from any direction. What is the plan for Hector Road? I'm not very clear on whether it will be left alone or extended to Aspen Road. Long-time residents have told me that Hector Road is already dangerous due to its downslope entry onto busy Anderton Road and its cold, shaded microclimate that sustains winter driving hazards (ice and snow) longer than other roads in the surrounding area. Hector & Aspen Road residents have already witnessed numerous accidents associated with Hector Road (which currently serves ~ 17 properties), so to open Hector Road to a proposed ~ 1000 units plus other traffic would be a huge mistake.
5. I've heard that there is some discussion of a **30m wide buffer strip** along both sides of Hector



Road and rural (RD) property boundaries. I would be in favour of this and would even push for a wider buffer strip. This, along with more green space in general and not extending Hector Road, might help the rural neighbours feel better about the plans.

Thank you for considering these questions (as well as the ones in my previous letter).

Jen

Jen Groundwater (she/they)  
1714 Quatsino Place, Comox, BC V9M 1B9  
Text or call 403.688.2784

**From:** [mimulus@shaw.ca](mailto:mimulus@shaw.ca)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Road and 2077 Hector Road Comments  
**Date:** March 19, 2023 1:56:01 PM  
**Attachments:** [941 ASPEN ROAD and 2077 HECTOR ROAD.pdf](#)

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## 941 ASPEN ROAD and 2077 HECTOR ROAD

March 18, 2023

From: Michele Jones, R. P. Bio.  
2450 Kelly Road, Courtenay, BC

To whom it may concern,

I have several concerns about the proposed development at 941 Aspen Road and 2077 Hector Road. I have summarized them below:

- This large development does not fit into the existing rural residential community in and around Hector Road. Such a large development will not only negatively impact the current residential lifestyle but will also negatively impact their property values. The traffic in and out of the subdivision alone will disrupt the residents adjacent to this subdivision.
- The proposed development suggests that some swales and a large storm water pond will offset all of the surface drainage from the proposed development. Currently, the area is well vegetated with shrubs and trees. This slows water exiting the sites and much of this water is stored in the vegetation, as well as within two wetlands. Once this vegetation is removed, water will now hit the ground and, with all of the impervious surfaces, run off very quickly. Our current climate has found that the atmospheric rivers are much more common in the fall and winter months and the summers are hotter and drier. Without the mitigating effect of the vegetation, this water will move quickly from the proposed development site into the Brooklyn Creek system. Brooklyn Creek has already experienced large impacts from the surrounding developments in its headwaters, with scouring of fish habitat evident in downstream sections. The additional runoff from this development most likely will overwhelm this already stressed system.
- The proposed development intends on developing right to the edge of a red-listed wetland. It has been shown that minimal buffers, such as the planned 5-meter buffer proposed in the development plan, are insufficient in protecting wetland systems. The only way to protect a wetland, is to protect not only the water within the wetland, but also its inflows and outflows. Basically, you need to protect the wetland's hydrology. The proposed storm water system and all of the impervious surfaces will likely either remove too much water from the wetland and cause it to become a small terrestrial treed community or it will overwhelm the wetland causing it to become a shrub swamp. Sadly, the other wetland in the site will be destroyed by the development without any compensation for lost habitat.
- The proposed development has no plan for providing medical services for the additional 1000+ residents. Currently, the Comox Valley has over 10,000 people without access to a primary care physician. I believe that it is irresponsible of the Town to bring in so many new residents without providing sufficient services for these residents. Again, this will overtax another system.
- Has the DND been consulted about the height of this development? It was my understanding that there was a height restriction so close to the base.

Lastly, I am concerned about the impact such a large development will have on our existing sewage treatment system. Is the Town of Comox going to pay for the increased capacity of our system to deal with the development effluent?

Sincerely,

Michele Jones, R. P. Bio., M. Sc.

2450 Kelly Road  
Courtenay, BC V9N 9M7  
250-338-7733  
[mimulus@shaw.ca](mailto:mimulus@shaw.ca)

**From:** [erin.webster](#)  
**To:** [Hector Aspen](#)  
**Subject:** 941 Aspen Road and 2077 Hector Road  
**Date:** March 28, 2023 11:01:57 PM

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March 28th , 2023

Erin Webster

1961 Dryden Rd., Comox BC V9M 3Y9

Greetings,

I am writing to voice my concerns regarding the proposed development at 941 Aspen Road and 2077 Hector Road.

My concerns include:

- 1.) Will there be any coordination or planning for the roadways that will see a significant increase of traffic with the addition of these proposed 800 units & subsequent vehicles? The intersection at Idiens and Anderton is already a busy, high traffic intersection that already feels unsafe.
- 2.) Idiens is used as a connector and does not have adequate allowances for pedestrians to walk safely along the roadway. Increases to the population in this neighbourhood should plan for improvements so that residents can walk safely in this area. Will the Town of Comox and the CVRD work together to make improvements to the walkability of this area?
- 3.) Will this development tie into the fairly new sanitary sewer line that runs along Aspen Rd, Idiens and Dryden Road? This sewer line emits a strong odor at all times of the year, regardless of the weather. If the plans are to have this development use this line that will compound an already significant issue. It is very disappointing that this relatively new line was not constructed adequately and already has issues.
- 4.) This large, dense development will drastically change the rural aspect of the neighbourhood that was a draw for many who chose to live here.

I appreciate you taking the time to review my concerns and I look forward to hearing from you.

Erin Webster

**From:** [Russell Blake](#)  
**To:** [Hector Aspen](#)  
**Cc:** [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [richhardyareab@gmail.com](mailto:richhardyareab@gmail.com); [town@comox.ca](mailto:town@comox.ca)  
**Subject:** Attention: Brad Clifton Re: 2077 Hector Road and 941 Aspen Road, Como, BC  
**Date:** March 29, 2023 3:35:39 PM

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Russell Blake, B.Sc Biology, GIS  
[906 Acacia Road](#)  
[Comox BC V9M 3Y6](#)

March 26, 2023

Attention: Brad Clifton

Below I have summarized my concerns based on the March 2023 Concept Plan proposed by Highstreet Ventures and posted on your website at [hectorandaspen.ca](http://hectorandaspen.ca)

- The current Concept Plan is completely out of context with the surrounding community and established properties.
- Increased and potentially dangerous traffic on Hector and Aspen Roads
- Increased pressure on already overwhelmed health and public services
- The destruction of wildlife habitat in our neighbourhood. We were expecting some level of development within 2077 Hector and 941 Aspen Roads that would meet the original zoning requirement of Single-Family Large Lots. I was not anticipating a high density metro style mega development being erected next door.
- The loss of walking trails and family friendly no thru roads such as Hector and Aspen. Your concept changes Hector and Aspen Roads into major traffic arteries linking Hector and Aspen to Idiens and Anderton Roads. Both Idiens and Anderton Roads are now dangerous to walk
- Construction that does not meet the Canadian Forces Base in Comox and/or the Department of National Defense's Height Restriction requirements for construction within 4 km of a military base.

In conclusion, I appreciate the opportunity to express my concerns to you with regards to 2077 Hector and 941 Aspen Roads. I hope you will address my concerns, along with those of my neighbours, in the near future.

Respectfully,

Russell Blake, B.Sc., GIS  
[906 Acacia Road](#)  
[Comox, BC V9M 3Y6](#)

cc: Town of Comox Attention: Mayor and Councillors  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer

Richard Hardy, Area B Representative

--

Russell E. Blake, BSc, GIS  
Redtail Environmental Services  
Comox, BC,  
250-339-7821

**From:** [Lynne Yaskiw](#)  
**To:** [Hector Aspen](#)  
**Subject:** Attention: Highstreet Ventures  
**Date:** March 24, 2023 10:56:16 AM

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Attention: Highstreet Ventures

We attended your open house March 14, 2023 to view your proposed Hector and Aspen development in Comox. We are not in favour of your present plan. We already have high density in this area of Comox with your 4 - 4 storey rental buildings behind Quality Foods as well as 42 Townhouses on the corner of McDonald and Guthrie. This area is not appropriate for this proposed rental development and is better located with rental apartments scattered throughout community, not concentrated in such a small area.

We are not against growth, change and development but are strongly against large rental apartment complexes built in the middle of this residential and semi rural area in Comox, Courtenay and Regional District. Increased traffic is evident now. Adding another 1000 - 1500+ folks to the mix is a cause for concern for existing services, schools, police, hospital, doctors and other amenities. Not to mention the fact that there will be a constant turn over of rental residents. Other cities have rental complexes closer to amenities and not in established residential areas. This is not a big city.

We are not questioning the quality of your work but the quantity of rental units in this small residential area. Not in favour of high density here. We would like to see single family homes, townhomes, duplexes and patio homes for purchase. A neighbourhood. Comox may be short on rentals but perhaps short on duplexes, townhomes and more affordable housing for those that want to get into the market or downsize.

It is noted that you have green spaces in Phase 1 and 3, but not much in Phase 2. If you are hoping to attract young families, where is the area for the children to play? Do you have an outdoor common area for people to gather or picnic? The development of Aspen Views only has strips of grass. The rest of the area is pavement. Furthermore the daycare on Aspen is obviously an asset to the area however a concrete play area for the children is not.

Please reconsider your plan.

With regards,  
Lynne Yaskiw

**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Subject:** Attn Brad Clifton  
**Date:** March 24, 2023 4:10:13 PM

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Brad I emailed you on Wednesday and didn't hear anything back from you. Is there a reason why?  
You gave us little time to respond to your development proposal, so i would expect you might reply sooner than you have.

Wayne Matkoski  
2044 Hector Road  
Comox



**From:** [Gary Schaan](#)  
**To:** [council@comox.ca](mailto:council@comox.ca); [Hector Aspen](#)  
**Subject:** COMMENTS ON 941 ASPEN RD and 2077 HECTOR RD DEVELOPMENT PROPOSAL  
**Date:** March 20, 2023 12:07:09 PM  
**Attachments:** [COMMENTS ON THE HIGHSTREET VENTURES DEVELOPMENT APPLICATION FOR 941 ASPEN RD AND 2077 HECTOR RD.docx](#)

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Attached are my comments on the proposed changes to the Official Community Plan and the Rezoning application by Highstreet Ventures,

Please feel free to contact me.

Gary Schaan  
546 Cheetah Court  
Comox, BC  
V9M 2K1

778-679-7935

**From:** [Scott Fennell](#)  
**To:** [Hector Aspen](#)  
**Subject:** Comox, B.C.  
**Date:** March 27, 2023 7:10:13 PM

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Well, it looks like David Eby is going to make all of you dreams come true in Comox BC. If there is not a recession.

I hope you have the consideration to not clear land in the spring when wildlife are nesting and reproducing. Also, most of us in our little town do not want these ugly high rises. We like our little town and don't want to look like Vancouver and we don't want our forests and green spaces filled with GHG producing concrete.

Trish Fennell  
205 Gager Rd  
Comox, B.C.  
2506504275

**From:** [Greg Jones](#)  
**To:** [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)  
**Cc:** [Hector Aspen](#); [trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)  
**Subject:** Development proposals Hector Road and Aspen Road  
**Date:** March 21, 2023 9:06:24 PM

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Re: Development proposals Hector Road and Aspen Road.

Currently there are proposals for concentrated development at Hector and Aspen Roads. Each proposal is for multi-unit buildings collectively totalling hundreds of units.

Together these will be equivalent to building a new town in a small area of a few city blocks.

Such intensive developments in close proximity should not be reviewed independently.

It is essential there be a public and coordinated 'Cumulative Effects' review jointly by the respective local government authorities, with participation by the proponents.

Local government expert staff would know that 'Cumulative Effects' assessments are an accepted practice and would be able to guide such a review.

Currently there are 'Tree Retention' bylaws in effect. These are beneficial and desirable for conservation reasons, and add to enjoyment for property owners. It is common for large native tree species to be protected on single family residential lots.

Information requests:

1. Please advise the plans to ensure protection of large trees on the multi-unit developments proposed on Hector and Aspen Roads. Given the significant economic benefits to the prospective developers, tree retention requirements should be substantial.
2. The current information provides estimates of the number of units proposed to be built. To properly understand the effects, please advise the cumulative number of new residents resulting from the developments as currently proposed, and confirm the total number of units proposed in total for these developments.
3. When will you create a public 'Cumulative Effects' process?
4. The current zoning for these developments provides for responsible single family residential developments. What are the benefits to Comox, and the Regional District, by rezoning to allow large developments?
5. How do the proposals fit within the existing community plans for Comox, and the Comox

Valley Regional District?

It would be reasonable for the subject properties to be developed as single family residences, keeping the existing zoning in place.

Regards.

Greg Jones  
889 Hercules Place  
Comox, BC  
1- 250-532-1327

**From:** [Mark Erickson](#)  
**To:** [Hector Aspen](#)  
**Subject:** Development  
**Date:** March 27, 2023 4:38:17 PM

---

Has any consideration been given regarding what this development will do to any sensitive ecosystem there, to the strain on our schools, and to the strain on our medical facilities and shortages of medical personnel?

Mark Erickson  
Comox

From: [Hans](#)  
To: [Hector Aspen](#)  
Subject: Feedback for the proposed Comox development at 941 Aspen and 2077 Hector Road  
Date: March 22, 2023 9:46:27 AM

---

Dear Brad,

We attended your open house event for the proposed Comox development at 941 Aspen and 2077 Hector Road on March 14, 2023. We are writing to give you the feedback that you are soliciting.

Your proposed development is adjacent to the Broadstreet proposal for 2123 Hector Road. For practical intents and purposes, the two proposals must be viewed as a single project to reflect more accurately the true net effect/impact on this area, its natural environment, and its existing residents. As the larger of the two projects, yours would have by far the greatest impact.

The combined projects would increase the population of this small area by over 900 households; i.e., they would add a village-sized community of around 2000 people, which also means at least 1,000 cars. That is clearly an excessive density - yours alone would create more than a 10% increase in Comox's total population in a small corner of the Town - which the surrounding area cannot accommodate. The result would increase road congestion and reduce availability of - and competition for - common critical services such as schools, hospital, physicians, bridges, recreation facilities, and law enforcement, for example. The Comox Valley already suffers from water supply constraints in dry periods and a large development such as the one you are proposing would exacerbate the issue.

The proposed six storey building(s) are too high and inconsistent with the area's surrounding structures.

Your open house was inadequate. A presentation followed by a Question and Answer session, instead of just complicated display boards and circulating staff, would have been a more effective community consultation.

Marie & Hans Jacobs  
2326 Suffolk Crescent  
Courtenay

**From:** [Kyle Hillman](#)  
**To:** [Hector Aspen](#)  
**Subject:** Feedback  
**Date:** March 27, 2023 8:02:40 PM

---

Hi there,

We'd like to provide feedback on the proposed development. We live in the neighbourhood on Neptune Way.

- The trail network that comes from Idiens Way and ends at Aspen should be continued all the way down Hector and provide branches that feed into other areas of the proposed development. The trails are well used in the neighbourhood and enjoyed by many. Trails should integrate seamlessly into the greater community plan including Courtenay, Comox and the CVRD.
- Walkability throughout the neighbourhood should be considered for residents and neighbours. For example, the development at Quality Foods has a fence that prevents people from walking through. It would be preferable to have walkways throughout to integrate it into the neighbourhood and don't create barriers for pedestrians and cyclists.
- The development at Quality Foods feels too much like a huge parking lot. We would like to see most parking underground and more greenspaces at the ground level.
- We are concerned about the loss of permeable space, and would like to see again more greenspace and a robust drainage plan to reassure neighbours about flooding.
- We would like to see space for daycare with the increase in population.
- I work with seniors and accessibility is often a problem as people age in place. Comox is an aging community. I would recommend a barrier-free showers in all units as this is commonly an issue for seniors. I suggest having grab bars in place in the showers, or backing to allow them to be installed in the future. I would not recommend a built in shower seat as these often interfere with adapted equipment. I would suggest looking at universal design principles for accessibility for all in all the suites.
- There are over 700 units proposed here and I can't see any major community parks or greenspaces proposed. What are you giving back to the community with this development? I don't think it's enough for the amount of profit you will be making.
- We do support increased housing density, but also feel it should provide good quality, healthy, walkable, greenspace for the whole community. We do support your carbon neutral building goals.

If there is a mailing list for further community engagement we would like to be contacted.

Thank you,  
Kyle and Shannon  
Neighbours on Neptune Way, Comox.

**From:** [Katie Pystchula](#)  
**To:** [Brad Clifton](#)  
**Subject:** Fwd: Open House Preliminary Plans if not able to attend tomorrow  
**Date:** March 16, 2023 2:17:46 PM

---

Katie Pystchula (she/her)

**pooni group.**

Marketing Manager  
447 Herald Street  
Victoria, BC  
T 250.880.2132  
[www.poonigroup.com](http://www.poonigroup.com)

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**From:** **Comox Chats** <[comoxchats@gmail.com](mailto:comoxchats@gmail.com)>  
**Date:** Mon, Mar 13, 2023 at 6:13 PM  
**Subject:** Open House Preliminary Plans if not able to attend tomorrow  
**To:** <[hectorandaspem@gohighstreet.ca](mailto:hectorandaspem@gohighstreet.ca)>

Good evening,

Looks as if I am not able to attend the Open House tomorrow, could you please direct me as to where I can see the preliminary plans online, to make comment.

Thanks, appreciate it.

Kindly,  
Vivian Dean  
Church Street, Comox



**From:** [Katie Pystchula](#)  
**To:** [Brad Clifton](#)  
**Subject:** Fwd: Open house tonight in Comox  
**Date:** March 16, 2023 2:17:19 PM

---

Katie Pystchula (she/her)

**pooni group.**

Marketing Manager  
447 Herald Street  
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**From:** **Clarice Coty** <[clarice@buildinglinks.ca](mailto:clarice@buildinglinks.ca)>  
**Date:** Tue, Mar 14, 2023 at 1:01 PM  
**Subject:** Open house tonight in Comox  
**To:** <[hectorandaspem@gohighstreet.ca](mailto:hectorandaspem@gohighstreet.ca)>

Hi Brad

I am unable to make the meeting at 6:30 this evening. However, I will be at the Comox Rec Centre shortly after 5:30. I will drop in to see if you are there to hopefully pick up some material on your project.

Clarice.



**Clarice Coty**

Office: 250.338.5466 | Cell: 250.897.6833  
[clarice@buildinglinks.ca](mailto:clarice@buildinglinks.ca) | [www.buildinglinks.ca](http://www.buildinglinks.ca)



**From:** [Katie Pystchula](#)  
**To:** [Brad Clifton](#)  
**Subject:** Fwd: Proposed Development of 941 Aspen Rd & 2077 Hector Rd  
**Date:** March 16, 2023 2:17:06 PM

---

Katie Pystchula (she/her)

**pooni group.**

Marketing Manager  
447 Herald Street  
Victoria, BC  
T 250.880.2132  
[www.poonigroup.com](http://www.poonigroup.com)

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

**From:** **Sandy K.** <[bradidog@gmail.com](mailto:bradidog@gmail.com)>  
**Date:** Wed, Mar 15, 2023 at 8:24 AM  
**Subject:** Proposed Development of 941 Aspen Rd & 2077 Hector Rd  
**To:** Brad Clifton <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>

Could you provide me with detailed drawings of this proposed development, or advise me where they can be obtained.  
Sandra

**From:** [Katie Pystchula](#)  
**To:** [Brad Clifton](#)  
**Subject:** Fwd: Thank you for your feedback on Hector and Aspen  
**Date:** March 16, 2023 2:16:09 PM

---

Katie Pystchula (she/her)

**pooni group.**

Marketing Manager  
447 Herald Street  
Victoria, BC  
T 250.880.2132  
[www.poonigroup.com](http://www.poonigroup.com)

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

**From:** **Christopher MacKenzie** <[smacknz4@yahoo.ca](mailto:smacknz4@yahoo.ca)>  
**Date:** Tue, Jan 17, 2023 at 8:31 AM  
**Subject:** Re: Thank you for your feedback on Hector and Aspen  
**To:** Hector and Aspen by Highstreet <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>

The question was simple...Where are you going to dump all of your excavations?

On Monday, January 16, 2023 at 11:54:40 AM MST, Hector and Aspen by Highstreet <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)> wrote:

Hello Scott,

Thank you for your feedback and taking the time to connect with us.

At this point in the process, we are still working to finalize our materials and have not submitted a formal application. There will be additional opportunities for public engagement once a formal application has been submitted and more project information is available.

Our team is working to compile the incoming community feedback received as part of the Stage One Engagement process which will be submitted to the Town of Comox.

Now that the Stage One Engagement period has been completed, we will be compile and submit the community feedback we received. We are currently working on updating [www.hectorandaspen.ca](http://www.hectorandaspen.ca) to include frequently asked questions and project next steps. We are looking forward to sharing more information with you during the next phase of the process, the Stage Two Open House. Note, we have not determined a date for the Open House.

If you have questions about planning, land use, policy or the engagement process, please reach out to the City of Comox Planning Department at 250-339-1118 or [town@comox.ca](mailto:town@comox.ca).

Thank you,

Brad Clifton  
Highstreet Project Team



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You are receiving this email because you opted in at [hectorandaspen.ca](http://hectorandaspen.ca) to stay up to date with our project in Comox, BC.

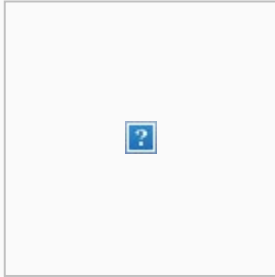
**Our mailing address is:**

Highstreet Ventures Inc.  
Landmark Square  
602-1708 Dolphin Ave  
Kelowna, BC V1Y 9S4  
Canada

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You can [update your preferences](#) or [unsubscribe from this list](#).



**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Cc:** [town@comox.ca](mailto:town@comox.ca); [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [rhardy@comoxvalleyrd.ca](mailto:rhardy@comoxvalleyrd.ca)  
**Subject:** Hector and Aspen Development Feedback Letter  
**Date:** March 28, 2023 8:21:20 PM  
**Attachments:** [Highstreet Development at Hector Aspen - Feedback Letter - PW - Mar 27 .....pdf](#)

---

To: Brad Clifton – HighStreet Ventures

Attached is my feedback letter regarding the proposed Hector & Aspen Roads development after the Open House 2 weeks ago.

Dr. Pamela Wood  
2044 Hector Road  
Comox, BC

**From:** [Pam & Wayne](#)  
**To:** [Hector Aspen](#)  
**Cc:** [town@comox.ca](#); [mkamenz@comox.ca](#); [rdyson@comoxvalleyrd.ca](#); [rhardy@comoxvalleyrd.ca](#)  
**Subject:** Hector Aspen HighStreet Dev - Open House Feedback Letter - WM - Mar 27 2023  
**Date:** March 28, 2023 4:27:50 PM  
**Attachments:** [Hector Aspen HighStreet Dev - Open House Feedback Letter - WM - Mar 27 2023.pdf](#)

---

Attention Brad Clifton, HighStreet Ventures.

Attached is my letter with feedback on the Hector Aspen development proposal after attending your Open House on March 14, 2023.

Sincerely,

Wayne Matkoski  
2044 Hector Road,  
Comox, BC

**From:** [Barbara Lehman](#)  
**To:** [Hector Aspen](#)  
**Date:** March 27, 2023 7:08:18 PM

---

This email is in regards to the proposed development for 2077 Hector and 941 Aspen Roads.

Attention to Brad Clifton,

We are sharing our comments with you so that you know we are against this development for the size that it is proposed and believe a much smaller footprint will be better suited for this property and for the Town of Comox. As it is proposed it will be very dense and create congestion on the site itself and adjoining roads.

We are concerned about the current infrastructure. A project of this magnitude will put a lot of stress on the aging infrastructure, which will need up grades I am sure. All the concrete/asphalt that covers the car and pedestrian pathways will create more intense heat in our summers. Our roadways can barely handle the amount of vehicles that occupy them now. With more vehicles, comes more congestion and possibly more accidents. I hope consideration and thought prevail with this project in regards to Seniors and low income earners and I hope that there will be accommodations for people that have these issues. Comox is a small town with no industries like many large cities have, we do have many people of different wage earners moving here. Developers wanting to build here should be including low income and seniors accommodations in their building plans.

Lastly, it is important to include more green spaces, playgrounds, and trails in the future development plans. A family should have close access to these amenities for their health and wellbeing. For the wellbeing of all the people whom may live on this property.

We are not opposed to development but feel a smaller footprint would be better suited for this property and it's surroundings.

Thank-you for your attention to this letter.

Phil and Barbara Lehman  
2243 Heron Crescent  
Comox V9M 3Y2



**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** March 24, 2023 9:20:10 PM

---

**Name**

Maureen Isobel Denny

**Email**

[mdenny@shaw.ca](mailto:mdenny@shaw.ca)


**Address**

1515 Balsam Avenue, Comox, BC, Canada  
1515 Balsam Ave.  
Comox, British Columbia V9M 2P3  
Canada  
[Map It](#)

**Message**

Hi  
I have just read about this proposal and thank you for the plan to build carbon free houses. However I am very concerned about the increased pressure this proposal will put on the water resources available to the residents of the Comox Valley. In the last few summers we have experienced severe droughts. In some communities on the east side of the island all outside watering was banned, stage 5 drought was declared. This type of water restriction severely impacts quality of life for all. This valley also does not have enough doctors, roads are inadequate for more traffic. Therefore I am not in favour of this development. It is too big. I will be writing to Comox Council to request your proposal be denied.  
Maureen Denny

**Consent**

 I agree to receive communications from Highstreet Ventures Inc.  
This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>

**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** March 24, 2023 9:19:51 PM

---

**Name**

Maureen Isobel Denny

**Email**

[mdenny@shaw.ca](mailto:mdenny@shaw.ca)


**Address**

1515 Balsam Avenue, Comox, BC, Canada  
1515 Balsam Ave.  
Comox, British Columbia V9M 2P3  
Canada  
[Map It](#)

**Message**

Hi  
I have just read about this proposal and thank you for the plan to build carbon free houses. However I am very concerned about the increased pressure this proposal will put on the water resources available to the residents of the Comox Valley. In the last few summers we have experienced severe droughts. In some communities on the east side of the island all outside watering was banned, stage 5 drought was declared. This type of water restriction severely impacts quality of life for all. This valley also does not have enough doctors, roads are inadequate for more traffic. Therefore I am not in favour of this development. It is too big. I will be writing to Comox Council to request your proposal be denied.  
Maureen Denny

**Consent**

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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** March 20, 2023 11:20:46 AM

---

**Name**

Brad Clifton

**Email**

[bradclifton3@gmail.com](mailto:bradclifton3@gmail.com)

**Address**

1883 Water Street  
Unit 306  
Kelowna, British Columbia V1Y1K4  
Canada  
[Map It](#)

**Are you an existing Highstreet Community Member (eg, Aspen View)?**

- Yes

**Message**

test

**Consent**



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**From:** [marketing@gohighstreet.ca](mailto:marketing@gohighstreet.ca)  
**To:** [Hector Aspen](#)  
**Subject:** New submission from Submit a message  
**Date:** March 29, 2023 5:48:00 PM

---

**Name**

Julie Micksch

**Email**

[jmicksch@gmail.com](mailto:jmicksch@gmail.com)

**Address**

906 Acacia Road  
Comox, British Columbia V9M 3Y6  
Canada  
[Map It](#)

**Message**

Where did the Concept Plan go on your website (it was posted previously and I have yet to see any of the supporting assessment (traffic and enviro assessment reports) that several people were requesting including me now? Respectfully Julie

**Consent**



I agree to receive communications from Highstreet Ventures Inc.  
This information is being collected throughout the duration of the application process and will be shared with the City of Comox. Please view our Privacy and Terms at <https://hectorandaspen.ca/privacy-and-terms/>

**From:** [sandiek@shaw.ca](mailto:sandiek@shaw.ca)  
**To:** [Hector Aspen](#)  
**Cc:** [Marvin Kamenz](#); [Russell Dyson](#)  
**Subject:** Proposed High Density Developments at 941 Aspen and 2077 Hector Roads  
**Date:** March 21, 2023 1:04:37 PM

---

**Attention: Brad Clifton – Development Manager at Highstreet Ventures**

**RE: Proposed High Density Development at 941 Aspen and 2077 Hector Roads**

I am writing in regards to the proposed high-density development at 941 Aspen and 2077 Hector Roads. This semi-rural and mostly single family area, such as that which borders onto both 941 Aspen and 2077 Hector Roads, is an absolutely wrong location for 4-storey apartment buildings.

There is no doubt that a project of this magnitude, will adversely affect the future of the environment and the residents in the surrounding areas as outlined below:

- The destruction of valuable forests will negatively impact the well-known serious climate crisis. Once the damage is done, it cannot be reversed as the forests can not grow back on developed land.
- The walking trails in this forested area, and greenspace, are valuable amenities enjoyed by many residents and visitors. Maintaining these opportunities is vital to provide relief from the many current problems we all face.
- Local infrastructure and support services are inadequate to support additional high-density developments. For example, there are currently almost 12,000 people without a family doctor in the Comox Valley; and there are no indications that this situation will improve in the near or foreseeable future.
- The 5<sup>th</sup> Street and 17<sup>th</sup> Street bridges, which are the main connectors from Comox to central Courtenay and south, are barely adequate to accommodate the current traffic volume. Due to recent construction of the Ocean Front Village in Courtenay, there is no longer an option for the construction of a third bridge linking Comox. Since the proposed area is more car dependant than downtown locations, high density housing will have a negative and permanent impact on the future infrastructure.
- This type of development will also destroy the ambiance of the area, including the many adjacent semi-rural properties and acreages.
  - There are several existing properties that are already developed , closer to

the downtown core, which are more suitable for apartment buildings.

There is also the negative impact on the lives, hearts and home values of current property owners. On a more compassionate level, the proposal for 4-storey apartment buildings is causing major depression for many property owners, especially those who will be the most significantly affected with complete loss of privacy for their single family homes.

Development in this area should be limited to mixed housing including the retention of a certain percentage of the forested area. For example, the triangular section of 941 Aspen Road would be well suited for a single level patio home development including greenspace. The other parcels of land involved would be suitable for mixed housing, similar to the most recent development in that subdivision, and with the retention of 30% of the existing forest. In addition to generating significant development and tax revenue, these moderate density developments would blend in better with the surrounding homes.

Although we realize that Highstreet Ventures' interest isn't about the lives of people, the environment, and the Comox Valley in general, on behalf of the current and future generations, we are asking that the proposed high-density application be withdrawn, with the opportunity to re-submit an application for less aggressive and lower density developments similar to those described in the above paragraph.

Regards,

Sandra Kamm

889 Hercules Place

Comox, BC

Phone: 236-655-9141

Email: [bradidog@gmail.com](mailto:bradidog@gmail.com)

**From:** [Julie Micksch](#)  
**To:** [Hector Aspen](#)  
**Cc:** [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca); [Richard Hardy](#); [town@comox.ca](mailto:town@comox.ca)  
**Subject:** Re: 941 Aspen Road, Comox and 2077 Hector Road Comox  
**Date:** March 26, 2023 8:58:06 PM

---

Julie Micksch  
906 Acacia Road  
Comox BC V9M 3Y6

March 26, 2023

Attention: Brad Clifton

The following provides a summary of the concerns I have with respect to your current development proposal for 941 Aspen and 2077 Hector Roads.

1) The Proposal is Completely out of Context with the Surrounding Area and Established Properties

Originally the properties located at 941 Aspen and 2077 Hector Roads were zoned as Single-Family Large Lots as are most of the adjacent properties to the North and East. Properties to the South are primarily single family, 1-2 story homes and properties to the West, beyond the undeveloped 2123 Hector property, are also single family homes. How in any way does a proposal of this size, density and buildings 4-6 stories high, fit into a surrounding rural and single family home community. To say that this fits into this area is oblivious and does not reflect well for your company mantra "Highstreet - Responsibly Developing". Development on these properties should mirror or at least remain 1-2 story in design to maintain the rural genre of this community. How is burdening your rural neighbours with 8 years of construction noise, dust and traffic, building city style towers more conducive to the centre of Comox than its rural outskirts, considered responsible development?

Recommendation: To at least be a "good neighbour" your proposal should have placed single family homes adjacent to Hector and Aspen Roads, and the trailer park located on Stadacona Drive. Higher density 2 story patio homes, condos and apartments should have been placed and concentrated near the centre of the properties with less impact to the surrounding community. Larger buffers along these corridors would have also encouraged better acceptance and buy-in from your neighbours

2) Increased Traffic

Based on the number of homes (720) proposed for 941 Aspen and 2077 Hector, and lessons learned from the extension of Idiens Road into Courtenay via Crown Isle, it would be wrong and negligent not to address the potential for Hector and Aspen Roads to become major traffic corridors from Comox to Anderton, Lerwick and Ryan Roads and an easy access route to Costco, Thrifty Foods, YVR International Airport and the Comox military base. Just ask the residents of Idiens, Sylvan and Aspen Roads in the CVRD how the extension of their once dead end rural country road, Idiens Road, once similar to Hector Road, affected their lives and neighbourhood. Many of us enjoy walking with our friends, children and dogs off leash up Hector Road. This development will certainly put an end to this when Hector Road becomes an overburdened through road lined with sidewalks and grassed boulevards.

Recommendation: Keep Hector Road as a dead end road with access to 2077 Hector off Hector Road with traffic calming measures in place. Keep Aspen Road, off Idiens, as a dead end road. Access to 941 Aspen Road should be via Aspen at Guthrie. This will also reduce high speed travel along roads within your developments and improve your relationship with those living on Hector, Acacia, Aspen and Idiens Roads, as well as those that live on major traffic arteries to Costco in Crown Isle.

### 3) Increased Pressure on already stretched Health and Public Services

Of huge concern to many in the Comox Valley residents is the increasing unavailability of medical and public services over the last few years. The lack of medical services alone was brought to the attention of Comox Council on April 20 2022 by Dr. Jonathan Reggler. In his presentation to Comox Council, Dr. Regglor stated that 11,500 people in the Comox Valley currently did not have a family doctor resulting in the shortage of at least 9 doctors to date. With the addition of approximately 720 new homes potentially housing 1-4 people per unit, this subdivision alone would require the procurement of 1-2 additional doctors to the Comox Valley. It is frankly unconscionable for Highstreet Ventures - Responsibly Developing, to not commit two units and a commercial area for two new doctors to the valley to start up a family clinic. This would actually be Responsible Development. We will continue to implore the Town of Comox to reject all further high density developments until at least 9 new doctors are secured and practicing in the Comox Valley. In addition, we will continue to speak up and gain supporters on this issue through Social Media. This is not a difficult topic on which to gain momentum on, especially since thousands currently in the Comox Valley are struggling to find a family doctor.

Residents also expressed their concerns with regards to other services that are currently stretched or to capacity such as schools, recreation centres, parks and playing fields. Other huge considerations include water usage, sewage treatment and garbage disposal.

Recommendation: To commit units and space to at least two new doctors and their clinic and the construction of a recreation facility including soccer and baseball turf.

### 4) The destruction of natural habitat and replacing it with infrastructure and habitat that will attract invasive species.

Responsible Development does not include the likely introduction of invasive species as a result of your proposed Stormwater Pond. Ask any local biologist what the greatest threats of building a year round reservoir is and they will most certainly say the introduction of, but not limited to, invasive non-native bullfrogs, reed canary grass, yellow flag iris, and purple loosestrife, to name a few. The introduction of bullfrogs alone will be a huge social media disaster and I guarantee you, this is imminent based on how they have spread throughout the Comox Valley. Currently, the wetlands located on your properties do not provide suitable habitat for bullfrogs. Your development alone will be what brings these species to this area. As well, this area has “greened up” and re-established as a young forest since it was last logged several years ago. These properties now provide suitable habitat to many bird species including resident and migratory birds that are protected by Provincial and Federal Legislation.

Were you aware that all birds, nests and eggs, with the exception of invasive species, are protected by the BC Wildlife Act, Section 34 that states:

34 A person commits an offence if the person, except as provided by regulation, possesses,



takes, injures, molests or destroys

(a) a bird or its egg,

(b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or

(c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.

Since many species of birds nest on the ground, in dense shrubs and in tree cavities, your development may unknowingly destroy 100s of nests. This is an offence under BC Legislation. Environmental assessments and surveys completed over a day or two rarely detect or protect active nests from being destroyed. I do work on large scale industrial projects and know from experience that nests are found during ground sweeps immediately prior to construction, and in all cases, construction is halted until the eggs have hatched and the young has fledged.

Many of us that moved to this area appreciate the wildlife that we've monitored in our neighbourhood for years including woodpeckers, hawks, owls, deer, bears, and songbirds. Your "city" of an estimated 2000+ people and 1000+ cars will denude the wilderness and critters we have respected and lived with for so many years. I and others will be vigilant in ensuring that you are not unknowingly harming native species or introducing non-native species through poor building practices.

Recommendation: Rather than building a stormwater pond with year round water, build a pond that can be drained at least or twice a year to avoid the introduction of non-native bullfrogs to the area. Bullfrog tadpoles take 2 years to metamorphose into air breathing juveniles and then adults. Bullfrog tadpoles are dependent on year-round, permanent water.

A long term invasive plant monitoring regime will need to be part of the Strata fees to remove invasive species from engineered or disturbed wetlands.

Leave more undisturbed green space that has been proposed so far. Do not disturb it. Request a local biologist determine what areas are of highest wildlife value within each of the properties.

Commit to responsible development by not unknowingly harming breeding and less mobile species.

5) The misuse of the terms, Greenways, Buffers and Trailheads (a.k.a. Greenwashing) to indicate an environmentally thoughtful development.

Currently the buffers I see on your Concept Plan, in my professional opinion as a Registered Biological Technician, are completely inadequate to retain the necessary hydrology of the functioning wetlands, retain resident wildlife or provide a visual screen for your rural residential neighbours. The terms Greenways, Buffers and Trailheads that Highstreet Ventures uses on a regular basis as descriptors for your urbanscaping methods, suggests that you are doing something beneficial here, but I have yet to see anything on your Concept Plan that looks beneficial to the native flora or fauna, your residential neighbours, the local environment or global climate change. Five (5) metre buffers around wetlands is completely inadequate to protect the hydrology of the wetlands on this property. Since the development of similar projects to the West and North, Aspen, Hector and Acacia Roads have experienced increased flooding and we will continue to monitor and document these impacts in an effort to protect our properties and infrastructure from flooding caused by high density developments. Developments such as this, but not including all developers as I've worked with many that are

amazing, bring so few innovations to the table with regards to reducing the amount of impermeable surfaces installed and retaining natural vegetation to maintain the hydrological cycle. Your proposed stormwater pond may collect increased water runoff as result of the impermeable surfaces you will install but it will be a nightmare for native wildlife and vegetation, spreading invasives like wildfire.

Your proposed Greenways look about as sad as the current Greenways they will be adjoining to. If you are planning to mirror the Greenways adjacent to McDonald Road, Aspen and Hector, you are definitely not providing suitable habitat for any bird species. And several of these Greenways were not even given the benefit of being vegetated by native trees and plants, and were hydro seeded with grass rather than native ground cover. What you are creating are not trails or trailheads, they are just landscaped sidewalks and bike routes - nothing more. If I'm wrong, prove me wrong, by planting native plants and ground cover and retain buffers that actually provide shade, food and water for native flora and fauna.

Recommendations: Have a QEP who specializes in wetland hydrology provide input on how to retain and maintain the current wetlands and natural hydrology on the properties. Retain larger buffers around the wetlands, between the development and adjacent rural properties and larger natural buffers adjacent to walkways. Your proposed Greenways should not be described as such if they are paved and without meaningful adjacent native vegetation and habitat. This is the true definition of Greenwashing - the act or practice of making a product, policy, activity and/or development appear to be more environmentally friendly or less environmentally damaging than it really is.

6) Construction that does not meet the Canadian Forces Base (CFB) in Comox and/or the Department of National Defense's (DND) Height Restriction requirements for construction within 4 km of a military base.

I am are aware that Highstreet Ventures does not have approval from CFB Comox or DND to construct buildings over 10m in height as per the March 23, 2023, circulated email from Captain Minsik Eum, Requirements Officer, Detachment Comox, Real Property Operations (Pacific), Canadian Armed Forces. Captain Eum stated that: "we're not aware of any approval that HighStreet Ventures received" and also "we don't have a record of giving approval to local developers including Highstreet Venture and we will investigate further into this."

Recommendations: Gain approval from CFB Comox and DND for buildings over 10m in height or change the current proposal to meet the 10m height restriction.

I hope you will take my above concerns seriously. I am concerned that Highstreet Ventures doesn't care at all about the local community and its neighbours including the local critters that we have all enjoyed and why we purchased properties here in the first place. It feels like a big bully is moving into our neighbourhood with no consideration to our investments, both financial and emotional. Our neighbourhood had no input or adequate warning that these CVRD properties were being absorbed into the Town of Comox behind closed doors and unbeknownst to those in the regional district but within 50 m of this city style structure. All of this lack of communication between the adjacent residents and the apparent "romance" between the Town of Comox and Highstreet Ventures, creates suspicion whether warranted or not.

Therefore our neighborhood and community partners will continue to shed light on the negative impacts your current proposal will have on our community.

Respectfully,

Julie Micksch, RBTech, B.Sc Environmental Studies Royal Roads University  
906 Acacia Road  
Comox, BC V9M 3Y6

cc: Town of Comox Attention: Mayor and Councillors  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Representative

**From:** [Blake Aleksich](#)  
**To:** [Hector Aspen](#)  
**Cc:** [Stephen Sims](#); [Thibault Doix](#)  
**Subject:** Re: FW: 941 Aspen Road and 2077 Hector Road Comments  
**Date:** March 23, 2023 7:30:16 AM  
**Attachments:** [image001.png](#)

---

Hi Brad,

We have made progress on the report revision and, if it is not too late, we will send you the report Monday.

Regards,

Blake

**Blake Aleksich, AScT, RBTech**

Project Manager

m: 778-868-6229



On Tue, Mar 21, 2023 at 8:00 AM Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)> wrote:

Yes we should have storm calcs and detail. Ill forward the civil report when ready in draft.

Thanks!

**Brad Clifton** RPP, MCIP

Development Manager

HIGHSTREET VENTURES INC.

M: 250.859.2533

A: 602 - 1708 DOLPHIN AVENUE

KELOWNA, BC, V1Y 9S4

W: [GOHIGHSTREET.CA](http://GOHIGHSTREET.CA)

# HIGHSTREET

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**From:** Blake Aleksich <[blake@sartorienv.com](mailto:blake@sartorienv.com)>  
**Sent:** March 20, 2023 12:20 PM  
**To:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Cc:** Stephen Sims <[steve@sartorienv.com](mailto:steve@sartorienv.com)>; Thibault Doix <[thibault@sartorienv.com](mailto:thibault@sartorienv.com)>  
**Subject:** Re: FW: 941 Aspen Road and 2077 Hector Road Comments

Hi Brad,

These comments are not unexpected and we will address the concerns in the report.

Will there be a Stormwater Management Plan prepared for the project?

If so, we can refer to this plan and state it will address planning to moderate flows to Brooklyn Creek and maintain the hydrology of the wetland.

Regarding the wetland protection, as mentioned on the phone last week, if there is any way to increase the buffer on the west and east sides it will help lessen the concern over the wetland.

If there is a way to move/rearrange the parking, access road or townhomes locations to add to the 5m protective buffer it will lessen the concern.

I assume the second "wetland" she refers to is the excavated pond in the north east corner, this will be addressed in the report.

Regards,

Blake

## Blake Aleksich, AScT, RBTech

Project Manager

m: 778-868-6229



On Mon, Mar 20, 2023 at 11:22 AM Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)> wrote:

FYI. We should make sure we have good rationales in the report regarding the attached.

**Brad Clifton** RPP, MCIP

Development Manager

HIGHSTREET VENTURES INC.

M: 250.859.2533

A: 602 - 1708 DOLPHIN AVENUE

KELOWNA, BC, V1Y 9S4

W: [GOHIGHSTREET.CA](http://GOHIGHSTREET.CA)



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**From:** [mimulus@shaw.ca](mailto:mimulus@shaw.ca) <[mimulus@shaw.ca](mailto:mimulus@shaw.ca)>  
**Sent:** March 19, 2023 1:56 PM  
**To:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Subject:** 941 Aspen Road and 2077 Hector Road Comments

## 941 ASPEN ROAD and 2077 HECTOR ROAD

March 18, 2023

From: Michele Jones, R. P. Bio.

2450 Kelly Road, Courtenay, BC

To whom it may concern,

I have several concerns about the proposed development at 941 Aspen Road and 2077 Hector Road. I have summarized them below:

- This large development does not fit into the existing rural residential community in and around Hector Road. Such a large development will not only negatively impact the current residential lifestyle but will also negatively impact their property values. The traffic in and out of the subdivision alone will disrupt the residents adjacent to this subdivision.
- The proposed development suggests that some swales and a large storm water pond will offset all of the surface drainage from the proposed development. Currently, the area is well vegetated with shrubs and trees. This slows water exiting the sites and much of this water is stored in the vegetation, as well as within two wetlands. Once this vegetation is removed, water will now hit the ground and, with all of the impervious surfaces, run off very quickly. Our current climate has found that the atmospheric rivers are much more common in the fall and winter months and the

summers are hotter and drier. Without the mitigating effect of the vegetation, this water will move quickly from the proposed development site into the Brooklyn Creek system. Brooklyn Creek has already experienced large impacts from the surrounding developments in its headwaters, with scouring of fish habitat evident in downstream sections. The additional runoff from this development most likely will overwhelm this already stressed system.

- The proposed development intends on developing right to the edge of a red-listed wetland. It has been shown that minimal buffers, such as the planned 5-meter buffer proposed in the development plan, are insufficient in protecting wetland systems. The only way to protect a wetland, is to protect not only the water within the wetland, but also its inflows and outflows. Basically, you need to protect the wetland's hydrology. The proposed storm water system and all of the impervious surfaces will likely either remove too much water from the wetland and cause it to become a small terrestrial treed community or it will overwhelm the wetland causing it to become a shrub swamp. Sadly, the other wetland in the site will be destroyed by the development without any compensation for lost habitat.
- The proposed development has no plan for providing medical services for the additional 1000+ residents. Currently, the Comox Valley has over 10,000 people without access to a primary care physician. I believe that it is irresponsible of the Town to bring in so many new residents without providing sufficient services for these residents. Again, this will overtax another system.
- Has the DND been consulted about the height of this development? It was my understanding that there was a height restriction so close to the base.
- Lastly, I am concerned about the impact such a large development will have on our existing sewage treatment system. Is the Town of Comox going to pay for the increased capacity of our system to deal with the development effluent?

Sincerely,

Michele Jones, R. P. Bio., M. Sc.

2450 Kelly Road

Courtenay, BC V9N 9M7

250-338-7733

[mimulus@shaw.ca](mailto:mimulus@shaw.ca)



**From:** [Laurie Cavaggion - CAC Industrial](#)  
**To:** [Hector Aspen](#)  
**Subject:** RE: Requests for information - Hector Aspen - Attn Brad Clifton  
**Date:** March 28, 2023 6:49:44 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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I am addressing this email to Brad Clifton

I own a piece of property on Hector Road at 2026.  
My purchase was last year, and the plan is to build and move to a quiet region of the valley.

I am now aware that Hector Road is the MAIN road (or one of them) that will move people from their home to their appointments, schooling, work, hospital trips, grocery trips,  
Beach trips, sports events etc.  
I just can fathom going from a dead-end road to a highway that takes you to Anderton street.

At any rate, not to mention a 4 storey or higher building the traffic will devalue my property.

I am extremely concerned and need to voice my thoughts. I don't live there yet but as noted this is my dream to move there under the Current conditions.

Best regards,

**Laurie Cavaggion**  
CAC Industrial Equipment Ltd  
[www.cacindustrial.com](http://www.cacindustrial.com)  
250-656-7788  
C: 604-785-2342



CAC Industrial Equipment is an Industrial Pump Solutions Provider and Distributor for:  
[ITT Pro Services](#) | [Goulds](#) | [Grindex](#) | [Keystone](#) | [Metso](#) | [Xylem](#) | [Grundfos](#) | [John Crane](#)



---

**From:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Sent:** Tuesday, March 28, 2023 1:31 PM  
**To:** Pam & Wayne <[woodmat@shaw.ca](mailto:woodmat@shaw.ca)>; Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Cc:** 'Julie Micksch' <[jmicksch@gmail.com](mailto:jmicksch@gmail.com)>; Laurie Cavaggion - CAC Industrial <[laurie@cacindustrial.com](mailto:laurie@cacindustrial.com)>; [rhardy@comoxvalleyrd.ca](mailto:rhardy@comoxvalleyrd.ca)  
**Subject:** RE: Requests for information - Hector Aspen - Attn Brad Clifton

Thank you for submitting feedback in the stage 2 public consultation round for our development at Hector & Aspen. We hope you were also able to attend the Open House earlier this month. We will be consolidating feedback for presentation to the Town of Comox in the coming days.

With Hector and Aspen's Public Engagement Process now completed, we would encourage you to continue to check out [www.hectorandaspen.ca](http://www.hectorandaspen.ca).

As we advance into the next phase of this project, the website will be a central point for information and updates on the Hector and Aspen project. We encourage you to bookmark it and review it from time to time.

Highstreet is still finalizing development application materials and therefore has not yet submitted a formal application. We will assess comments from the public engagement process and submit accordingly.

If you have questions about planning, land use, policy, or the engagement process, please reach out to the Town of Comox Planning Department at 250-339-1118 or [town@comox.ca](mailto:town@comox.ca)

**Brad Clifton** RPP, MCIP  
Development Manager

HIGHSTREET VENTURES INC.  
M: 250.859.2533  
A: 602 - 1708 DOLPHIN AVENUE  
KELOWNA, BC, V1Y 9S4

W: [GOHIGHSTREET.CA](http://GOHIGHSTREET.CA)



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**From:** Pam & Wayne <[woodmat@shaw.ca](mailto:woodmat@shaw.ca)>  
**Sent:** Wednesday, March 22, 2023 3:50 PM  
**To:** Hector Aspen <[hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca)>  
**Cc:** 'Julie Micksch' <[jmicksch@gmail.com](mailto:jmicksch@gmail.com)>; 'Laurie Cavaggion - CAC Industrial' <[laurie@cacindustrial.com](mailto:laurie@cacindustrial.com)>; [rhardy@comoxvalleyrd.ca](mailto:rhardy@comoxvalleyrd.ca)  
**Subject:** Requests for information - Hector Aspen - Attn Brad Clifton

Hi Brad – it's a week ago since your Open House at Comox Rec Centre and I have a couple of requests from you. You had a lot of information presented and we all spent a lot of time discussing numerous things. I talked to you 2 or 3 times – maybe the most of anyone at the Open House.

I'm wondering if I can get a copy of the Traffic Assessment Report and your research into Hector Road for the proposed development, and also the Environmental Report(s) or whatever you may call them. I am a Registered Professional Biologist and talked to you and other HighStreet Reps briefly about biological/environmental concerns, but all your information was very general. Namely wetlands, birds, green/treed areas, the holding pond, etc.

You mentioned the Biologist's name to me and I did not recognize the name. I would actually like to talk to your Biologist as well as reading the Reports, but we Biologists are not allowed to discuss private work matters without permission. As a Professional Biologist I live by that restriction every day myself.

But I would like to see what biological/environmental work was done that HighStreet has to have in reports. I understand this information has to be open to public viewing and, given that there are only a few days until you close off public feedback from the Open House, I would appreciate that right away.

Thanks Brad – I liked talking to all 7 (?) of the HighStreet Reps last week with the exception of one of the guys. He seemed to think he was more intelligent and knowledgeable than everyone else there.

Sincerely,

Wayne Matkoski, RPBio  
2044 Hector Road  
Comox, BC

**From:** [Dave Munro](#)  
**To:** [Hector Aspen](#)  
**Cc:** [smunro2011](#)  
**Subject:** Resident's Input  
**Date:** March 25, 2023 11:47:44 AM

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## Highstreet Ventures

My name is Dave Munro and I live at 2221 Neptune Way here in Comox and am again reaching out to the Town of Comox with concerns about the proposed development of our neighbourhood.

My wife and I, along with a good number of other residents from our area, recently attended your open house hosted by regarding the proposed development of three plots of land previously owned by Harold Long at the top of Hector Road where it is purposed to connect with Aspen Road.

I personally spoke with four reps, including the head project manager, all of whom were less than helpful with any of my questions and concerns. Especially when **none** of them were even remotely familiar with the area that you want to develop in. Not one of them knew where Quality Foods was, where Idiens Way was or even Anderton Road for that matter. This surprised me as this company built the multi-complex over by Quality Foods.

This lack of knowledge about the surrounding area of your proposal is extremely disturbing to the residents that I spoke with as this company has no idea how a project of this size will impact our area. For example, since the construction of the multi-plex by Quality Foods, the residents there do not want to pay \$70/month in addition to their huge rents to park in the complex where they live. Instead, they are flocking to our neighbourhood to park by the Church (to which you are also probably not familiar with the location of) resulting in added congestion on Aspen Road and frequently blocking of view turning from Neptune Way onto Aspen Road. It became very clear that your company is not aware of the significance of connecting Aspen Road through to Idiens Way and the impact of turning Aspen Road into a highspeed connector through to Guthrie Road either. After raising this issue with all four reps, none of them had any knowledge of how this will drastically change the safety of Aspen Road, nor acknowledged any mechanisms that are being considered to address this issue. I get that maybe this is the purpose of an "Open House", but rather that of the Town of Comox.

As potential construction begins and the volume of traffic increases with heavy earth moving trucks, trades peoples' vehicles and service vehicles for a period of years, my concern is that with an already populated parking challenge on both sides of Aspen Rd, caused by your other project by Quality Foods, the continuous movement of heavy vehicles will drastically inhibit alternating traffic passing safely (in my opinion). There was no acknowledgement of how you plan to address the issue of parking on Aspen Rd. when residents do not want to pay *their* additional fee for parking over an above what they are paying for occupancy.

With the light construction of new homes in the current development phase, we have witnessed an increase of speed on Neptune Way AND Aspen Rd. It is my contention that there will be a significant increase in speed on Aspen Rd. once it is fully connected to Idiens Way. I have no doubt in my mind that with the increase in volume of traffic, parking allowed on both sides of Aspen Rd, and the expected highway rates of speed anticipated, that there will

undoubtedly be a significant safety concern to be considered. I want to be on record as stating these concerns long before construction starts so that if an when there is a safety incident due to speed controls not being implemented there can be no recourse suggesting that concerns were not raised prior to construction.

On the subject of occupancy, none of the reps at your meeting could inform the attendees whether the occupancy was to be owner occupied or rental units. Would this information not need to be provided in order for local residents to have a full scope of the development in order to make “informed” decisions?

I want to say that I am not naive enough to think that our neighbourhood would not be further developed and I welcome, what we thought were going to be single family dwellings, and the growth of our town. I, and many of the residents of this area feel that the purposed development is far too aggressive, and the approval of these enormous projects will dramatically and drastically change the culture and sense of community of the Town of Comox into that of a City of Comox.

The standard “political” answer provided by your company is always that these large projects address the housing shortage in areas. It is universally known that this is 100% inaccurate!!!

All projects like this do is attract more people to migrate to our area. They pay your HIGH prices because the prices are less than where they are migrating from.... Vancouver. If these projects were designed to address the housing shortage, you would make them “affordable” for the average middle class working people. Instead, you price units to what YOU say is “market value” is (to which is set when YOU price units out of reach of middle-class working folks) which also is universally known as 100% inaccurate. So please do not insult our population and play on our *assumed* ignorance that you are addressing the “housing shortage” with large projects such as these. This is strictly business for you to turn profits. There is, and never has been ANY consideration for the people you are negatively affecting with your proposals. There is never ANY consideration of how your projects negatively impact the culture of a community of an area.

To sum up, I am not satisfied that Highstreet Ventures has addressed the key issues of the negative impacts this project will inflict on the residents of this area. Issues that include parking, speed, safety and the change in the overall landscape of our area from residential to high density commercial occupancy.

Change is inevitable, but I don't see the loss of community and cultural identity needing to be a casualty of change.

Dave Munro

**From:** [Anna Schneider](#)  
**To:** [Hector Aspen](#)  
**Subject:** Test  
**Date:** March 16, 2023 2:37:06 PM  
**Attachments:** [image001.png](#)

---

**Anna Schneider**  
Marketing Lead

HIGHSTREET COMMUNITIES INC.  
P: 778.946.6225  
A: 602 - 1708 DOLPHIN AVENUE  
KELOWNA, BC, V1Y 9S4

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25May2023

**TOWN OF COMOX**



**K'ómoks First Nation**

3330 Comox Rd., Courtenay BC, V9N 3P8 | Ph: 250.339.4545 | F: 250.339.7053 | E: [reception@komoks.ca](mailto:reception@komoks.ca)

LOG: 23-207	REFER:	AGENDA: RCM 07Jun2023
FILE: 0400-70	ACTION: MR	

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- JW/SR/CF/LP

Mayor Nicole Minions & Council  
Town of Comox  
1809 Beaufort Ave  
Comox, BC V9M 1R9

May 10, 2023

**Requesting your support: please help our communities celebrate National Indigenous People's Day**

Dear Mayor Minions,

It is my pleasure to share that we are hosting our annual National Indigenous People's Day celebrations again this year on Wednesday June 21. This event provides an opportunity to celebrate and honour all Indigenous communities, recognizing our strength, sharing in cultural knowledge and diversity, and celebrating our resilience.

This year, we are excited to expand our efforts to accommodate for larger crowds, more parking, and vendors. As a result, we are moving the festivities to a new location, across from the Puntledge RV Campground. Morning activities will include key note speakers Joanna Recalma of Qualicum/Pentlatch, Letitica Pokiak from Tuktoyuktuk, and Dr. Dorothy Kennedy. These presentations will be closed for K'ómoks members, Chief & Council, and invited guests and elected officials. In the afternoon, the agenda will open to the general public, with storytelling, drumming and singing on stage, as well as fun for the family with kids' zone activities, a carver's corner, and food vendors.

**Seeking community support and donations**

With our expanded offerings come expanded costs. While K'ómoks First Nation is providing important contributions for this event, we are looking to raise an additional \$35,000 and secure donations in-kind from our valued community partners. Partner support could take the form of:

- Contributing financially
- Providing volunteer assistance (day-of event support)
- Supplying event, signage, or stage equipment
- Promoting the event in media channels
- Donating food, swag and/or door prizes

If your organization would be interested in supporting this important community event, please reach out as soon as possible to Katherine Frank, our event lead at 250 650 7271 (cell) or [katfrank4@hotmail.ca](mailto:katfrank4@hotmail.ca). Your contribution will provide a unique opportunity to promote cross-cultural awareness and understanding.

Respectfully,

Ken Price  
Elected Chief Councillor  
K'ómoks First Nation

**RECEIVED**

770 Harmston Ave, Courtenay BC V9N 0G8  
Tel: 250-334-6000 Fax: 250-334-4358  
Toll free: 1-800-331-6007  
www.comoxvalleyrd.ca

29May2023



**TOWN OF COMOX**

File: 3900-02

May 24, 2023

LOG: 23-212	REFER:	AGENDA: RCM 07Jun2023
FILE: 7130-03/02	ACTION: MR	

Via email: russwurm@comox.ca

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

o - cfile 7130-03/02  
Copies - Council  
- JW/SR/SA/LP

Attention: Ms. Shelly Russwurm, Director of Corporate Services

Dear Ms. Russwurm:

**Re: Bylaw No. 766 being “Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4”**

The Comox Valley Regional District (CVRD) Board, at its meeting of May 23, 2023, gave three readings to Bylaw No. 766 being “Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4”. The intent of the bylaw is to expand the service to incorporate the City of Courtenay, Town of Comox, and Village of Cumberland as direct participants within the service.

This proposed change to the service is aligned with the after-action reports from recent regional emergency exercises and the feedback received through direct engagement with councils and senior staff at each municipality. In short, full regionalization of the service can:

- Enhance advanced planning, response and recovery from hazards, risks, and vulnerabilities;
- Strengthen our regional advocacy and key messaging for the emergency management service and in emergency events;
- Provide a more consistent approach to integrating disaster risk reduction;
- Enable full Board participation in governance of the service; and
- Ensure that all Comox Valley local governments can meet the pending requirements under new emergency management legislation and employ best practices.

This bylaw, prior to submission for approval from the Inspector of Municipalities, requires written consent of two-thirds of the existing and prospective participants in the service, that being Electoral Areas A, B and C, the City of Courtenay, Town of Comox, and Village of Cumberland.

In light of the above, the board requests your council to consent to the bylaw amendment under section 346 of the *Local Government Act* by considering the following resolution:

THAT the Town of Comox consent to the adoption of the Comox Valley Regional District Bylaw No. 766 being “Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4” under section 346 of the *Local Government Act*.

By way of background information, please find attached the staff report dated May 4, 2023, that was presented to the Electoral Areas Services Committee. Also attached is Bylaw No. 766 at third reading.

If you have any questions or would like CVRD staff to attend your Council meeting, please contact me at 250-334-6052 or via email at [ldennis@comoxvalleyrd.ca](mailto:ldennis@comoxvalleyrd.ca).

We look forward to hearing from you at your earliest convenience.

Sincerely,

***L. Dennis***

Lisa Dennis  
Manager of Legislative Services

Attachments: Staff report dated May 4, 2023  
Bylaw No. 766



**DATE:** May 4, 2023**FILE:** 7130-03**TO:** Chair and Directors  
Electoral Areas Services Committee**FROM:** James Warren  
Deputy Chief Administrative OfficerSupported by James Warren  
Deputy Chief Administrative OfficerJ. Warren**RE: Comox Valley Emergency Management Program Service Expansion****Purpose**

To seek support for expansion of the Regional Emergency Management service through an amendment to Bylaw No. 1341 being “Comox Valley Emergency Program Extended Service Bylaw No. 1341, 1991” to include the City of Courtenay, Town of Comox, and Village of Cumberland as direct participants.

**Recommendation from the Deputy Chief Administrative Officer:**

THAT an amendment to Bylaw No. 1341 being “Comox Valley Emergency Program Extended Service Bylaw No. 1341, 1991” to include the City of Courtenay, Town of Comox, and Village of Cumberland as participants be approved;

AND FURTHER THAT participating area approval for the amending bylaw be authorized to be given by electoral area director and municipal council consents pursuant to sections 346 and 347 of the *Local Government Act*.

**Executive Summary**

With the support of the Electoral Areas Services Committee, staff approached and presented the benefits and rationale for moving to a truly regional emergency management service delivery. Such engagement has included the Town of Comox, City of Courtenay, Village of Cumberland, while also informing K’ómoks First Nation.

- Feedback from respective Councils and Chief Administrative Officers indicated support, in principle, for moving to a truly regional service delivery model though some analysis related to requisition methods was requested.
  - The service establishment bylaw currently determines that funds are collected by a property value tax on land and improvements. Staff are not recommending any amendments to the method of cost recovery; however, options do exist to collect revenues through parcel taxes or a population basis. By incorporating the municipalities into this service and moving away from the contracted services model, funding for the service will come into line with most all Comox Valley Regional District (CRVD) regional services. The Emergency Management Service is one of many essential community protective services. Protective services along with a multiple of other tax base supported services, are funded through the tax base, using assessment values to determine the equitable amount per household and business. Municipalities further determine fairness across the residential and non-residential tax base. Although not perfect and at times challenging during volatile housing markets periods, this is the most common method currently available when considering ability to pay and fair share of local services. Alternative means for raising funds for this service can be considered however the CVRD would look first for rationale to move this particular service to something that is a different philosophy.

- The next step will require amending the service establishment bylaw to include the City of Courtenay, Town of Comox, and Village of Cumberland as participants alongside the current participants being Electoral Areas A, B and C and changing the name of the service from Comox Valley Emergency Program Extended Service to Comox Valley Emergency Management Service.

The following describes the approach and legislative steps that have been or will be required to achieve this outcome:

1. Seek Chief Administrative Officer’s feedback following presentations to municipal councils (completed April 18).
2. Develop the amending bylaw (appendix A) to include municipalities in Comox Valley Emergency Management Service.
3. The Comox Valley Regional District Board considers three readings of amending Bylaw No. 1341.
4. Seek written consent from Electoral Area A (Baynes Sound – Denman/Hornby Islands), Electoral Area B (Lazo North), and Electoral Area C (Puntledge – Black Creek) elected representatives;
5. Request and receive council resolutions from Town of Comox, Village of Cumberland, and City of Courtenay to adopt amending Bylaw No. 1341
6. Seek approval from the Inspector of Municipalities to adopt amending the bylaw (could take two to three months).
7. Board considers final adoption of amending the bylaw.

Prepared by:

Concurrence

Concurrence:

*H. Siemens*

*J. Martens*

*D. DeMarzo*

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Howie Siemens  
 Manager of  
 Emergency Programs

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Jake Martens  
 General Manager of  
 Corporate Services

---

Doug DeMarzo  
 General Manager of  
 Community Services

**Government Partners and Stakeholder Distribution (Upon Agenda Publication)**

City of Courtenay	✓
Town of Comox	✓
Village of Cumberland	✓
K’ómoks First Nation	✓

**Background/Current Situation**

The service helps prepare, educate, coordinate and support the Comox Valley for emergencies. Over the past few years we have seen the importance of collaborating together regionally and how all of us participant in training can lead to building capacity that can support any local Comox Valley Emergency Operations Centre activation and operations.

Attachment: Appendix A: Bylaw No. 1341 Comox Valley Emergency Program Extended Service Establishment Bylaw 1991 (recommended changes included)

**REGIONAL DISTRICT OF COMOX-STRATHCONA**  
**BYLAW NO. 1341**

**A bylaw to establish an extended service in  
Electoral Area A, B and C to provide for preparation for emergencies**

**WHEREAS** a regional district may, by by-law, establish and operate an extended service under the provisions of Part 24 of the Municipal Act;

**AND WHEREAS** the Regional Board of the Regional District of Comox-Strathcona wishes to establish an extended service for Electoral Areas A, B, and C to provide for preparation for emergencies ;

**AND WHEREAS** the Regional Board of the Regional District of Comox-Strathcona has waived the assent requirement of Section 795(2)(a)(i) of the Municipal Act;

**NOW THEREFORE**, the Regional Board of the Regional District of Comox-Strathcona in open meeting assembled, enacts as follows:

1. The Regional Board hereby establishes an extended service for Electoral Areas A, B, C and K to operate a program in preparation for emergencies and to provide Emergency Programs under the Emergency Program Act.
2. This service shall be known as the Comox Valley Emergency Management Service (the 'service').
3. Electoral Areas A, B, C, the City of Courtenay, the Town of Comox and the Village of Cumberland are the participating areas for this extended service.
4. The annual costs of providing the service established under Section 1 shall be recovered:
  - a. by the requisition of money under Section 805(1)(a) to be collected by a property value tax on land and improvements to be levied and collected under Section 810.1(1).
5. The maximum amount that may be requisitioned annually for the cost of the service is \$0.0375 per \$1,000 of net taxable value of land and improvements included in each Electoral Area.
6. The cost of providing the Services established under Section 1 shall be apportioned on the basis of costs allocated in the annual budget or the annual budget as amended, for each participating Electoral Area.
7. This bylaw may be cited as the "Comox Valley Emergency Program Extended Service Establishment Bylaw 1991".

**COMOX VALLEY REGIONAL DISTRICT**

**BYLAW NO. 766**

**A bylaw to amend the service establishing bylaw for the Comox Valley Emergency Program Extended Service to expand the service boundary and participants.**

**WHEREAS** the Comox Valley Emergency Program Extended Service was created by the adoption of Bylaw No. 1341 being “Comox Valley Emergency Program Extended Service Establishment Bylaw 1991” on October 28, 1991;

**AND WHEREAS** the board wishes to amend the bylaw to expand the service to incorporate the City of Courtenay, Town of Comox, and Village of Cumberland as direct participants within the service;

**AND WHEREAS** pursuant to the *Local Government Act* (RSBC, 2015, c.1), at least two-thirds of the participants have given consent on behalf of the electors to the adoption of this bylaw;

**AND WHEREAS** the approval of the Inspector of Municipalities has been obtained;

**NOW THEREFORE** the Board of the Comox Valley Regional District in open meeting assembled enacts as follows:

**Amendment**

1. Bylaw No. 1341 being “Comox Valley Emergency Program Extended Service Establishment Bylaw 1991” is hereby amended by as follows:
  - a) Replacing Section 1, which reads as follows:

“The Regional Board hereby establishes an extended service for Electoral Areas A, B, C and K to operate a program in preparation for emergencies and to provide Emergency Programs under the Emergency Program Act.”

with the following:

“The Regional Board hereby establishes an extended service for Electoral Areas A, B, C, the City of Courtenay, the Town of Comox and the Village of Cumberland to operate a program in preparation for emergencies and to provide emergency management.”

- b) Inserting Section 2 as follows:

“This service shall be known as the Comox Valley Emergency Management Service (the ‘service’)”

and renumbering the remainder of the sections.

- c) Replacing Section 2, which reads as follows:

“Electoral Areas A, B, C and K are the participating areas for this extended service.”

with the following:

“Electoral Areas A, B, C, the City of Courtenay, the Town of Comox and the Village of Cumberland are the participating areas for this extended service.”

- d) Replacing Section 4 which reads as follows:

“The maximum amount that may be requisitioned annually for the cost of the service is \$0.0375 per \$1,000 of net taxable value of land and improvements included in each Electoral Area.”

with the following:

“The maximum amount that may be requisitioned annually for the cost of the service is \$0.0375 per \$1,000 of net taxable value of land and improvements.”

- e) Replacing Section 5, which reads:

“The cost of providing the Services established under Section 1 shall be apportioned on the basis of costs allocated in the annual budget or the annual budget as amended, for each participating Electoral Area.”

with the following:

“The annual cost of the service shall be apportioned amongst the participants on the basis of the converted value of land and improvements for hospital purposes in the participating areas.”

**Citation**

This Bylaw No. 766 may be cited as “Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4”.

- Read a first and second time this** **23<sup>rd</sup>** **day of** **May** **2023.**
- Read a third time this** **23<sup>rd</sup>** **day of** **May** **2023.**
- Consented to in writing by the Electoral Area A  
 (Baynes Sound – Denman/Hornby Islands)  
 director this**  **day of**  **2023.**
- Consented to in writing by the Electoral Area B  
 (Lazo North) director this**  **day of**  **2023.**
- Consented to in writing by the Electoral Area C  
 (Puntledge – Black Creek) director this** **23<sup>rd</sup>** **day of** **May** **2023.**
- Consent from the City of Courtenay this**  **day of**  **2023.**
- Consent from the Town of Comox this**  **day of**  **2023.**
- Consent from the Village of Cumberland this**  **day of**  **2023.**

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 766 being "Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4" as read a third time by the Board of the Comox Valley Regional District on the 23<sup>rd</sup> day of May 2023.

\_\_\_\_\_  
 Deputy Corporate Legislative Officer

- Approved by the Inspector of Municipalities this** **day of** **2023.**
- Adopted this** **day of** **2023.**

\_\_\_\_\_  
 Chair

\_\_\_\_\_  
 Deputy Corporate Legislative Officer

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 766 being "Comox Valley Emergency Program Extended Service Establishment Bylaw 1991, Amendment No. 4" as adopted by the board of the Comox Valley Regional District on the \_\_\_\_ day of \_\_\_\_ 2023.

\_\_\_\_\_  
 Deputy Corporate Legislative Officer

29May2023

**Town of Comox – Administration**

**Subject:** FW: Tree of Welcome

**TOWN OF COMOX**

LOG: 23-219	REFER:	AGENDA: RCM 07Jun2023
FILE: 8100-01	ACTION: MR	

**From:** Steve Thiessen <[stevethiessen48@gmail.com](mailto:stevethiessen48@gmail.com)>

**Sent:** Tuesday, May 23, 2023 7:08 AM

**To:** Shelly Russwurm: Town of Comox <[srusswurm@comox.ca](mailto:srusswurm@comox.ca)>; council <[council@comox.ca](mailto:council@comox.ca)>; Janette Martin-Lutzer <[cvukrainianculturalsociety@gmail.com](mailto:cvukrainianculturalsociety@gmail.com)>; Mike Stewart <[mnstewart@shaw.ca](mailto:mnstewart@shaw.ca)>; Jim Whitehead <[jgwhitehead@shaw.ca](mailto:jgwhitehead@shaw.ca)>; Derry James <[jamesderry2018@gmail.com](mailto:jamesderry2018@gmail.com)>; Scott Agur <[agur@shaw.ca](mailto:agur@shaw.ca)>

**Subject:** Tree of Welcome

Dear Mayor and Council,

As suggested by Shelly Russwurm, Director of Corporate Services, I am requesting a suitable time to have a “dedication” ceremony of a tree that has recently been planted in Quarry Park. It was donated to the town of Comox by the men of the Comox Men’s Shed as a welcome to the new arrivals from Ukraine. The date for the ceremony is planned for August 24, 2023, coinciding with Ukraine Independence Day. The occasion would focus on a dedication of this tree, symbolizing a welcome to the Ukrainian individuals and families who have recently moved to the Comox Valley. Janette Martin-Lutzer of the Ukrainian community has informed us that they will be having an Independence Day celebration which last year hosted about 100 people. Ms. Martin-Lutzer suggests some time before 6 pm is when it might be appropriate to have a “dedication” from the Mayor and Council, plus a few words about the significance of the tree and the story behind it, which I would be willing to provide. Information for the plaque will be provided shortly, in English and in Ukrainian. Similarly, a lengthier document accessed by a QR code will provide additional information about the tree.

Please feel free to email or phone me for further clarification.

Sincerely,

Steve Thiessen  
Member of Comox Men’s Shed  
604-864-1993

01June2023

Town of Comox – Administration

TOWN OF COMOX

From: BRADLEY.LITTLE@forces.gc.ca
Sent: June 1, 2023 11:33 AM
To: Town of Comox – Administration
Cc: 19WingPublicAffairs@forces.gc.ca; SpecialEvents@forces.gc.ca
Subject: FW: WWII Vet [redacted] 103rd birthday
Attachments: Flyby Letter.docx

Table with 3 columns: LOG (23-221), REFER, AGENDA (RCM 07Jun2023), FILE (0400-03), ACTION (MR)

Follow Up Flag: Follow up
Flag Status: Flagged

Copies - Council
- JW/SR/LP/SA/GS

Ma'am,

19 Wing is processing a request for an aircraft flyby at [redacted] 618 Anderton Rd, Comox on 30 June 2023, exact time TBD, (early afternoon). The attached, (sample letter) of support from the Mayor is required IOT further the request. I am at your service should you have any questions.

Respectfully,
Captain B.W. (Brad) Little
Public Affairs Office, 19 Wing, Comox
Canadian Armed Forces
bradley.little@forces.gc.ca / Tel: 250-339-8211 x 7900 / CSN: 252-7900 / Mobile 250-218-2642
Bureau des affaires publiques, 19ième Escadre, Comox
Forces armées canadiennes
bradley.little@forces.gc.ca / Tél: 250-339-8211 x 7900 / RCCC: 252-7900 / Mobile 250-218-2642

From: Little Capt BW@CFB Comox WComd@Comox
Sent: Thursday, June 1, 2023 11:09 AM
To: [redacted]
Cc: +W19 PAO|W19 ORP@19 Wing WComd@Comox <19WingPublicAffairs@forces.gc.ca>
Subject: RE: Dads 103rd birthday

Good morning [redacted]

The Special Events Coordinator at 1 Canadian Air Division is working your request for an aircraft to flyby on 30 June. In order to assist, I will need the time of day, (I know you are planning for visitors from 1-3 p.m.) you would like the aircraft to flyby. Can you tell me what time you expect your dad to be available to be outside to view the aircraft?

Respectfully,

Captain B.W. (Brad) Little
Public Affairs Office, 19 Wing, Comox
Canadian Armed Forces
bradley.little@forces.gc.ca / Tel: 250-339-8211 x 7900 / CSN: 252-7900 / Mobile 250-218-2642
Bureau des affaires publiques, 19ième Escadre, Comox



(Insert City/Town/R.M./Band Letterhead)

26 September 2019

Special Events  
1 Canadian Air Division Headquarters  
PO Box 17000 Stn Forces  
Winnipeg, MB R3J 3Y5

Flyby Letter – (Insert Event Name, Date, Location)

The City of (Insert City) is supportive of a flyby by Canadian Armed Forces aircraft as low as 500 feet, for the planned (insert event name) being held at (insert event location) for transit, practice, and shows on (insert date(s)).

If you require any further information, please feel free to contact me at XXX-XXX-XXXX.

Sincerely,

(Insert Electronic or Physical Signature)

(Signature Block of Authorizing Official)

02.June2023

**Town of Comox – Administration**

**TOWN OF COMOX**

**Subject:** FW: Urgent Mental Health Program Support Requested  
**Attachments:** PACT - Community Recommendation .pdf

LOG: 23-227	REFER:	AGENDA: RCM 07Jun2023
FILE: 4810-01	ACTION: MR	

**From:** Hillian, Doug <[dhillian@courtenay.ca](mailto:dhillian@courtenay.ca)>

**Sent:** Friday, June 2, 2023 10:54 AM

**To:** Nicole Minions <[NMinions@comox.ca](mailto:NMinions@comox.ca)>; [mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca) <[mayor.brown@cumberland.ca](mailto:mayor.brown@cumberland.ca)>; Director Ketler <[councillor.ketler@cumberland.ca](mailto:councillor.ketler@cumberland.ca)>; [ken.price@komoks.ca](mailto:ken.price@komoks.ca) <[ken.price@komoks.ca](mailto:ken.price@komoks.ca)>

**Cc:** Saunders, Susie <[ssaunders@courtenay.ca](mailto:ssaunders@courtenay.ca)>; Morin, Wendy <[wmorin@courtenay.ca](mailto:wmorin@courtenay.ca)>; Wells, Bob <[mayor@courtenay.ca](mailto:mayor@courtenay.ca)>

**Subject:** Urgent Mental Health Program Support Requested

Hello Mayor Vickey, Mayor Nicole, Chair Jesse and Chief Ken.

You may be aware that Courtenay is working with the Coalition to End Homelessness to apply for a PACT program in our community. Forgive me if you have already received this information through the Coalition, and you may also be contacted by City staff, but we would greatly appreciate any support you and your elected bodies might consider providing.

PACTs (Peer Assisted Care Teams) “provide an alternative to police and shift BC’s crisis care to a community-based, client-centred, trauma-informed response centred on the mental health and well-being of the affected individual, their family, and their community.” Teams comprise two trained individuals, a trained peer and a mental health professional, who go out in response to emergent situations. Please see the attachment for more detail.

We believe this program could be a very significant difference maker to our community network of care, providing direct support to individuals experiencing mental health crises and to the businesses and community members impacted by such events in our downtowns and elsewhere throughout the Valley.

The material below provides a link: [Recommend Your Community \(cmha.bc.ca\)](https://cmha.bc.ca) . It will take you to a drop-down form where you can indicate support if so inclined, with use of the supportive information in the attachment.

We expect the decision by the Canadian Mental Health Association on which communities will receive funding for a PACT program to be made very soon, and the positive recommendations of Comox Valley local government leaders will help demonstrate widespread support.

Thanks very much for your consideration.

Best regards,

Doug

**Doug Hillian,  
Councillor**

**City of Courtenay**

**From:** Angela Fletcher <[comoxvalleyhousing@gmail.com](mailto:comoxvalleyhousing@gmail.com)>

**Sent:** Thursday, May 25, 2023 8:57 PM

**Subject:** Support requested

Hello Coalition Members and Friends:

We would like to request your support in advocating for a PACT in our community. Can you please make a recommendation for the Comox Valley?

### **What is a PACT?**

**PACTs “provide an alternative to police and shift BC’s crisis care to a community-based, client-centred, trauma-informed response centred on the mental health and well-being of the affected individual, their family, and their community.”** Teams comprise two trained individuals: 1) a trained peer and 2) mental health professional.

The Canadian Mental Health Association (CMHA) BC has recently announced an expansion to the Peer Assisted Care Team (PACT) program with a call for **“Community Recommendations”**.

CMHA will select three communities in late Spring 2023, with an additional four communities selected in Winter 2023. Once a community is selected, CMHA BC facilitates community engagement to determine the best path forward for implementing a PACT in that community.

More information can be found here: [Peer Assisted Care Teams \(cmha.bc.ca\)](https://cmha.bc.ca)

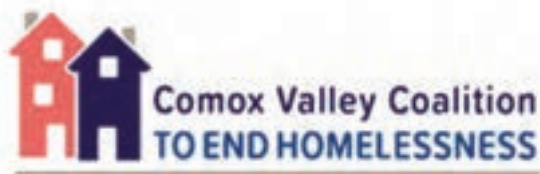
To support organizations and individuals in recommending Courtenay and/or the Comox Valley for a PACT, the Coalition has prepared information for you to use as needed to prepare your responses to the questions in the Recommendation questionnaire. Please find this document attached.

To make a community recommendation, please visit: [Recommend Your Community \(cmha.bc.ca\)](https://cmha.bc.ca)

Your time is appreciated. If you have any questions, please reach out.

Kind Regards,  
Angela Fletcher (She/Her)  
Coordinator  
250 218-3752

Please excuse any delays in response. I work part-time and generally answer emails Tuesday- Thursday. If time is a factor, please call 250 218-3752. Thank you.



*We are honoured and privileged to live and work on the traditional unceded territory of the K'omoks First Nation.*

Note: If you do not wish to receive these emails, simply reply stating you wish to be removed from our distribution list.

## **Peer-Assisted Care Team Opportunity for Courtenay and the Comox Valley**

To support organizations and individuals in recommending Courtenay and/or the Comox Valley for a PACT, the Coalition has prepared the following information for you to use as needed to prepare your responses to the questions in the Community Recommendation questionnaire. Citizens and businesses are asked to answer questions 1 and 2 below and Municipalities, Health Authorities, and Organizations are asked to answer all 4 questions below.

These are suggestions and are meant to offer assistance and ease. The information provided is not exhausted. Please feel free to use your own thoughts and ideas.

To make a community recommendation, please visit: [Recommend Your Community \(cmha.bc.ca\)](https://cmha.bc.ca)

### **1. Why does your community need a Peer Assisted Care Team?**

- Increased mental health support is required, resulting in increased social disorder, violence, and criminalization of individuals with mental health and/or substance use issues.
- The increased drug toxicity has resulted in increased drug poisonings and challenging behaviors that are becoming difficult to respond to. The result is individuals not having access to services or requiring police intervention.
- The community, residents, and businesses are asking for help; staff at local businesses cannot adequately respond to challenging situations, leading to increased stigma and fear.
- There is no 24-hour point of contact other than emergency services. There need to be more mobile and time-sensitive services; agencies are at capacity.
- Agencies currently providing outreach or crisis response rely on capacity, grant funding, and volunteers, resulting in sometimes ad-hoc and inconsistent services despite best intentions.
- Untrained security guards often play a role outside their training and job responsibilities. RCMP is often called upon to assist.
- There is a fear of the RCMP from those who experience homelessness, mental health, and/or substance use challenges. RCMP are being called upon to increase their presence to address community concerns, leading to further criminalization of mental health.
- There is a strong community of peers with lived or living experiences of mental health and substance use.
- There is a strong community network of service providers and collaborative organizations that could both support and benefit from a coordinated approach to crisis response.

### **2. Does your community offer any other form of Mental Health / Crisis Response and/or Intervention with police and existing response models in the community?**

#### *Mental Health / Crisis Response*

- Island Health Outreach Team (Limitation: limited hours and capacity)
- AVI Health and Community Services programs (Limitation: limited outreach hours and funding)
- Community Cares Peer Outreach teams (Limitation: volunteer, funding, training)

- Situation Table (Limitation: does not respond to a crisis at the moment, begins in June 2023)
- Care-A-Van (Limitation: limited hours, set schedule and route/ destinations)
- Crisis Nurse (Limitation: availability)

**3. Is there a group/committee or a member of the current local government/municipality that would advocate for this project? (Choose one or include use another local organization you know is in support)**

**Coalition to End Homelessness**

- The Coalition is a collective of 40 member agencies that plan, advocate for, and implement community responses to homelessness. Additionally, the Coalition facilitates a homelessness response team that includes agencies supporting the frontlines of homelessness and a People With Lived and Living Experience Group (PWLLE) to ensure that Coalition decisions and actions are grounded in the realities of those affected.
- Through its leadership team, the Coalition has indicated its support for this initiative and has agreed to advocate for the opportunity through communications and to assist in bringing community partners together.
- The Coalition's values include working with people with lived experiences. By integrating the perspectives and support of both peers and mental health professionals, a peer advisory care team can provide a powerful and comprehensive response to mental health crises, promoting recovery, resilience, and well-being.

**City of Courtenay**

- The City of Courtenay, through its Community Services department, has indicated its support for this initiative with both CMHA and the Coalition to End Homelessness, as well as its willingness to partner with agencies in developing a PACT.
- The City is an engaged and interested partner in this work through its relationships with service providers, its role as a grant administrator, and its community relations with residents and the Downtown Courtenay Business Improvement Area (DCBIA).
- A number of City Councillors have indicated their support for this initiative.

**4. Is there any other local context or information that you believe CMHA BC should know about?**

- The Comox Valley comprises 3 municipalities and 3 electoral areas. One electoral area includes two small Islands accessible by ferry.
- The Comox Valley has experienced and continues to see an increase in toxic drug poisoning deaths over the past 3 years.
- The RCMP is implementing a pilot foot patrol project that increases police presence in the downtown core to offer businesses and citizens an increased sense of safety.
- We estimate that over 300 people are experiencing homelessness in the Comox Valley.
- Or you can highlight some of the work being done in the Community. Some ideas include:
  - CV Coalition to End Homelessness
  - Comox Valley Substance Use Collaborative
  - Walk with Me- Peer-based advisory and research team

- Community Action Team- collective of peers and volunteers advocating for the needs of those that use substances
- Community Health Network- initiating a collective impact process with multiple community partners to work towards Poverty Reduction in the Comox Valley
- Peer Outreach teams- Community Cares Peer Outreach, Comox Valley Street Outreach, Morning Crew
- Island Health outreach