

## **REGULAR COUNCIL MEETING AGENDA FOR WEDNESDAY OCTOBER 18, 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:**

### **2. ADOPTION OF AGENDA:**

- a. [Adoption of Agenda](#)

*That the October 18, 2023 Regular Council Meeting agenda be Adopted.*

### **3. DELEGATIONS:**

- (5) a. [Robert McLennan \(MARS Rescue Centre\) - Town of Comox certified as a Bird Friendly Community](#)
- (55) b. [Aaron Vornbrock \(Urban Design Group Architects\): 215 Port Augusta RZ 23-3 DP 23-5](#)

### **4. ADOPTION OF MINUTES:**

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

*That the Minutes of the Regular Meeting of Council, held in Council Chambers on Wednesday, October 4, 2023, be Adopted.*

- (12) b. [Special Council Meeting Minutes](#)

*That the Minutes Special Council Meeting, held in Council Chambers on Wednesday October 11, 2023, be Adopted.*

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

- (14) a. [Strategic Planning Committee Meeting Minutes](#)

*That the Minutes of the Strategic Planning Committee Meeting, held in Council Chambers on Wednesday, October 11, 2023, be Received.*

**6. CONSENT AGENDA:**

- (16) a. [Consent Agenda](#)
1. *That the Consent Agenda items as follows be received for information:*
    - a. *Pete Chambers, Comox BIA, October 3, 2023, invitation to events*
    - b. *Trish Fennell, October 3, 2023, checking for bats*
    - c. *Dayna Forsgren, Comox Valley Situation Table, October 4, 2023, further information and update*
    - d. *Beverly Botelho, October 10, 2023, requesting garbage cans at bus shelters.*

**7. UNFINISHED BUSINESS: NIL**

**8. SPECIAL REPORTS: NIL**

**9. BYLAW ADOPTIONS:**

- (33) a. [2023 Financial Plan Amendment - Wildfire Deployments](#)  
*That Comox Financial Plan Bylaw No. 2019.01, 2023, be Adopted.*
- (35) b. [2023 Permissive Tax Exemption Bylaw - establishing 2024 exemptions](#)  
*That the Comox Permissive Tax Exemption Bylaw No. 2026, 2023, be Adopted.*

**10. NEW BUSINESS:**

- (53) a. [Grant Application - BC Active Transportation Infrastructure Grant Program](#)  
*THAT Council formally authorizes Staff to proceed with an application for BC Active Transportation Infrastructure Grant Program for the Beaufort Avenue Upgrade Project between Church Street and Nordin Street.*
- (55) b. [Rezoning Application: RZ 23-3 Development Permit Application: DP 23-6 \(215 Port Augusta Street\)](#)
  1. *That, as an amenity for the proposed six storey building, in relation to Official Community plan Section 2.1.3.3(h): "the form of development should be a maximum of four storeys in height...a higher height may be considered...if satisfactory amenities are provided", the applicant be advised that a more appropriate amenity to offset the potential land use impacts of the proposed development would be a public plaza in accordance with the October 18, 2023 Staff Report on RZ 23-3 and DP 23-6 215 Port Augusta Street:*



- (55) b. [Rezoning Application: RZ 23-3 Development Permit Application: DP 23-6 \(215 Port Augusta Street\)](#)
1. a. *Town ownership of the area in blue in Figure 2 (approx. 400 m<sup>2</sup>) in conjunction with the proposed 4 m wide (130 m<sup>2</sup>) dedication strip designed as an a public plaza suitable for informal and formal small/medium sized events, designed to provide a sense of community identity, accessible to all age groups and mobilities, and provision of canopy trees for shade and incorporation of nature, fixed public seating and a masonry wall between the north boundary of the blue area and parking lot to provide separation of use and passive radiant heating to extend shoulder season usability.*  
  
*(Note: this recommendation does not include the provision of 779 m<sup>2</sup> in the existing parking lot for festival and special events.)*
  2. *That further information be provided by the applicant as to the transit implications in accordance with the October 18, 2023 Staff Report on RZ 23-3 and DP 23-6 215 Port Augusta Street.*

- (436) c. [Adoption of 2022-2026 Strategic Plan](#)
- That the 2022-2026 Strategic Plan, as included in the October 18, 2023 Regular Council Meeting agenda, be adopted.*

**11. NOTICES OF MOTION: NIL**

**12. CORRESPONDENCE: NIL**

**13. LATE ITEMS:**

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

**15. MEDIA QUESTION PERIOD:**

**16. PUBLIC QUESTION PERIOD:**

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

- a. [Exclude the Public](#)

*That the Public be Excluded from the In-Camera session of Council on Wednesday October 4, 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.*

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

**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

14 July 2023

## 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> Robert McLennan - Coordinator James MacKenzie - SME, works for MARS Rescue Centre		
<b>Organization you are representing:</b> Comox Valley Bird Team		
<b>Primary purpose of Organization:</b> To have the Town of Comox certified as a Bird Friendly Community as per the criteria outlined by the Nature Canada Bird Friendly program		<b>Number of members:</b> 2
<b>Mailing address of Organization:</b> 101-2250 Manor Place		<b>Contact Name:</b> Robert McLennan
		<b>Phone:</b> 250 465-2578
<b>City:</b> Comox	<b>Postal Code:</b> V9M1C5	<b>Email:</b> robert.mclennan9@gmail.com
<b>Subject matter:</b> Preservation and protection of bird populations in the Comox Valley.		
<b>Specific request of Council, if any (i.e., letter of support, funding):</b> The Nature Canada Bird Friendly Team requires evidence of a letter of support from the Comox Town Council in order to pursue the certification.		
<b>Requested meeting and date:</b> October 18, 2023		<b>AV equipment required:</b> Overhead projection
<b>Date of application:</b> July 7, 2023	<b>Signature of applicant:</b>	<b>Print name:</b> Robert McLennan

**Please Note:**

- Regular Council and Strategic Planning Committee Meetings start at 5:00 p.m. Delegations are dealt with at the beginning of each meeting.
- Maximum presentation time is 10 minutes including questions, unless previously approved by the Chair.
- Presenters are to address Council or the Strategic Planning Committee, and not the audience.
- 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.
- Please ensure that your cell phone is turned OFF during the meeting.

<b>LOG:</b> 23-272	<b>REFER:</b>	<b>AGENDA:</b> RCM 18Oct2023
<b>FILE:</b> 0400-03	<b>ACTION:</b> MR	

Copies - Council  
-JW/SR/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 this form may be published in its entirety with public meeting agendas, which are also posted on the Town website.*



**TOWN OF COMOX**  
**Minutes of the Regular Council Meeting,**  
**held in Council Chambers on Wednesday October 4, 2023**

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

**Absent:** M. Swift

**Staff Present:** J. Wall, Chief Administrative Officer  
 S. Russwurm, Corporate Officer  
 G. Kreek, Acting Director of Finance  
 G. Schreiner, Fire Chief  
 M. Thurlborn, Revenue Manager  
 C. Dallamore, Corporate Coordinator

**Call to Order:**

The meeting was called to order at 5:01 p.m. with 3 members of the public in attendance.

Shelly Russwurm, Corporate Officer, 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:**

**a. Appointment of Chair**

**Appointment of Chair**

*That Council appoint Councillor Steve Blacklock as the Alternate Acting Mayor to Chair the October 4, 2023, Regular Council Meeting in the absence of the Mayor and Acting Mayor.*

(2023.305) -- CARRIED

**2. ADOPTION OF AGENDA:**

**a. Adoption of the Agenda**

**Adoption of the Agenda**

*That the October 4, 2023 Regular Council Meeting agenda be Adopted.*

(2023.306) -- CARRIED

**3. DELEGATIONS: NIL**

**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 September 6, 2023, be Adopted.*

(2023.307) -- 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 September 13, 2023, be Received.*

(2023.308) -- CARRIED

**6. CONSENT AGENDA:**

**a. Consent Agenda**

**Consent Agenda**

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

*a. Jennifer Pass, Comox Valley Elders Take Action, August 31, 2023, establishment of Accessibility Committee*

*b. Albert Englehart, September 5, 2023, automated collection concerns*

*c. Peter Hamilton, September 5, 2023, automated collection concerns*

*d. Andrea Howard, Canadian Centre for Women's Empowerment, September 5, 2023, community event recognition request*

*e. John Falk, September 5, 2023, automated collection concerns*

*f. Barbara & Ron Berger, September 11, 2023, automated collection concerns*

*g. Board of Directors and staff, NISU, September 12, 2023, thank you for free access to supplying safer sex and menstrual supplies in Town operated buildings*

*h. Wayne Matkoski, Julie Micksch & Kari Dyer, September 12, 2023, housing requirements*

*i. Julie Waller, September 19, 2023, automated collection concerns*

*j. Ambrose Yung, September 21, 2023, youth parliament*

*k. Gail Mitchell, September 25, 2023, aquamation legislation*

*l. Minister Mitzi Dean, Ministry of Children and Family Development, September 26, 2023, celebrating foster families*

*m. Cathy Peters, Anti Human Trafficking, September 27, 2023, anti human trafficking information*

*n. Joanne McKechnie, September 28, 2023, regarding 692 Anderton zoning.*

(2023.309) -- CARRIED

2. *That item a (Jennifer Pass, Comox Valley Elders Take Action, August 31, 2023, establishment of Accessibility Committee) be removed from the Consent Agenda for discussion.*

(2023.310) -- CARRIED

a. Consent Agenda

Consent Agenda

- 3. That item h (Wayne Matkoski, Julie Micksch & Kari Dyer, September 12, 2023, housing requirements) be removed from the Consent Agenda for discussion.

(2023.311) -- CARRIED

7. UNFINISHED BUSINESS:

a. Comox Valley Land Trust: Request to become a referral agency

Comox Valley Land Trust

That the Comox Valley Land Trust be included as a referral agency in all major rezoning applications and any other land use related decisions applications where their expertise would be deemed helpful.

(2023.312) -- CARRIED

b. Building Age Friendly Communities: Partnership on grant application

Age-friendly Communities Program Grant

That Council authorize the application for grant funding through the 2023 Ministry of Health's Age-Friendly Communities Program to complete the Comox Valley Early Years Collaborative Building Age-Friendly Communities project.

(2023.313) -- CARRIED

c. Cory Schau: Sewer/water connection and secondary suite delegation follow up.

Point Holmes Sewer/Water Connections

Council received information from staff regarding potential services in the Point Holmes area.

8. SPECIAL REPORTS: NIL

9. BYLAW ADOPTIONS: NIL

10. NEW BUSINESS:

a. 2023 Permissive Tax Exemption Bylaw - establishing 2024 exemptions

2023 Permissive Tax Exemption Bylaw

- 1. That the Comox Permissive Tax Exemption Bylaw No. 2026, 2023, be given First Reading.

(2023.314) -- CARRIED

- 2. That the Comox Permissive Tax Exemption Bylaw No. 2026, 2023, be given Second Reading.

(2023.315) -- DEFEATED

[Opposed: Mayor Minions, Councillors SBlacklock KGrant JKerr JMeilleur]

b. Disposal of Fire Department Aerial Truck

Disposal of Fire Department Aerial Truck

THAT the sale of the Fire Department's 2002 aerial truck to the Comox Valley Regional District, designated for use by the Oyster River and Mount Washington fire departments, for the price of \$62,500, be approved.

(2023.316) -- CARRIED

c. 2023 Financial Plan Amendment - Wildfire Deployments

Comox Financial Plan Bylaw No. 2019, 2023

- 1. That Comox Financial Plan Bylaw No. 2019, 2023 be amended as follows, in response to the 2023 Wildfire deployments impacting the Fire Department:
  - a) Increase revenue by approximately \$710,000.
  - b) Increase operating expenses by approximately \$275,000.
  - c) Allocate approximately \$235,000 to special projects.
  - d) Add approximately \$200,000 to the Comox Fire Department Capital Reserves.

(2023.317) -- CARRIED
- 2. That Comox Financial Plan Bylaw No. 2019.01, 2023 be given First Reading.
 

(2023.318) -- CARRIED
- 3. That Comox Financial Plan Bylaw No. 2019.01, 2023 be given Second Reading.
 

(2023.319) -- CARRIED
- 4. That Comox Financial Plan Bylaw No. 2019.01, 2023 be given Third Reading.
 

(2023.320) -- CARRIED

d. 2023 UBCM Community Emergency Preparedness Funding

2023 UBCM Community Emergency Preparedness Funding

That the Town's application for the 2023 UBCM Community Emergency Preparedness Funding, specifically the "Volunteer and Composite Fire Departments Equipment and Training" stream be approved; and,

That Administration be directed to provide overall grant management of this funding award.

(2023.321) -- CARRIED

e. 3-980 Anderton Road Delinquent Taxes

3-980 Anderton Road Delinquent Taxes

That the outstanding taxes, penalty and interest for 3-980 Anderton Road be written off.

(2023.322) -- CARRIED

11. NOTICES OF MOTION: NIL

12. CORRESPONDENCE:

a. Tryna McLean (Town of Comox Parks Department): Request for International Bat Week Proclamation

Town of Comox - International Bat Week

That the proclamation request from the Tryna McLean, Town of Comox Parks Department, in support of International Bat Week on October 24 to 31, 2023, be approved.

(2023.323) -- CARRIED

13. LATE ITEMS: NIL

14. REPORTS FROM MEMBERS OF COUNCIL:

a. Councillor Haslett

Councillor Haslett advised that he attended the Union of BC Municipalities convention in Vancouver.

b. Councillor Meilleur

Councillor Meilleur advised that she attended the Union of BC Municipalities convention in Vancouver.

c. Councillor Grant

Councillor Grant advised that he:
- attended the Union of BC Municipalities convention in Vancouver,
- attended a Comox Valley Regional District (CVRD) Board meeting, and
- attended a CVRD Recreation Commission meeting.

d. Councillor Kerr

Councillor Kerr advised that he:
- attended the Union of BC Municipalities convention in Vancouver,
- attended a Vancouver Island Regional Library Board meeting,
- attended the announcement of the expansion of North Island College's Comox Valley campus with an additional 75 new childcare spaces, and
- attended a luncheon and tour of 19 Wing Comox.

e. Mayor Minions

Mayor Minions advised that the 2023 Point-in-Time Homeless Counts results would be posted soon and that she:
- attended the Union of BC Municipalities convention in Vancouver,
- attended the announcement of the expansion of North Island College's Comox Valley campus with an additional 75 new childcare spaces, and
- attended a luncheon and tour of 19 Wing Comox.

f. Councillor Blacklock

Councillor Blacklock advised that he attended:
-

17. RESOLUTION TO GO IN-CAMERA:

a. Exclude the Public

Exclude the Public

That the Public be Excluded from the In-Camera session of Council on Wednesday October 4, 2023 pursuant to the following sub-sections of section 90 of the Community Charter:

(1)(c) labour relations or other employee relations; and

(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.

(2023.324) -- CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 5:54 P.M.

THE REGULAR COUNCIL MEETING RECONVENED AT 7:15 P.M.



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

**Adjournment:**

Regularly moved and seconded that the meeting adjourn at 7:15 p.m.

*CARRIED*

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

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MAYOR

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CORPORATE OFFICER



**TOWN OF COMOX**  
**Minutes of the Special Council Meeting,**  
**held in Council Chambers on Wednesday October 11, 2023**

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- Present:** Mayor N. Minions  
Councillors K. Grant, C. Haslett, J. Kerr,  
J. Meilleur, M. Swift
- Absent:** S. Blacklock
- Staff Present:** J. Wall, Chief Administrative Officer  
S. Russwurm, Corporate Officer  
G. Kreek, Acting Director of Finance  
M. Kamenz, Director of Development Services  
G. Schreiner, Fire Chief  
S. Ashfield, Director of Operations

**Call to Order:**

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

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

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**1. ADOPTION OF AGENDA:**

**a. Adoption of the Agenda**

**Adoption of Agenda**

1. *That the October 11, 2023 Special Council Meeting agenda be amended to include resolutions to recess to Strategic Planning Committee and exclude the public in accordance with section 90(1)(c) of the Community Charter.*

(2023.331) -- CARRIED UNANIMOUSLY

2. *That the October 11, 2023 Special Council Meeting agenda be Adopted as amended.*

(2023.332) -- CARRIED

**2. DELEGATIONS:**

**a. Jenny Steel (Comox Golf Course): Golf Course permissive tax exemption**

**Comox Golf Permissive Exemption**

Jenny Steel presented other examples of golf courses with 100% exemptions. Jenny advised that they are eligible under the Community Charter for an exemption and the Comox Golf Club meets the permissive tax exemption policy as well as the Financial Plan policy. Jenny advised that they deliver affordable golf to taxpayers, have entered into a partnership with the Disc Golf Association and that the benefits of a 100% exemption would be huge for the Golf Club.

3. AGENDA ITEMS:

a. 2023 Permissive Tax Exemption Bylaw - establishing 2024 exemptions

2023 Permissive Tax Exemption Bylaw

1. That the Comox Permissive Tax Exemption Bylaw No. 2026, 2023, be given Second Reading.

That the main motion be amended to add the text "as amended to grant the Comox Golf Club a 100% tax exemption on both land and buildings."

(2023.333) -- CARRIED

2. MAIN MOTION AS AMENDED:

That the Comox Permissive Tax Exemption Bylaw No. 2026, 2023, be given Second Reading as amended to grant the Comox Golf Club a 100% tax exemption on both land and buildings.

(2023.334) -- CARRIED

3. That The Comox Permissive Tax Exemption Bylaw No. 2026, 2023, be given Third Reading.

(2023.335) -- CARRIED

REGULARLY MOVED AND SECONDED THAT THE MEETING RECESS AT 5:38 P.M. UNTIL AFTER THE STRATEGIC PLANNING COMMITTEE MEETING.

CARRIED

THE MEETING WAS CALLED BACK TO ORDER AT 6:50 P.M.

4. EXCLUDE THE PUBLIC:

a. Exclude the Public

Exclude the Public

That the Public be Excluded from the In-Camera session of Council on Wednesday October 11, 2023 pursuant to the following sub-sections of section 90 of the Community Charter:

(1)(c) labour relations or other employee relations;

(2023.337) -- CARRIED

THE MEETING WAS CLOSED TO THE PUBLIC AT 6:51 P.M.

THE MEETING WAS CALLED BACK TO ORDER AT 7:55 P.M.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:55 p.m.

CARRIED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**TOWN OF COMOX**  
**Minutes of the Strategic Planning Committee Meeting,**  
**held in Council Chambers on Wednesday October 11, 2023**

---

- Present:** Mayor N. Minions  
 Councillors K. Grant, C. Haslett,  
 J. Kerr, J. Meilleur, M. Swift
- Absent:** S. Blacklock
- Staff Present:** J. Wall, Chief Administrative Officer  
 S. Russwurm, Corporate Officer  
 G. Kreek, Acting Director of Finance  
 M. Kamenz, Director of Development Services  
 G. Schreiner, Fire Chief  
 S. Ashfield, Director of Operations

**Call to Order:** The meeting was called to order at 5:45 p.m.

The Agenda was Adopted.

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

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**1. DISCUSSION ITEMS:**

**a. Strategic Plan 2022-2026**

1. That "Active Participation in the Regional Emergency Management Program" be added under Public Safety *CARRIED*
  
2. That the Parks project under Community Connection and Wellness be clarified to read "from Marina Park to Ellis Street" *CARRIED*
  
3. That the Top Advocacy slide be removed from the Strategic plan report and added to monthly Strategic Planning Committee meetings. *CARRIED*
  
4. That "Completion of the Development Application Review Process" be added as an "Urban Planning" Top Project. *CARRIED*

**TOWN OF COMOX - STRATEGIC PLANNING COMMITTEE MEETING MINUTES**

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**Adjournment:**

Regularly moved and seconded that the meeting adjourn at 6:50 p.m.

*CARRIED*

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

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CHAIR

LOG: 23-347	REFER:	AGENDA: RCM 18Oct2023
FILE: 0220-30	ACTION: MR	

**RECEIVED**

03Oct2023

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** Lara - Comox BIA <comoxbia@gmail.com>  
**Sent:** September 28, 2023 1:38 PM  
**To:** council; Jordan Wall  
**Subject:** You're Invited: Comox Business Matters Speaker and Mixer Series Events  
**Attachments:** 2023 Comox BIA Business Matters - Invite and Registration Links FINAL.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*Warning\* This E-Mail originated from outside The Town of Comox. \*Please open with Caution\*

Good afternoon Mayor, Council, and Jordan,

On behalf of the Board of Directors and Members of the Comox BIA, I am sharing additional details about the upcoming Comox Business Matters Speaker & Mixer Series events the BIA is hosting as part of its new strategic plan that seeks to provide more and enhanced business development and networking opportunities to our Member businesses and their staff.

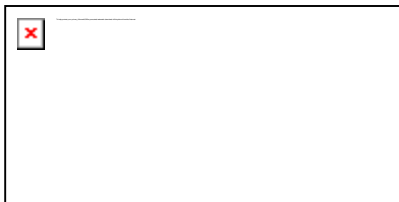
The attached invite includes the full roster of events, including an upcoming Mixer at the Legion (October 12) and the 2022 Comox BIA AGM(November 7) at the Comox Centre Mall.

**To register for any of these events, [click here](#)** and use this promo code to get complimentary access: membersfree23

We have always been grateful to have your attendance and participation at various BIA events and look forward to seeing you again, should your busy schedules permit.

Warm regards,  
Pete Chambers, President, Comox BIA

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gilakas'la / čεče haθεč,

I respectfully acknowledge that I live, work and play within the traditional territory of the K'ómoks Nation, the traditional keepers of this land

# Comox Business Matters – Speaker & Mixer Series

BIA Members and their staff and Associate Members are invited to attend a series of exciting and dynamic business development workshops and mixers this fall to support enhancing your bottom-line and provide the opportunity to connect with your fellow BIA members!

Presented by:



Comox Business in Action

SEP

THU  
21

Planning for Business Growth

OCTOBER

THU  
05

Leveraging Technology to Grow Your Bottomline

THU  
12

Get to Know Your BIA Neighbour Member Mixer

THU  
19

Online Marketing: Thriving on a Budget

TUE  
31

Save the Date - Halloween Costume Parade

NOVEMBER

THU  
02

Tips, Trends and Tackling Challenges for Food and Beverage Businesses

TUE  
07

Comox BIA 2023 Annual General Meeting

THU  
16

Is Incorporation Right for You?

TUE  
21

The Importance of Air Gateways to Downtown Comox Roundtable

FRI  
24

Save the Date and Book Your Booth - Mayor Tree Lighting and Winter Market

THU  
30

A Deep Dive into the Comox Marina and Harbour Roundtable

Sponsored / Supported by:



ROYAL CANADIAN LEGION, BRANCH 160 COMOX



BIA Members can attend for FREE using

code: membersfree23

Oct 18, 2023 RCM Agenda

**Register Now - Space is Limited**

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# Session Details and Registration



**Planning for Business Growth**  
Sept. 21, 7:30 AM - 9:30 AM  
Shophe Kindred Boardroom  
John Baxter, Regional Business  
Advisor, Small Business BC



**Leveraging Technology to  
Grow Your Bottomline**  
Oct. 5, 7:30 AM - 9:30 AM  
Shophe Kindred Boardroom  
Graham Truax, Executive Director,  
Innovation Island Technology  
Association



**Get to Know Your BIA  
Neighbour Member Mixer**  
Oct. 12, 4:30 PM - 6:30 PM  
Comox Legion, Beaufort Avenue Pub



**Online Marketing:  
Thriving on a Budget**  
Oct. 19, 8 AM - 9 AM  
Virtual Workshop  
Sasha Hull, Senior Digital Strategist,  
Tuff Media



**Save the Date - Halloween  
Costume Parade**  
Oct. 31  
Downtown Comox



**Tips, Trends and Tackling Challenges  
for Food and Beverage Businesses**

Nov. 2, 9 AM - 11 AM  
Church St. Taphouse



Ian Tostenson, Executive Director, BC Restaurant  
and Foodservices Association  
Jeff Guignard, Executive Director, Alliance of  
Beverage Licensees BC



**Comox BIA 2023 Annual General Meeting**  
Nov. 7, 6 PM  
Comox Centre Mall

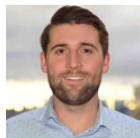


**Is Incorporation Right for You?**  
Nov. 16, 5 PM - 6:30 PM  
Comox Centre Mall  
Jerad Langille, Owner, Langille and Company



**The Importance of Air Gateways to  
Downtown Comox Roundtable**

Nov. 21, 5 PM - 6:30 PM  
Sail Building, 127 Port Augusta St.  
Mike Atkins, CEO, Comox Valley Airport  
Commission



Tom Rattray, Base Manager Vancouver,  
Harbour Air



Kyle Gray, Business Development Specialist,  
Harbour Air



**Save the Date and Book Your Booth - Mayor  
Tree Lighting and Winter Market**  
Nov. 24, 3 PM - 7 PM  
Downtown Comox



**A Deep Dive into the Comox Marina  
and Harbour Roundtable**

Nov. 30, 5:30 PM - 7 PM  
Schooner Sail Building, 127 Port Augusta St.



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

LOG: 23-346	REFER:	AGENDA: RCM 18Oct2023
FILE: 6240-20	ACTION: MR	

**RECEIVED**

03Oct2023

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** council  
**Sent:** October 3, 2023 1:17 PM  
**To:** Town of Comox – Administration  
**Cc:** Shelly Russwurm: Town of Comox; Cammy Dallamore; Koreen Gurak  
**Subject:** FW: Bats

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: Scott Fennell <scofenn@icloud.com>  
Sent: Friday, September 29, 2023 9:59 PM  
To: council <council@comox.ca>  
Subject: Bats

\*Warning\* This E-Mail originated from outside The Town of Comox. \*Please open with Caution\*

Hi,

There is a small shed on Torrence Rd.that will soon be torn down for housing by Dragonfly Homes. There could potentially be bats in this shed and now that we are a Certified Bat Community we should be checking for them. I'm sure Tim Ennius could suggest how to do this. I know it may seem annoying and time consuming to the developer but most bats are endangered and at times nature needs to come first.  
Thanks for caring about our bats.

Trish Fennell  
Comox BC

Sent from my iPad

LOG: 23-348	REFER:	AGENDA: RCM 18Oct2023
FILE: 4710-01	ACTION: MR	

**RECEIVED**

04Oct2023

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** Comox Valley Situation Table <comoxvalleysituationtable@gmail.com>  
**Sent:** October 4, 2023 12:29 PM  
**To:** Town of Comox – Administration  
**Subject:** Addressing Mayor and Council – Comox Valley Situation Table  
**Attachments:** Situation Table Q and A.pdf; Situation Tables - One-Page Fact Sheet.pdf; Filter Four Process.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*Warning\* This E-Mail originated from outside The Town of Comox. \*Please open with Caution\*

Dear Mayor and City Councillors,

My name is Dayna Forgsren. I am coordinating a new initiative called the Comox Valley Situation Table.

I am emailing to provide you with further information about Situation Tables as well as an update on the CV Situation Table.

The purpose of the Situation Table is to triage support among public safety, health, and social service sectors. It is a bi-weekly meeting that promotes collaborative support planning and rapid outreach to individuals experiencing acutely elevated risk (AER). Please see attached to this email a Q&A document to this email with further information specific to the CV Situation Table.

The CV Situation Table has been meeting in the Valley for 4 months and now has 14 primary community partners from different sectors and many more secondary partners.

The following link will provide you with further information about Situation Tables in BC, Table impacts, and the top risk factors in the communities involved:

**Link:** [Situation Table - Information and Reports - City](#)

**Comox Valley Situation Table Meeting Schedule:**

- Bi-weekly on Tuesdays from 10 am – 12 pm at the Community Justice Centre.

**Comox Valley Table Quarterly Overview:**

- The Table has discussed 17 “Situations,” with 60% being accepted as Acutely Elevated Risk and 80% of all referrals being connected to services with overall risk lowered.
- The top referrers at the Comox Valley Table are the RCMP, Bylaw and Wachiay.
- The top lead agencies are Island Health - Mental Health and Substance Use, Wachiay and Bylaw.
- Table Partners have decided to include additional risk factors as Study Flags for our community, including:

- Precarious Housing
  - Elder Abuse: Neglect
  - Hoarding
  - Racial Minority
  - LGBTQIA2S+
- Recent training offered to Situation Table Partners and interested community members on *“Understanding Radicalization to Violence.”*

**Primary Partners include:**

- Comox Valley Community Justice Centre
- Comox Valley Transition Society
- Dawn to Dawn
- Sasamans Society
- Wachiay Friendship Centre
- Island Health - Mental Health and Substance Use
- Island Health - Community Health
- Island Health - Crisis Nurses
- Income Assistance - Ministry of Social Development and Poverty Reduction
- John Howard Society - The Foundry
- RCMP
- Aids Vancouver Island (AVI)
- Bylaw
- Probation - MPS&SG

**Some examples of Secondary Partners we have connected with include:**

- Indigenous Women’s Sharing Circle
- The Linc
- Senior Support Society
- The Salvation Army
- CVRD Emergency Preparedness Program
- Lush Valley
- CV Head Injury Society
- North Island Student Union

- The Immigrant Welcome Centre

**Comox Valley Table Goals:**

1. Building a System Leaders Group for the Situation Table - Engaging Community Leaders' recommendations:
  - a. *How can this table become a successful resource for the agencies involved?*
  - b. *How to create internal reporting systems to ensure "AER" referrals are passed onto agency Table Representatives. Ensuring all agency programs/teams know about and have access to the referral process.*
  - c. *Succession planning to ensure new team members are aware/attending the Table.*
2. Solidifying the Table process and ensuring all key partners are in attendance:
  - a. *What is AER? How to identify potential referrals (Also needing to identify "situations" through a preventative lens).*
  - b. *Building collaborative relationships and communication systems among the group.*
  - c. *Encouraging the School District and Community-based Victim Services to join the Table (In conversation with both).*
3. Seeking a larger meeting space (centrally located) for Table meetings.

**System Leaders Group: In progress\***

Last Name	First Name	Agency
Kurvers	Mike	RCMP
Prescott	Angie	John Howard Society
Block	Jennifer	Island Health - Mental Health and Substance Use
Ney	Heather	Comox Valley Transition Society
Talbot	Kyla	MCFD
Bull	Lori	Sasamans Society
Fletcher	Angela	Dawn to Dawn, Coalition to End Homelessness
		Aids Vancouver Island (AVI)
		Wachiay
		City Representatives
		Income Assistance - Ministry of Social Development & Poverty Reduction

**Challenges Discussed – What is impeding care/support for individuals experiencing AER:**

- Lack of outreach-based services in the community.
- Lack of sufficient housing to meet basic needs of individuals.
- Burnout dealing with the mental health and substance use crisis.
- Impending winter with insufficient warming centre to support clients.
- Table partners feeling that the table will be inundated by extreme cases.

**Dayna Forsgren (she/her)** | Comox Valley Situation Table Coordinator

Phone: (250) 884-9433    Email: [comoxvalleysituationtable@gmail.com](mailto:comoxvalleysituationtable@gmail.com)

***The Comox Valley Situation Table meets on the Unceded Traditional Territories of the Pentlatch and the K'ómoks First Nations, including the Sathloot, the Säsitla, the Ieeksun and the Xa'Xe people. I recognize and honour these lands and the people who have cared for them since ancient times.***

## What is a Situation Table?

- The Situation table is a meeting space for support agencies, health services and public safety to collaborate toward crisis prevention for community members and families experiencing acute risk.
  - <https://www2.gov.bc.ca/gov/content/justice/criminal-justice/policing-in-bc/collaborative-public-safety-program/situation-tables>
- The Table is not an entity. It is a meeting bringing together various sectors to triage Acutely Elevated Risk (AER) cases.
  - Action to respond is rapid, within 24 to 48 hours.
- The table is used in many cities across BC and Canada. There are currently 37 active Situation Tables in BC, and multiple others are undergoing mobilization in BC.
- Situation Tables help front-line staff connect vulnerable individuals to services before a crisis occurs.
- This meeting aims to prevent risk and assist people before a crisis, serious injury, or incident occurs.
- The Table creates a unique set of de-identified data that the community can use for lobbying/advocacy efforts and to help articulate to funders and governments where there are gaps in service.
  - This data is based on factors prior to the crisis occurring, as opposed to more common data such as emergency room visits, interactions with police, etc., that many communities use.

## What are Situation Table roles?

### Table Participants

- Often find that their mandate fits in with situations being presented.
- Sit at the table bi-weekly (Tuesdays from 10 am – 12 pm) to present situations and decide if AER is met.
- Determine a multi-agency response.
- May primarily refer individuals to the table due to their mandate in the community (Ex: RCMP, Bylaw).

### Secondary Partners

- Agencies that may not sit at the table weekly could be contacted for support on a case-to-case basis.
- Secondary Partners are agencies that have mandates that wouldn't often be relevant.
  - Ex. The Salvation Army does not need to sit at the table. However, they may be consulted with or asked to participate if the client is a regular shelter user. They may be a friendly face and safe space if they have a good relationship with the client.
- Examples of Secondary partners in Comox Valley (Senior Support Society, Comox Valley Emergency Program)

## Who currently sits at the CV Table?

- Island Health - Mental Health and Substance Use
- Island Health - Community Health
- Island Health - Crisis Nurses
- Comox Valley Community Justice Centre

- Transition Society
- Income Assistance- Ministry of Social Development and Poverty Reduction
- John Howard Society - The Foundry
- Sasamans Society
- Wachiay Friendship Centre
- Indigenous Women’s Sharing Circle
- Dawn To Dawn
- RCMP
- AVI
- Bylaw
- Probation - MPS&SG

**How are situations identified as Acutely Elevated Risk (AER)?**

Group consensus that referred individuals have:

- 1) Significant interest at stake
- 2) Probability of harm occurring if nothing is done
- 3) Severe intensity of the harm
- 4) Multi-disciplinary nature of the risk

**Situation Table Training**

Table participants (community service providers) undergo training to ensure a process is followed that is approved by the Privacy Commissioner of BC called the Four Filter Process. This training can be provided to any additional community partners in our community (see attachment for a brief overview of this process).

**Benefits**

- Increase vulnerable peoples’ use and awareness of services.
- Proactively connect people to services prior to significant harm, crisis or incident.
- Allows situations to be looked at from multiple viewpoints instead of just the lens/mandate of one agency.
- Provides time-sensitive wrap-around care to at-risk community members.
- Increases and strengthens community agency partnerships and engagement.
- Reduces long-term demand for emergency resources.
- Saving time when needing to respond with community partners coming together regularly.

**Situation Table Videos:**

- <https://www.youtube.com/watch?v=HQUDgjs6Mso&t=197s>
- <https://www.globalcommunitysafety.com/resources/community/kfla>

# SITUATION TABLES

A MODEL FOR COMMUNITY SAFETY AND WELL-BEING (CSWB) IN BRITISH COLUMBIA



Ministry of  
Public Safety and  
Solicitor General

## What is a Situation Table?

- The Situation Table is a risk-based, collaborative, rapid triage model
- It focuses upstream to connect individuals/families facing situations of acutely elevated levels of risk (AER) – as seen across multiple agency lenses – to the services they need, immediately
- It is neither a new entity nor a formally structured organization. Rather, it is a carefully disciplined conversation, and a new tool for human service professionals as they perform their existing roles
- The Table is guided by the Four Filter Approach, which is a structured process designed in consultation with privacy officials in multiple jurisdictions
- The only data it records is risk-based data to track risk factors in the community, and the agencies involved

## How Does it Work?

- Front-Line Human Service and Justice professionals come together once a week for 90 minutes to address situations of AER in a collaborative setting – while using the Four Filter Approach to properly and safely navigate privacy implications – in order to identify which agencies need to be involved in a supportive intervention
- The group of agencies determined to have a role will ultimately mobilize immediate (ideally within 24-48 hrs) and multi-agency supports, leading to a connection to all essential services required to mitigate the evident AER factors and ensure improved pathways to care and support
- Following the intervention, the ongoing work is carried on by the agencies involved, in a typical collaborative care manner, but away from the Table

## What are the Benefits?

- Offers a new way for Human Service and Justice professionals to improve service delivery, reduce barriers, and connect individuals to the services they need
- Uses a multi-lens cross-sector approach to viewing risk factors and their cumulative impacts
- Risk-driven as opposed to incident-driven, allowing the Table to focus upstream and provide an opportunity to address situations of AER before incidents occur
- Takes collaboration to a new level, building increased trust and strengthening inter-agency relationships
- Risk-based data can help inform local decision making and policy development related to community safety and well-being
- Mobilizes the system in a new way

## What Agencies are Involved in a Situation Table?



## Understanding AER

Acutely Elevated Risk (AER) refers to situations where individuals and/or families are facing a composite level of risks factors, spanning across multiple human service and justice disciplines, and where there is a high probability of harm occurring soon.

The Four Filter Approach is essentially the triage process that the Table participants follow in order to determine if AER is present, and if so, move to the Intervention.



# THE PROCESS OF THE Situation Table

## THE FOUR FILTER APPROACH

1

### FILTER ONE - PRIOR TO BRINGING THE SITUATION TO THE TABLE

- Occurs at the originating service agency.
- Could my client's situation be managed more effectively through a multi-sector, collaborative approach?
- If yes? Bring it to the Table!

### FILTER TWO - DE-IDENTIFIED DISCUSSION AT THE TABLE

- Occurs at the Situation Table meeting.
- The originating agency shares their client's risk factors.
- Does my client's situation meet the threshold of Acutely Elevated Risk?

2

### ACUTELY ELEVATED RISK

1. Significant interest at stake (service gaps & system failings have led the client to the AER threshold).
2. Probability that harm will occur if nothing is done.
3. Severe intensity of harm.
4. Multi-disciplinary nature of risk (the risk factors cut across multiple human service disciplines).

### FILTER THREE - DISCUSSION TO DETERMINE INTERVENING AGENCIES

- If AER is met, the originating agency shares the situation and the client's name.
- Table participants pause for agency recognition (agencies check their records for involvement with the client, if they don't know them directly).
- The risk factors are entered onto the database.

3

4

### FILTER FOUR - DISCUSSION AMONGST RECOGNIZED AGENCIES

- These agencies meet separately to discuss an intervention within 24/48hrs.
- What strategies can be used to connect this client with services?

Oct 18, 2023 RCM Agency 27  
How can a wraparound approach lower this client's elevated risk?

**Town of Comox – Administration**

**From:** [REDACTED]  
**Sent:** October 8, 2023 8:13 PM  
**To:** Town of Comox – Administration  
**Subject:** We need garbage cans at bus shelters!  
**Attachments:** IMG-5460.jpg; IMG-5461.jpg; IMG-5463.jpg; IMG-5464.jpg

LOG: 23-351	REFER:	AGENDA: RCM 18Oct23
FILE: 8500-04	ACTION: MR	

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Copies - Council  
- JW/SR/CD/SA

\*Warning\* This E-Mail originated from outside The Town of Comox. \*Please open with Caution\*

To Mayor and Council,  
As a taxpayer of beautiful Comox, I cannot help but notice SO much garbage around our bus shelters. We need garbage cans!  
There is NO where to put our garbage while people wait for buses. The garbage is ending up on the ground. This is not only hygienically filthy, as well as dangerous to wildlife, but attracts rodents. The pictures below were taken of the bus shelter mid week at Port Augusta.  
Please respond,  
Beverly Botelho  
[REDACTED]  
Comox, BC

**RECEIVED**

10Oct2023

**TOWN OF COMOX**



















**TOWN OF COMOX**

**BYLAW NO. 2019.01**

**A BYLAW TO AMEND THE COMOX FINANCIAL PLAN BYLAW NO. 2019, 2023**

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WHEREAS the Community Charter requires Council to adopt a financial plan bylaw annually, and further empowers it to make amendments at any time;

AND WHEREAS Council wishes to adjust the Fire Department budget to include additional revenue and expenditures related to funding received from BC Wildfire deployment;

NOW THEREFORE 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 Financial Plan Bylaw No. 2019.01, 2023".

**2. Amendment**

(1) Comox Financial Plan Bylaw No. 2019, 2023 is hereby amended as follows:

(a) By deleting Schedule "A" in its entirety and replacing with Schedule "A" attached to and forming part of this bylaw.

**3. Adoption**

(1) READ A FIRST AND SECOND time this 4th day of October, 2023

(2) READ A THIRD time this 4th day of October, 2023

(3) ADOPTED this day of , 2023

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MAYOR

---

CORPORATE OFFICER

**SCHEDULE "A"**

Town of Comox 2023 - 2027 Financial Plan					
	2023	2024	2025	2026	2027
Schedule A - Summary	Budget	Forecast	Forecast	Forecast	Forecast
<b>Revenue</b>					
Municipal Property taxes	14,045,739	\$ 15,231,058	\$ 15,985,585	\$ 16,884,443	\$ 17,393,987
Sales of Services	12,645,770	12,059,293	13,118,443	13,700,976	14,007,299
Government Transfers	5,960,054	5,708,737	3,949,816	1,416,736	2,328,136
Investment Income	400,000	400,000	400,000	400,000	400,000
Developer Contributions	79,500	149,750	1,403,500	1,061,308	19,250
Other	145,000	153,000	155,000	158,000	161,000
<b>Total Revenues</b>	<b>33,276,063</b>	<b>33,701,838</b>	<b>35,012,344</b>	<b>33,621,463</b>	<b>34,309,672</b>
<b>Operating Expenses</b>					
<u>Fiscal</u>					
Interest payments on debt	78,560	101,650	353,798	336,358	310,598
Amortization expense	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000
Grants to Other Organizations	143,930	143,970	144,010	144,050	144,310
Total fiscal	3,522,490	3,545,620	3,797,808	3,780,408	3,754,908
<u>Functions</u>					
General Government	3,222,794	3,363,240	3,373,829	3,538,919	3,558,892
Protective Services	5,062,152	4,336,723	4,745,955	4,861,420	5,261,088
Solid Waste Management	1,806,965	1,853,735	1,894,405	1,936,125	1,978,945
Development Services	754,309	952,200	869,730	837,860	858,040
Transportation	2,144,326	2,239,521	2,180,720	2,306,058	2,294,812
Parks, Rec, Culture	5,377,155	5,431,621	5,569,889	5,587,687	5,658,749
Water Services	3,177,401	3,215,264	3,355,428	3,300,864	3,354,343
Sewer Services	3,071,984	3,082,401	3,254,273	3,393,336	3,555,329
Total Functions	24,617,086	24,474,705	25,244,229	25,762,269	26,520,198
<b>Total Operating Expenses</b>	<b>28,139,576</b>	<b>28,020,325</b>	<b>29,042,037</b>	<b>29,542,677</b>	<b>30,275,106</b>
<b>Revenue over expenses</b>	<b>5,136,487</b>	<b>5,681,513</b>	<b>5,970,307</b>	<b>4,078,786</b>	<b>4,034,566</b>
<b>Revenue over expenses</b>	<b>\$ 5,136,487</b>	<b>\$ 5,681,513</b>	<b>\$ 5,970,307</b>	<b>\$ 4,078,786</b>	<b>\$ 4,034,566</b>
<b>Add</b>					
Amortization	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000
Transfers from reserves	14,454,972	5,240,362	4,270,510	6,905,202	4,484,673
Proceeds of debt (loans/leases)	1,804,024	345,000	7,056,350	-	100,000
<b>Total Additions</b>	<b>19,558,996</b>	<b>8,885,362</b>	<b>14,626,860</b>	<b>10,205,202</b>	<b>7,884,673</b>
<b>Deduct</b>					
Transfers to reserves	3,996,639	7,488,263	4,656,594	5,463,455	5,382,133
Principal repayment on debt	196,630	366,600	794,733	846,623	872,383
Capital, General Municipal	18,678,214	6,587,012	6,666,840	4,216,710	5,537,723
Capital, Water Fund	558,000	50,000	8,399,000	1,557,200	50,000
Capital, Sewer Fund	1,266,000	75,000	80,000	2,200,000	77,000
Total Deductions	24,695,483	14,566,875	20,597,167	14,283,988	11,919,239
<b>Financial Plan Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



TOWN OF COMOX

BYLAW NO. 2026

**A BYLAW TO AUTHORIZE PERMISSIVE TAX EXEMPTIONS FOR 2024**

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WHEREAS Section 224 (2) (a) of the Community Charter allows Council to grant permissive exemptions from taxation of land or improvements that are owned by a not-for-profit corporation and that Council considers is used for a purpose that is directly related to the purposes of the corporation;

AND WHEREAS Section 224 (2) (f) of the Community Charter allows Council to grant permissive exemptions from taxation of a hall and additional land related to an exempt building or hall set apart for public worship;

AND WHEREAS Section 224 (2) (h) of the Community Charter allows Council to grant permissive exemptions from taxation of additional land surrounding an exempt hospital or senior's home;

AND WHEREAS the Town of Comox wishes to grant certain permissive tax exemptions for 2024 within the limitations of the Community Charter;

NOW THEREFORE the Town of Comox, in open meeting assembled, enacts as follows:

**1. Title**

- (1) This bylaw may be cited for all purposes as the "Comox Permissive Tax Exemption Bylaw No. 2026, 2023".

**2. Permissive Tax Exemptions Authorized for 2024**

- (1) The following described properties (shadowed in Schedule "A" which is attached to and forms part of this bylaw) owned by **Courtenay Golf Club Ltd.** and used for the purpose of a public golf course shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Lot 11, Plan 41761 in Section 56, Comox Land District.

- (2) The following described properties (shadowed in Schedule "B" which is attached to and forms part of this bylaw) owned by the Town of Comox and occupied by the **Filberg Heritage Lodge and Park Association** for the purpose of maintaining it as a heritage lodge and park, shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Lot A, Plan 32509 and Lot 1, Plan VIP71790, both in District Lot 87, Comox Land District.

- (3) The portions of the following described property (shadowed in Schedule "C" which is attached to and forms part of this bylaw) owned by the Town of Comox, and occupied by the **Comox Archives and Museum Society** (used as a public archives and museum), and by the **Pearl Ellis Gallery Association** (used as a public art gallery), and by the **Comox Valley Lions Club** (used as a meeting hall), and by **Unity Comox Valley** (used as a meeting place), shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Lot A, Plan 31594, Section 56, Comox Land District.

## 2. Permissive Tax Exemptions Authorized for 2024 (continued)

- (4) The following described property (shadowed in Schedule “D” which is attached to and forms part of this bylaw) owned by the **Comox Valley Children’s Day Care Society** and used for the purpose of a day care facility and pre-school, shall be exempt from property value taxation for the year 2024 to the extent of one-half (1/2) of the value of land and improvements at:

Lot 1, Plan 22777, Section 70, Comox Land District.

- (5) The following described property (identified as “Marine Rescue Station” in Schedule “E” which is attached to and forms part of this bylaw) owned by the **Comox Valley Marine Rescue Society**, occupying a portion of the Town of Comox Municipal Marina, shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Float Building in District Lot 380, Nanaimo Land District (except Blocks A & B).

- (6) The following described property (outlined in bold on Schedule “F” which is attached to and forms part of this bylaw) owned by the Town of Comox and occupied by the **Point Holmes Recreation Association** for the purpose of providing and maintaining a public boat launch, shall be exempt from property value taxation for the year 2024 on all land and improvements on:

District Lot 459, Nanaimo Land District.

- (7) The following described property (shadowed in Schedule “G” which is attached to and forms part of this bylaw) owned by the **United Church of Canada** and used for the purpose of public worship, shall be exempt from property value taxation for the year 2024 to the extent of all the value of land surrounding the building for public worship, and the value of any hall on:

Lots 75, 76, 77, and 78, Plan 18100, Section 1, Comox Land District.

- (8) The following described property (shadowed in Schedule “H” which is attached to and forms part of this bylaw) owned by the **Pentecostal Assemblies of Canada** and used for the purpose of public worship, shall be exempt from property value taxation for the year 2024 to the extent of all the value of land surrounding the building for public worship, and the value of any hall on:

Lot 1, Plan 34892, Section 70, Comox Land District.

- (9) The following described property (shadowed in Schedule “I” which is attached to and forms part of this bylaw) owned by the **Anglican Synod of the Diocese of British Columbia** and used for the purpose of public worship, shall be exempt from property value taxation for the year 2024 to the extent of all the value of land surrounding the building for public worship, and the value of the hall on:

Lot A, Plan 26068, Section 56, Comox Land District.

## 2. Permissive Tax Exemptions Authorized for 2024 (continued)

- (10) The following described property (shadowed in Schedule “J” which is attached to and forms part of this bylaw) owned by **Bay Community Church** and used for the purpose of public worship, shall be exempt from property value taxation for the year 2024 on the all of the value of the land surrounding the place of public worship, and the value of any hall on:

Lot 2, Plan 45138, D.L. 205, Comox Land District.

- (11) The following described property (shadowed in Schedule “K” which is attached to and forms part of this bylaw) owned by the **Trustees of the Comox Valley Presbyterian Church** and used for the purpose of public worship, shall be exempt from property value taxation for the year 2024 on all of the value of the land surrounding the building for public worship, and the value of any hall on:

Lot A, Plan VIP69225, Section 65, Comox Land District.

- (12) The following described property (shadowed in Schedule “L” which is attached to and forms part of this bylaw) owned by the **Providence Living Society** and used for the operation of a not-for-profit residential care facility shall be exempt from property value taxation for 2024 on all of the value of the care facility's land, including the Auxiliary Society for Comox Valley HealthCare (AKA **ThriftShop**), a tenant occupier.  
Lot 1, Plan 17718, Sections 1 & 2, Comox Land District, except Plan 18512.

Excluded from this property tax exemption are tenant occupiers not specifically named above, such as:

00001.016 – Telus Communication, Class 2  
00001.017 – Rogers Wireless, Class 2  
00001.018 – Inglis Professional Tutoring Inc, Class 6

- (13) The following described property (shadowed in Schedule “M” which is attached to and forms part of this bylaw) owned by the Town of Comox and occupied by the **Comox Seniors Centre Association** and used for the operation of the d’Esterre Seniors Centre shall be exempt from property value taxation for the year 2024 on all of the value of all land and improvements for:

Lot 16, Plan 3923, Section 56, Comox Land District, except plans 13321&17061.

- (14) The following described property (shadowed in Schedule “N” which is attached to and forms part of this bylaw) owned by the **Royal Canadian Legion Comox Branch 160** and used to serve veterans and their dependents, promote remembrance and act in the service of Canada and Comox, shall be exempt from property value taxation for the year 2024 on all of the value on all land and improvements for:

Lots 6, 7, and 8, Plan 3923, Section 56, Comox Land District.

- (15) The following described property (darkened in Schedule “O” which is attached to and forms part of this bylaw) owned by the **Nature Trust of B.C.** and will be used for recreation, wildlife conservation and public open space purposes shall be exempt from property value taxation for the year 2024 on all of the value of all land for:

Lot 8, Plan 2657, District Lot 87, Comox Land District, except Plans 24797 and 29411.

## 2. Permissive Tax Exemptions Authorized for 2024 (continued)

- (16) The following described property (also darkened in Schedule “O” which is attached to and forms part of this bylaw) partially (3/8 interest) owned by the **Nature Trust of B.C.** and will be used for recreation, wildlife conservation and public open space purposes shall be exempt from property value taxation for the year 2024 on all of the value of all land and improvements for:

Closed Road 40 feet wide on the easterly boundary of Lot 9, Plan 2657, District Lot 87, Comox Land District (PID 006-310-320)

- (17) The following described property (darkened in Schedule “P” which is attached to and forms part of this bylaw) partially owned by the **Nature Trust of B.C.** and will be used for recreation, wildlife conservation and public open space purposes shall be exempt from property value taxation for the year 2024 on all of the value of all land for:

Lot 28, Plan VIP80065, District Lot 244, Comox Land District.

- (18) The following described property (darkened in Schedule “Q” which is attached to and forms part of this bylaw) owned by the **888 (Komox) RCAF Wing of the Air Force Association**, and used for educational purposes in support of 386 (Komox) Squadron Royal Canadian Air Cadets, shall be exempt from property value taxation for the year 2024 on all of the value of Class 8 (Recreation / Non-Profit) land and improvements for:

Lot A, Plan 50460, District Lot 217, Comox Land District.

- (19) The following described property (darkened in Schedule “R” which is attached to and forms part of this bylaw) owned by the **Comox Valley Affordable Housing Society**, and used for low-income rental housing for seniors, shall be exempt from property value taxation for the year 2024 on all of the land:

Lot A, Plan 22917, District Lot 87, Comox Land District.

- (20) The following described property (darkened in Schedule “S” which is attached to and forms part of this bylaw) owned by the Town of Comox and occupied by the **Comox Valley Tennis Club** (used for recreation), shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Lot 9, Block 3, Plan 2696 and Lots 3, Plan 4215 of Section 56, Comox Land District.

- (21) The following described property (darkened in Schedule “T” which is attached to and forms part of this bylaw) owned by **Dawn to Dawn Action on Homelessness** (transitional housing) shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Lot 7, Plan VIP20917, Section 56, Comox Land District,

- (22) The following described property (darkened in Schedule “U” which is attached to and forms part of this bylaw) leased and occupied by the **Town of Comox** (used for office space) from North Nanaimo Rentals Ltd., shall be exempt from property value taxation for the year 2024 on all land and improvements for:

Strata Lot 3, 4, and 5; Plan VIS1074, Section 56, Comox Land District,

and, 50% on all land and improvement for:

Strata Lot 6; Plan VIS1074, Section 56, Comox Land District.

**2. Permissive Tax Exemptions Authorized for 2024 (continued)**

- (23) The following described property (shadowed in Schedule "V" which is attached to and forms part of this bylaw) owned by the **Town of Comox** with a long-term lease agreement with the **Comox Valley Children's Day Care Society** and used for the purpose of a daycare facility (operating as '**Aspen Grove Children's Centre**,') shall be exempt from property value taxation for the year 2024 to the extent of one-half (1/2) of the value of both land and improvements at:

Strata Lot 2, Plan EPS7342, Section 65, Comox Land District

- (24) The following described property (shadowed in Schedule "W" which is attached to and forms part of this bylaw) owned by the **Christian & Missionary Alliance – Canadian Pacific District** and used for the purpose of public worship, shall be exempt from property value taxation for the year 2024 to the extent of all the value of land surrounding the building for public worship, and the value of any hall on:

Lot 6, Plan VIP26575, Section 2, Comox Land District

- (25) The following described property (shadowed in Schedule "X" which is attached to and forms part of this bylaw) owned by the **Comox Valley Affordable Housing Society** and used for low income rental housing for seniors, shall be exempt from property value taxation for the year 2024 on all of the land:

Lot B, Plan VIP31594, Section 56, Comox Land District

**3. Adoption**

READ A FIRST time this	4 <sup>th</sup>	day of October	, 2023
READ A SECOND time as amended this	11 <sup>th</sup>	day of October	, 2023
READ A THIRD time this	11 <sup>th</sup>	day of October	, 2023
ADOPTED this	day of		, 2023

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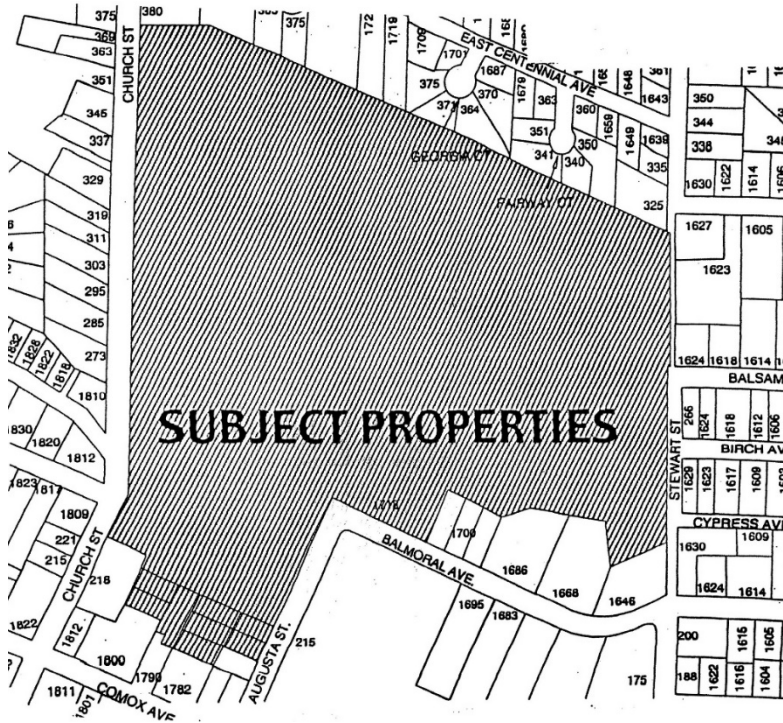
MAYOR

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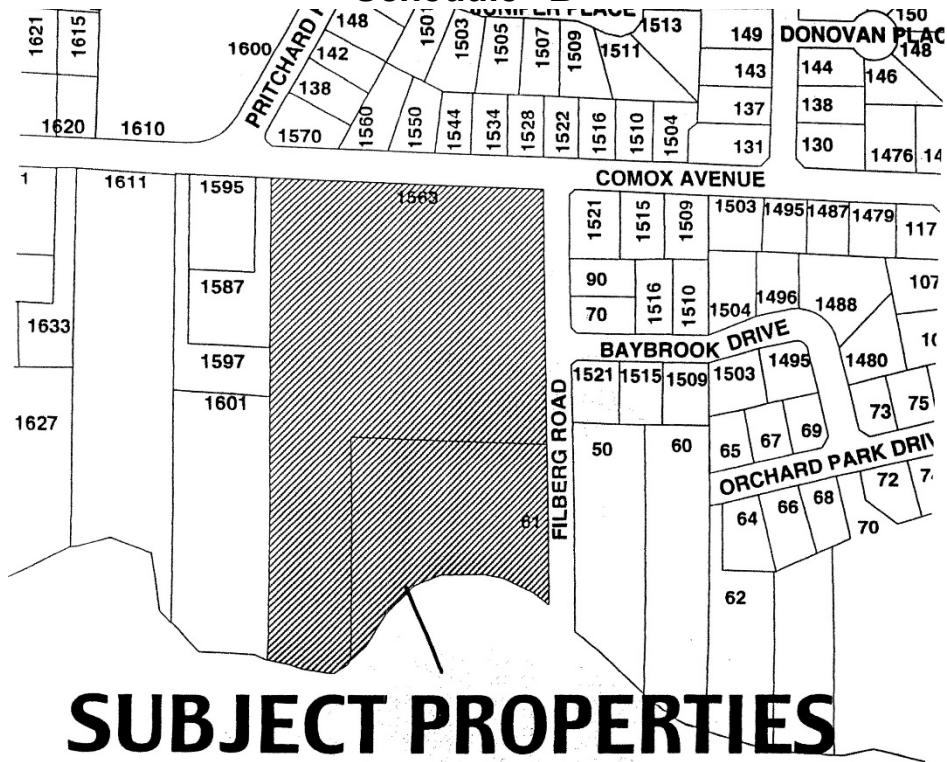
CORPORATE OFFICER

# Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009

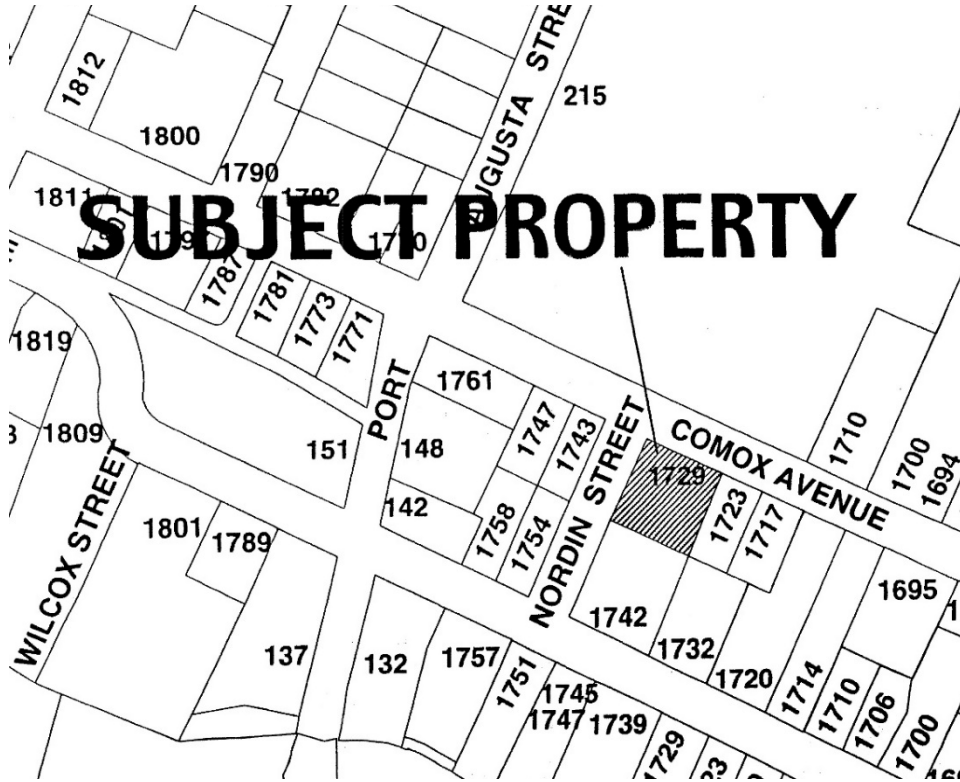
## Schedule "A"



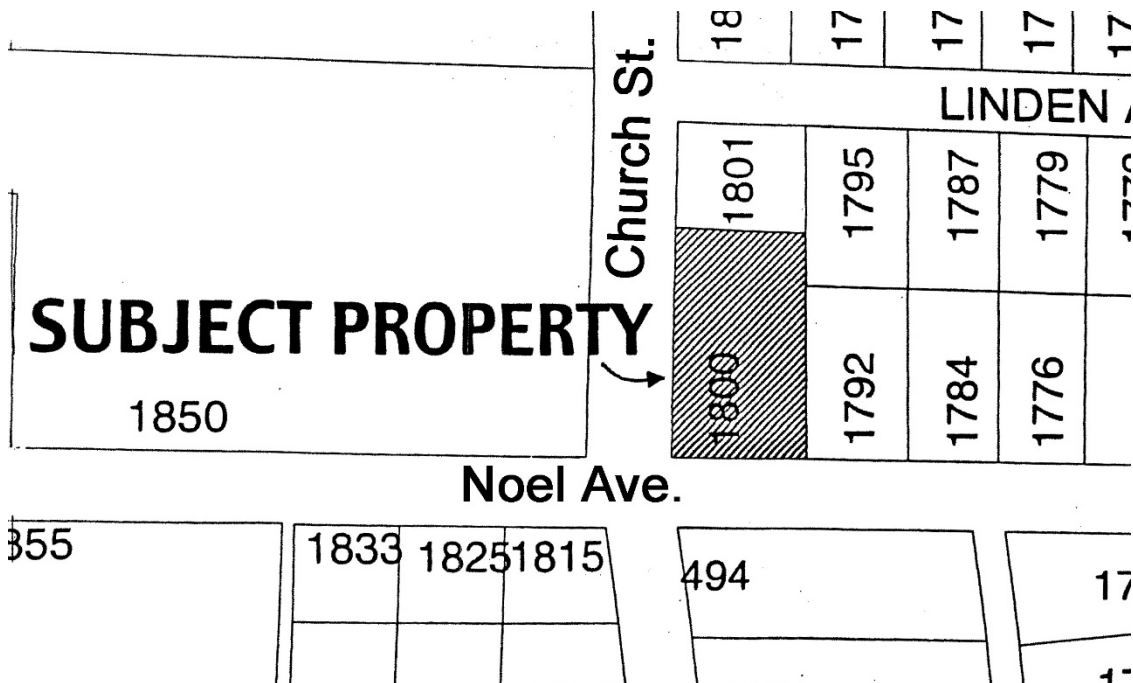
## Schedule "B"



**Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009  
 Schedule "C"**

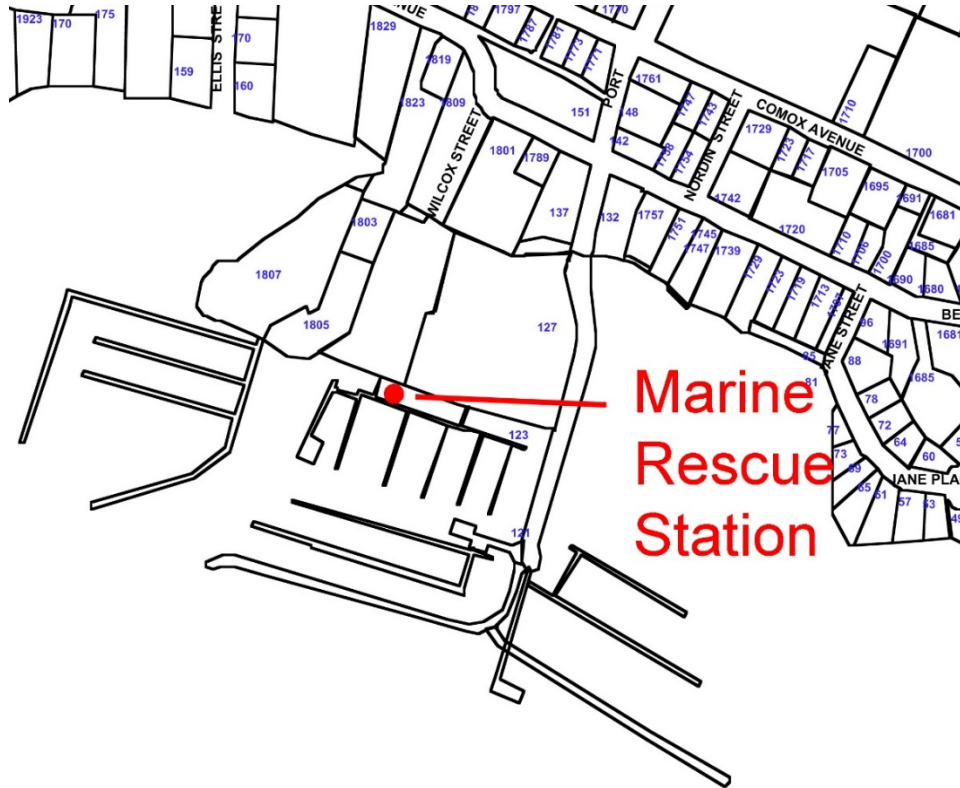


**Schedule "D"**

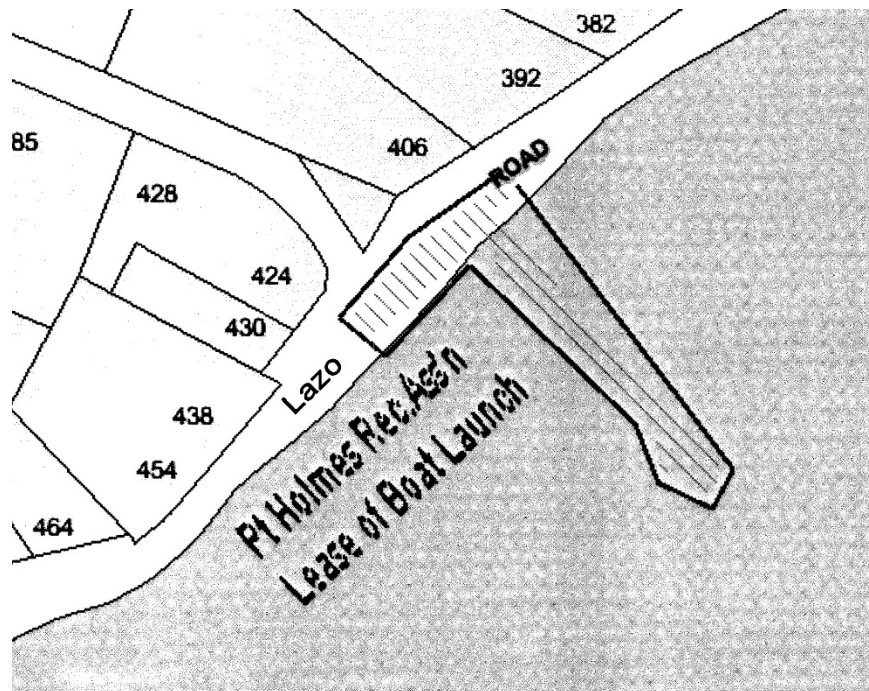




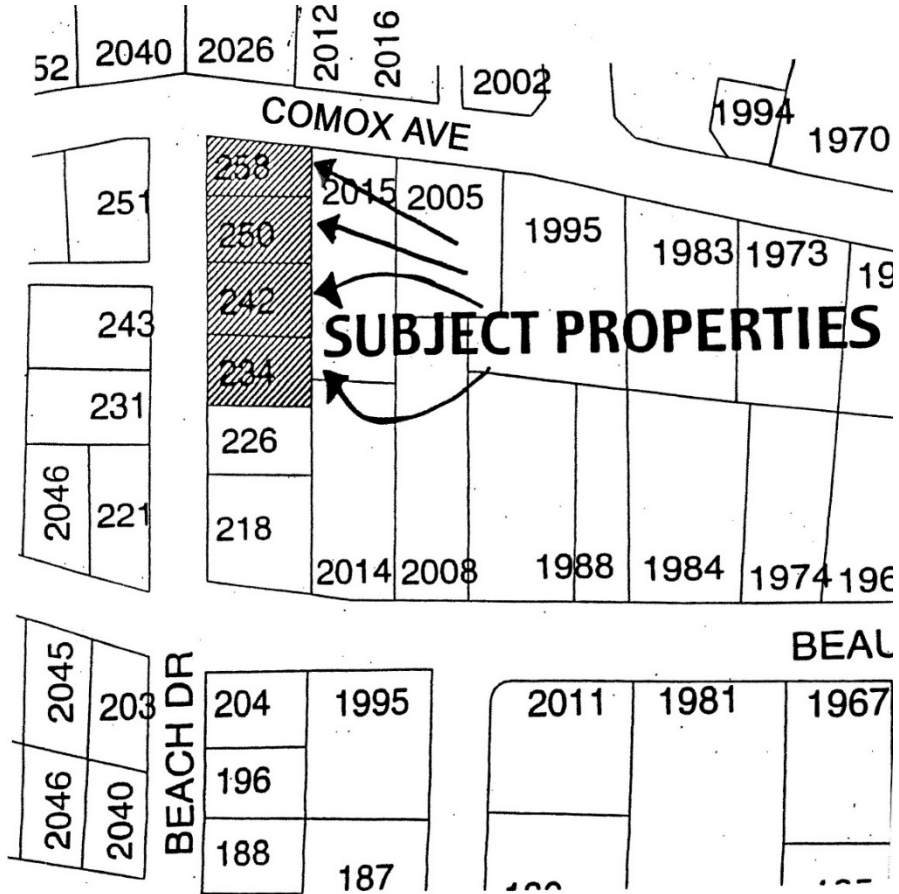
### Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009 Schedule "E"



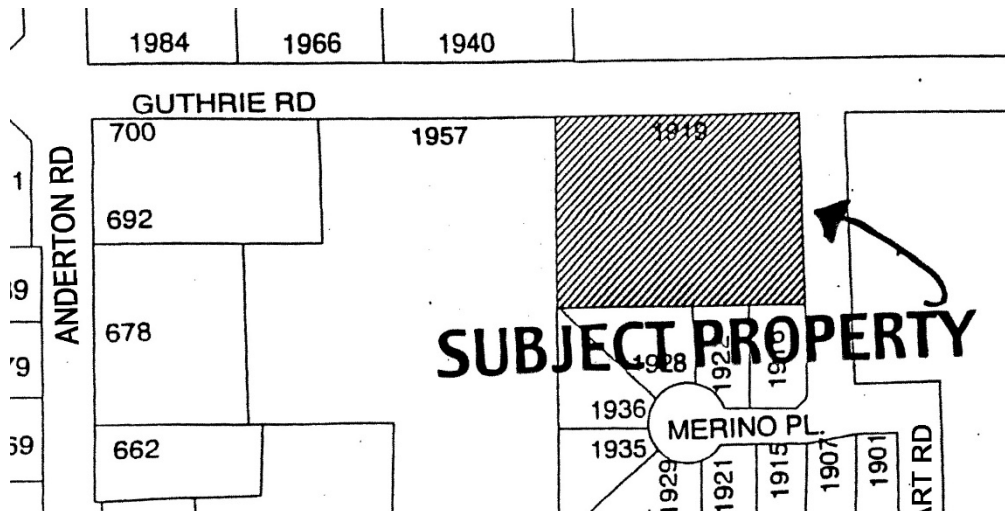
### Schedule "F"



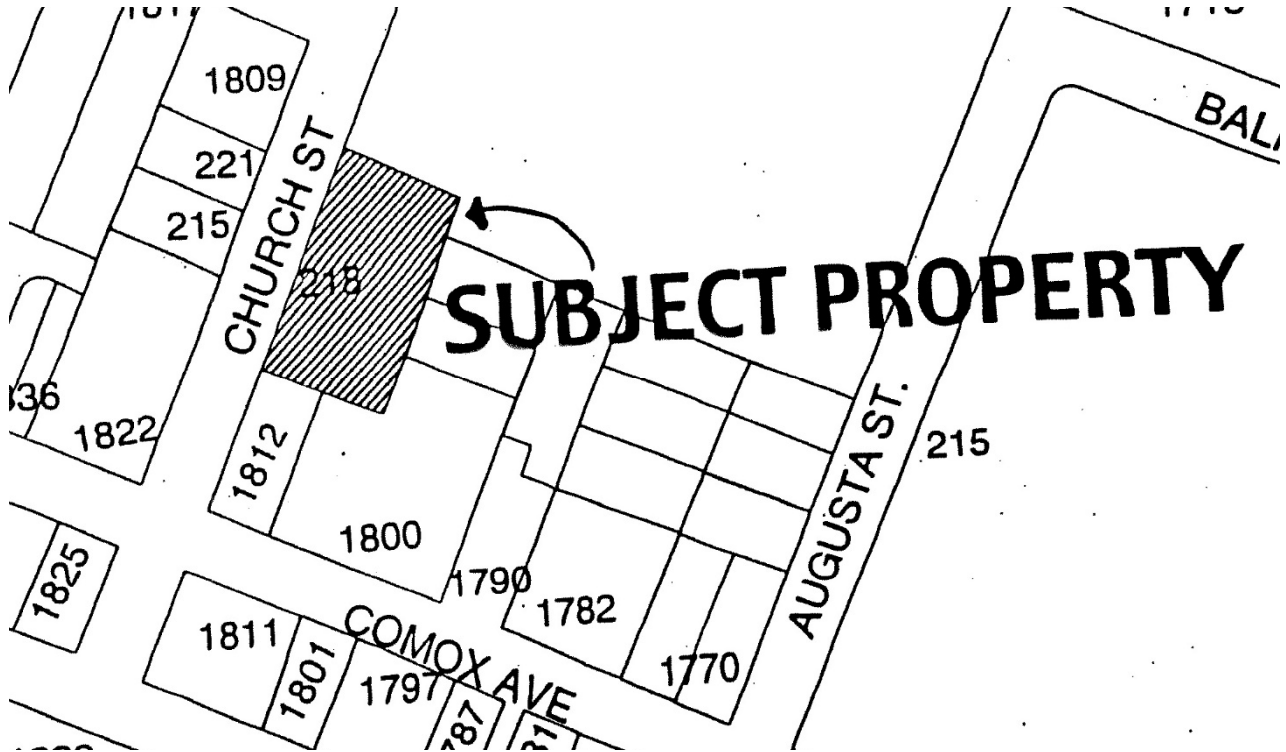
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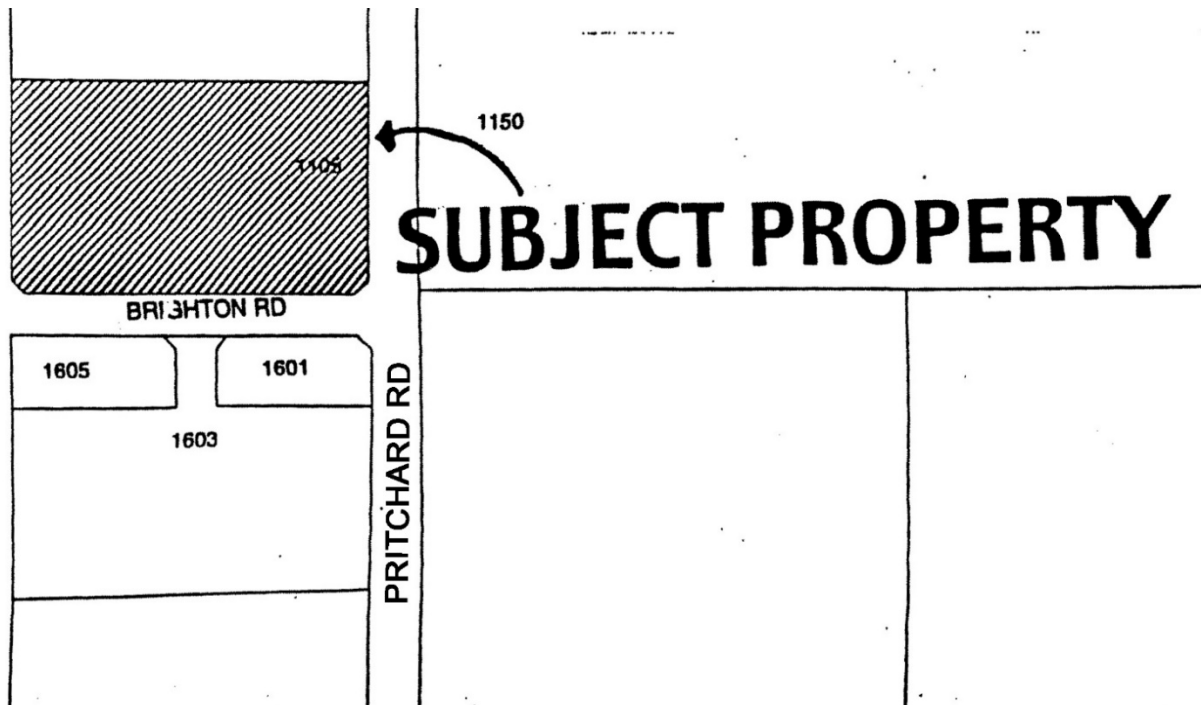
### Schedule "H"



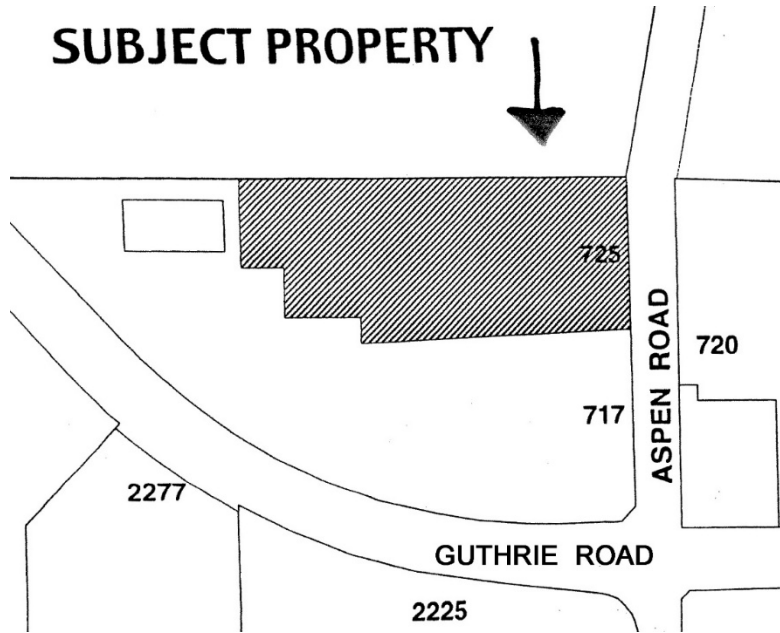
**Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009  
Schedule "I"**



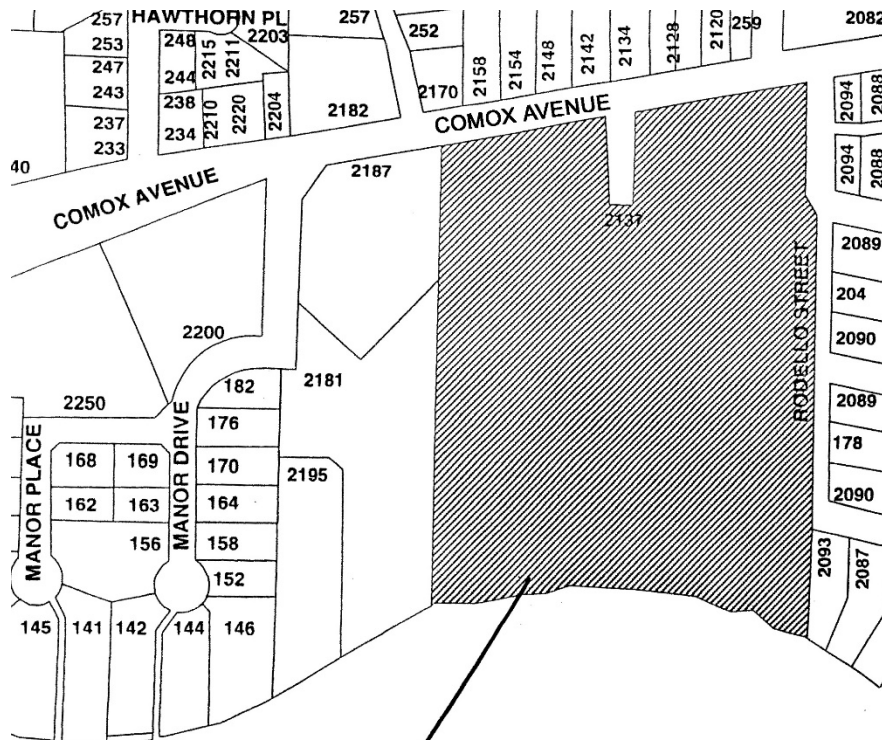
Schedule "J"



**Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009  
Schedule "K"**

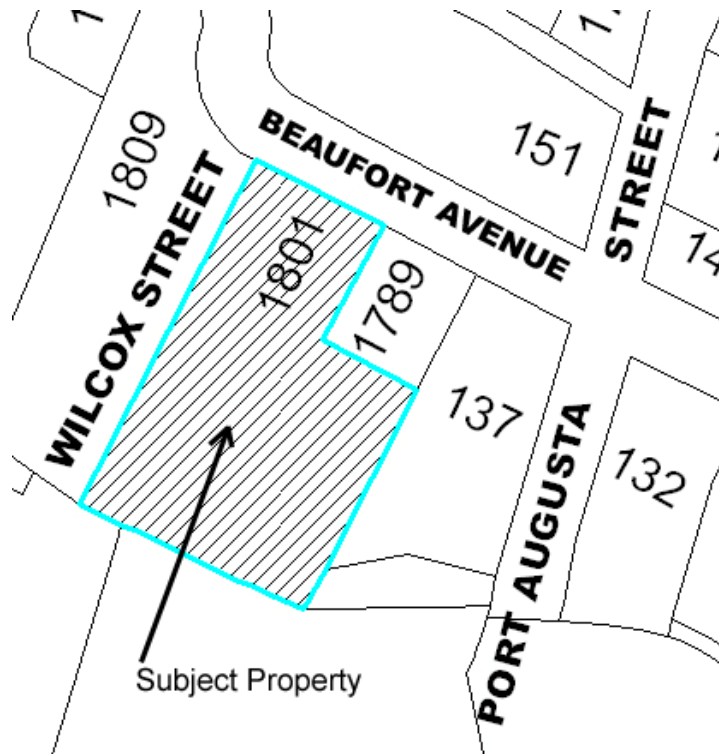


**Schedule "L"**

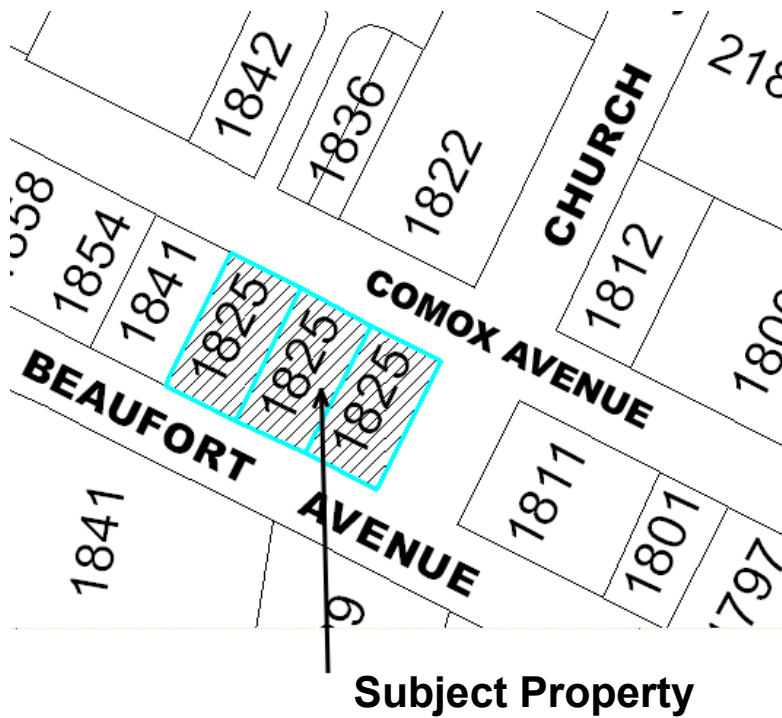


**SUBJECT PROPERTY**

**Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009**  
**Schedule "M"**

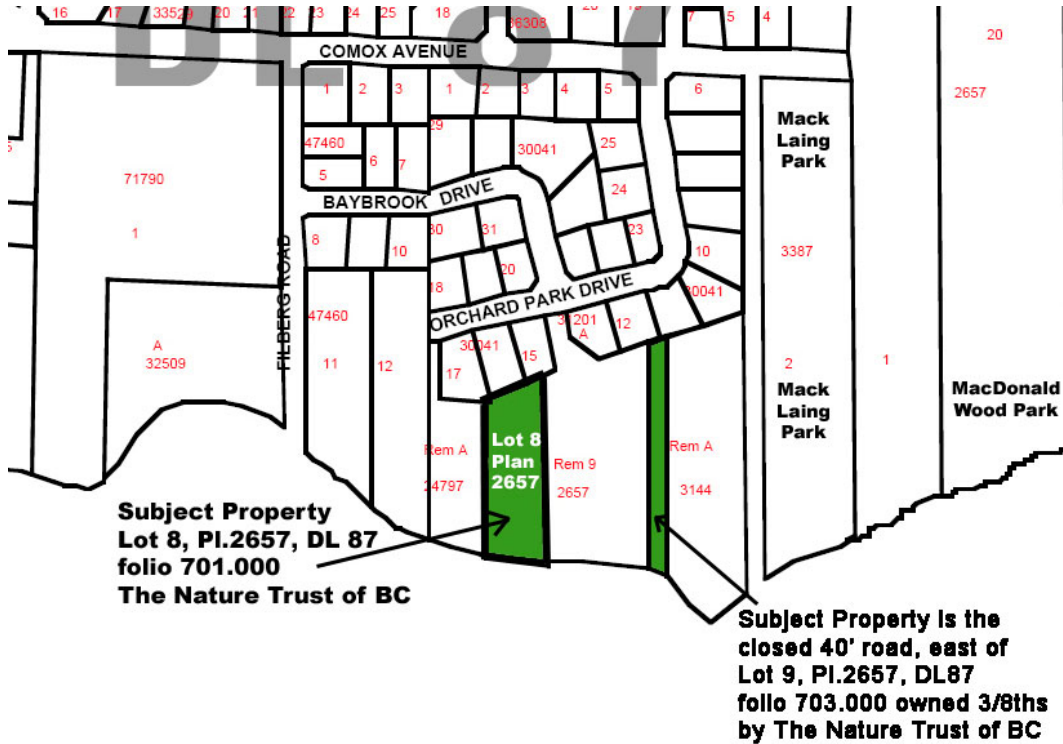


**Schedule "N"**

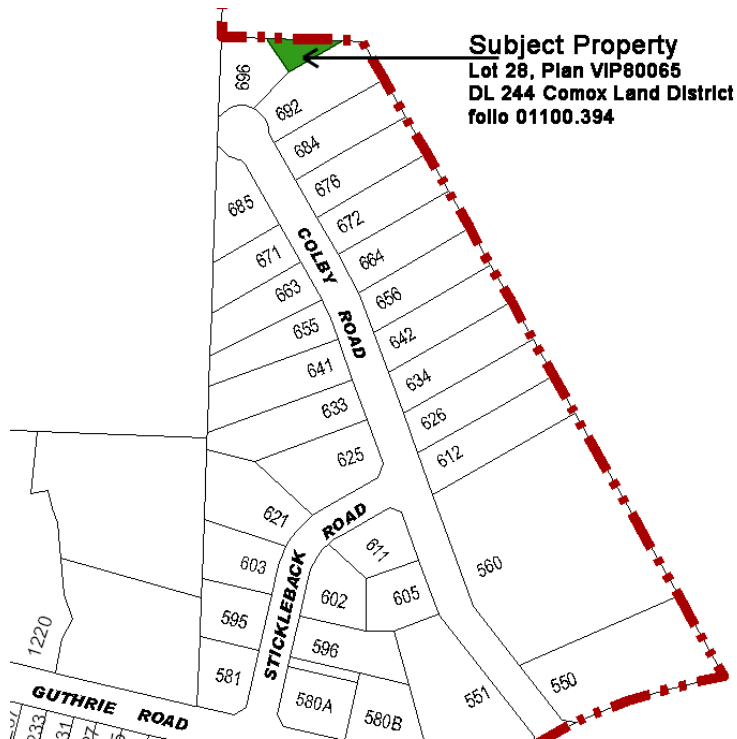




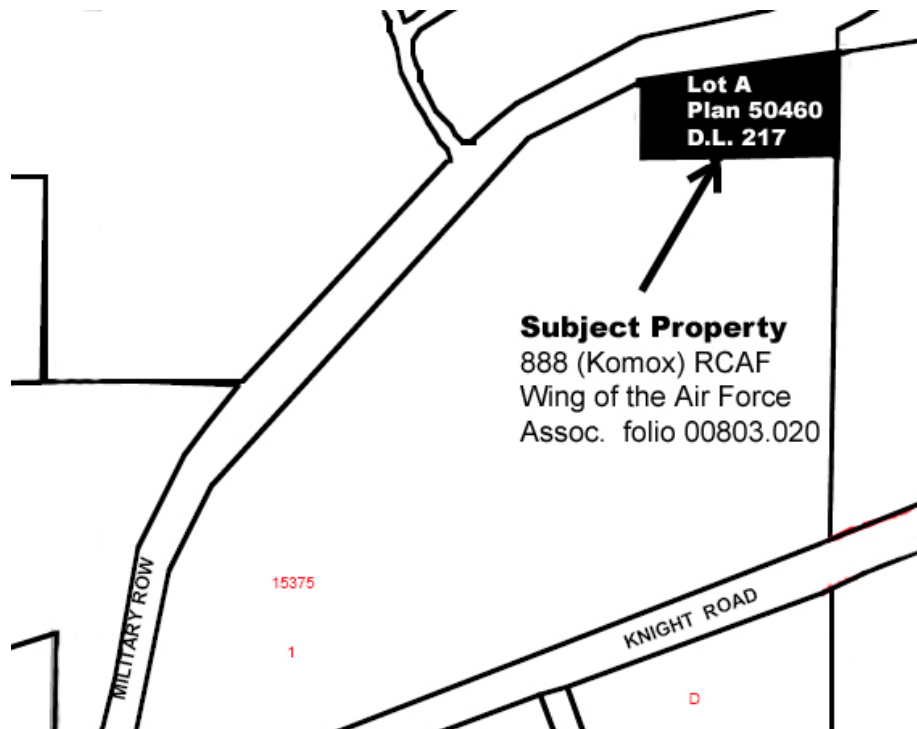
## Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009 Schedule "O"



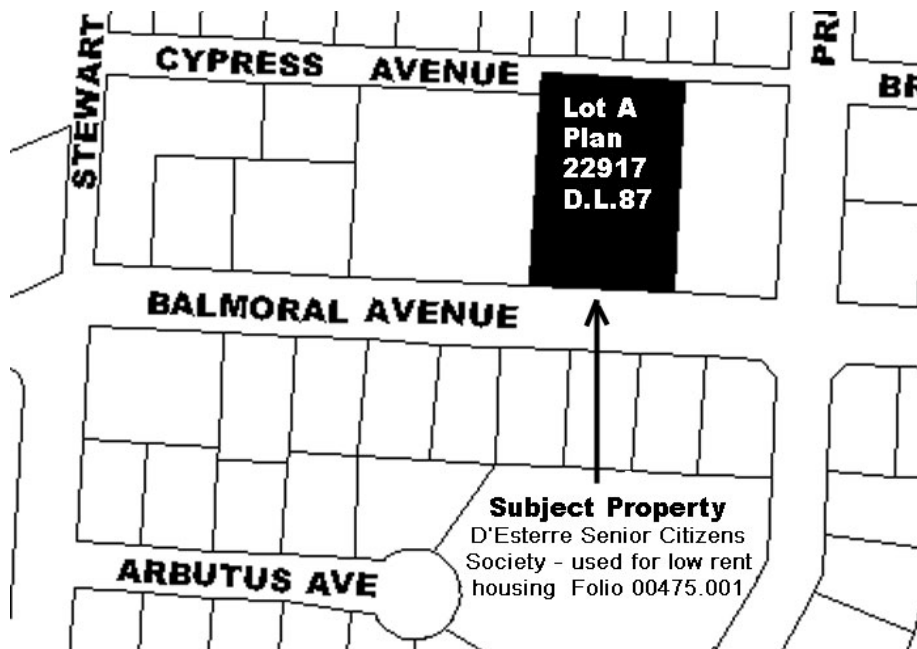
## Schedule "P"



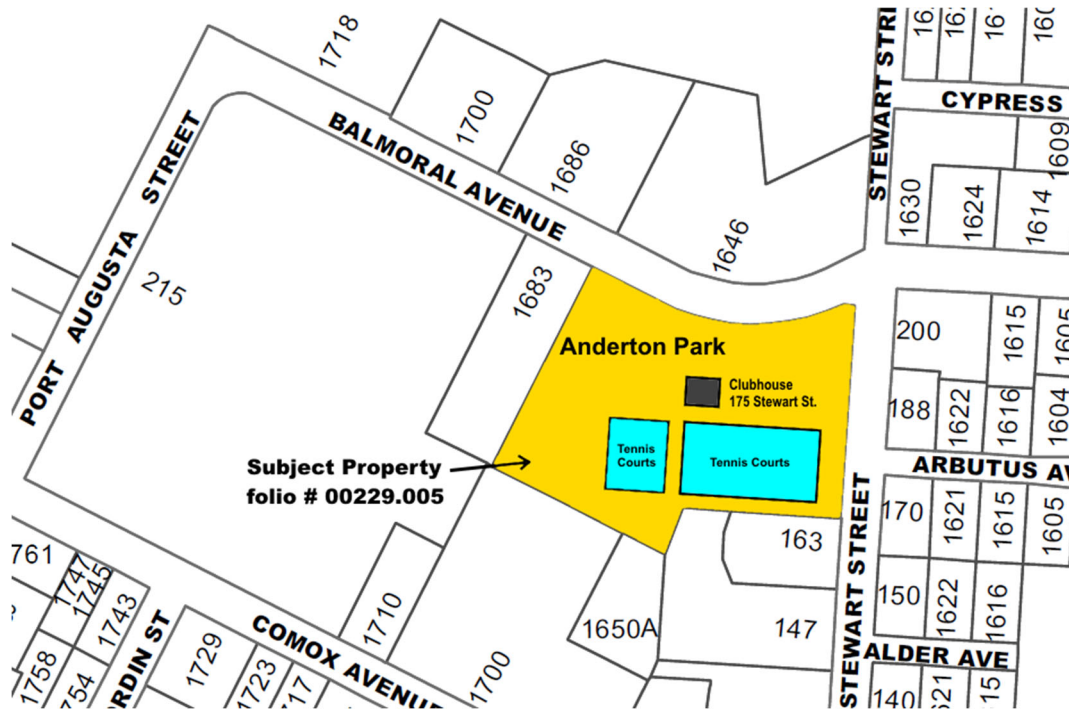
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**Schedule "Q"**



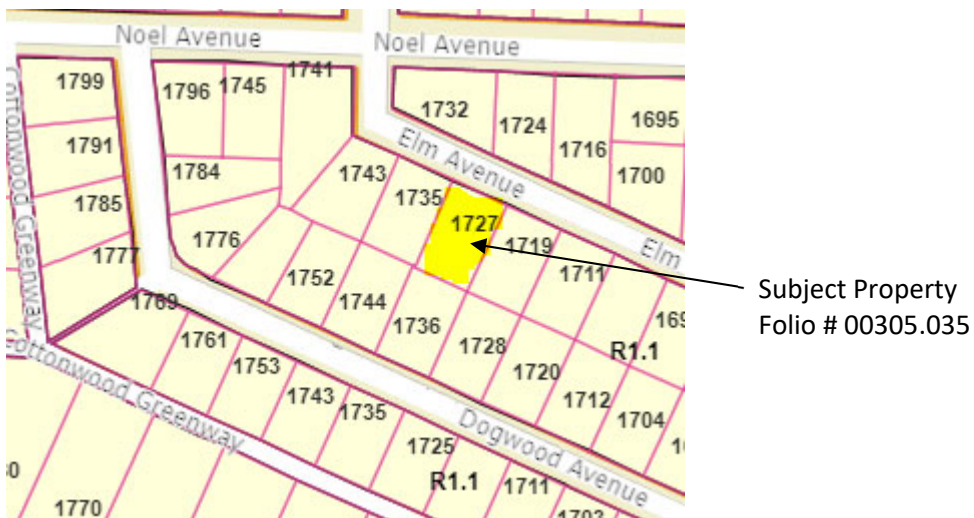
**Schedule "R"**



### Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009 Schedule "S"



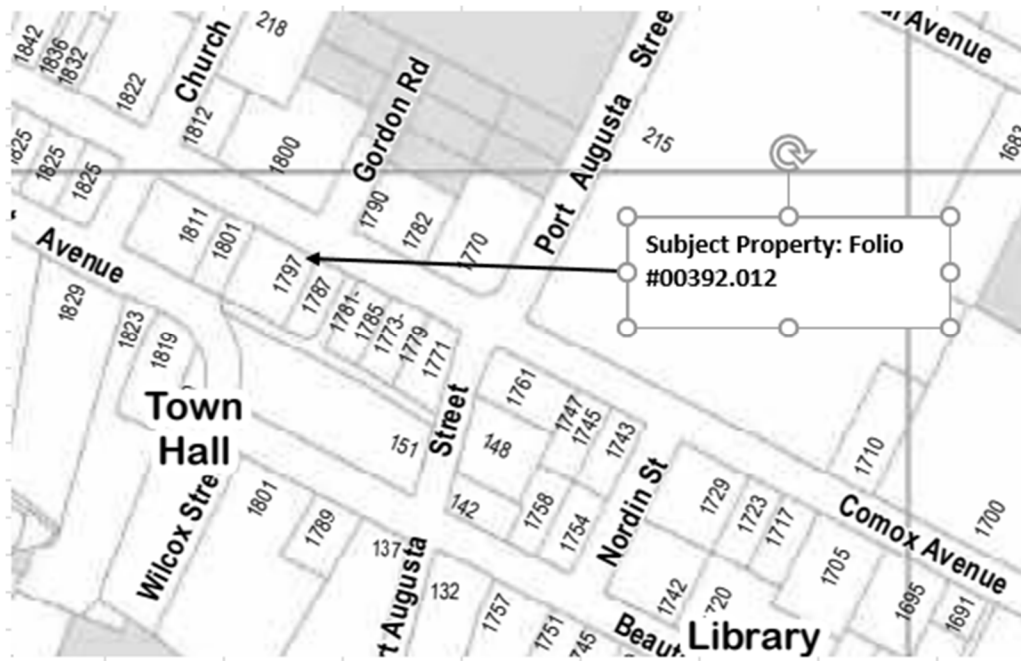
### Schedule "T"





## Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009

### Schedule "U"

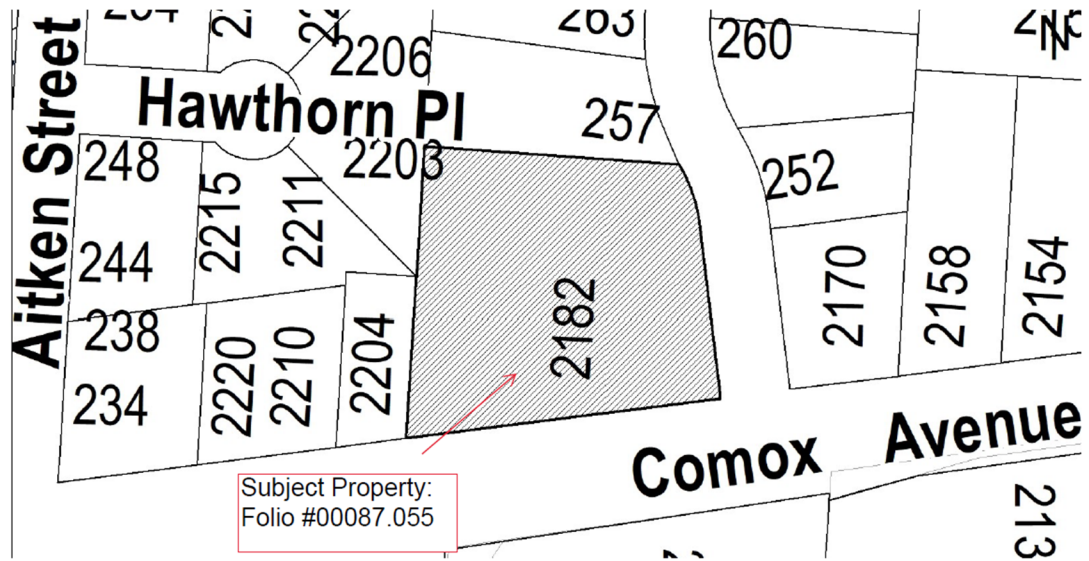


### Schedule "V"

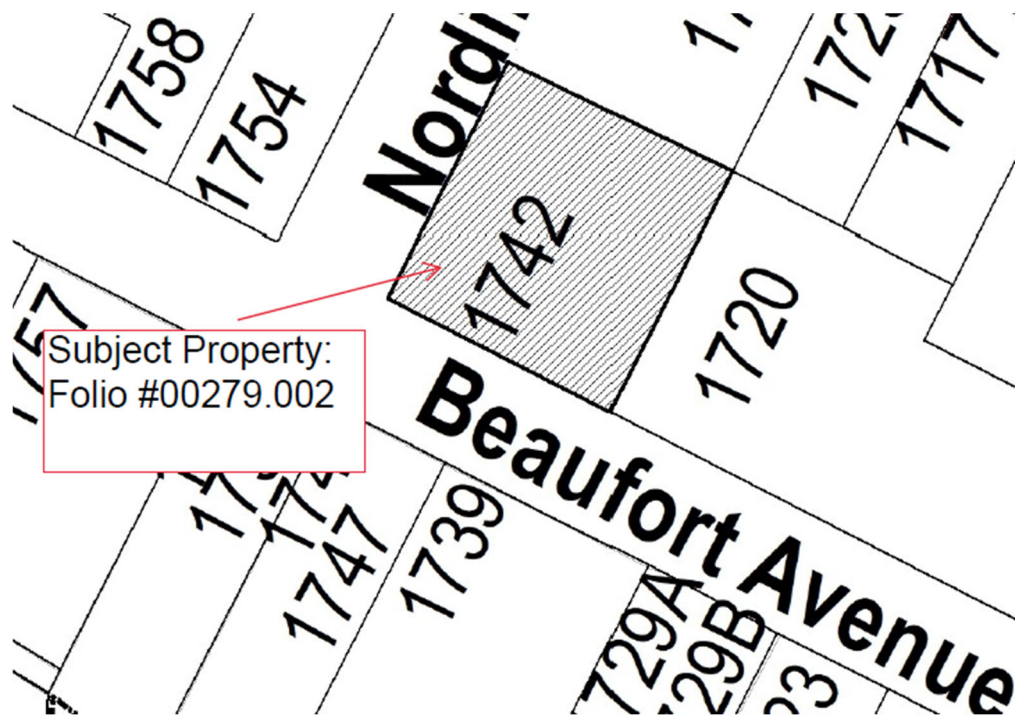


**Comox Permissive Tax Exemption Bylaw, 2023 - Bylaw No. 2009**

**Schedule "W"**



**Schedule "X"**



<b>To: Mayor and Council</b>	<b>File: 5330-20-2022-01</b>
<b>From: Shelley Ashfield, Director of Operations</b>	Date: October 10, 2023
<b>Subject: Grant Application - BC Active Transportation Infrastructure Grant Program</b>	

Prepared by:  For: Shelley Ashfield	Supervisor: _____	Financial Approved:  Geoffrey Kreek, Acting Fin. Director	Report Approved:  Jordan Wall, CAO
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**RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:**

THAT Council formally authorizes Staff to proceed with an application for BC Active Transportation Infrastructure Grant Program for the Beaufort Avenue Upgrade Project between Church Street and Nordin Street.

**PURPOSE**

To obtain authority from Council to submit a grant application to construct approximately 290 m of sidewalk on Beaufort Avenue from Church Street and Nordin Street, this will also include the installation of shared vehicle and bike lanes, formalized parking, and improved pedestrian crossings.

**STRATEGIC PLAN LINKAGE**

2023 Strategic Priorities includes the upgrade of "Beaufort Avenue".

**EXECUTIVE SUMMARY**

This project is shelf ready and is at 100% tender ready. The Town's current draft financial plan has the project scheduled for year 2025 in coordination with CVRD conveyance project. The approved budget in the 2023-2027 financial plan includes \$1,270,000 in 2023 and \$1,100,000 in 2024 a total project amount of \$2,370,000.



The funding under this grant program for population less than 15,000 is maximum of 70% or \$500,000 whichever is less.

## **BACKGROUND**

BC Active Transportation Infrastructure Grants Program provides cost-sharing opportunities for network planning grants and infrastructure grants. Funding from these grant programs support the development of active transportation infrastructure for all ages and abilities.

Active transportation relates to human-powered forms of commuting to work, school, recreation, socializing or running errands.

The B.C. Active Transportation Infrastructure Grants Program aligns with Clean BC Roadmap to 2030 and the Clean Transportation Action Plan.

Active transportation infrastructure improves, safety, tourism, air quality, environment, reduced GHG emissions, physical and mental health, accessibility, and community connectivity.




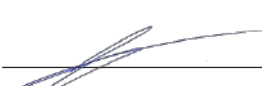
Once approved, construction of projects must be completed by March 2026 for projects over \$1M.

The deadline for the intake is November 1, 2023

Map 1 - Project Location



<b>To:</b> Mayor and Council	<b>File:</b> RZ 23-3 DP 23-6
<b>From:</b> Marvin Kamenz, Director of Development Services  Elliot Turnbull, Planner II	<b>Date:</b> October 18, 2023
<p><b>Subject:</b> Rezoning Application: RZ 23-3 Development Permit Application: DP 23-6</p> <p>Rezoning and Development Permit Application to permit a six storey mixed-use building at the NE corner of Port Augusta Street and Comox Avenue containing condos and ground flood commercial</p>	

Prepared by:  Elliot Turnbull, Planner II	Dev Serv. Approved:  Marvin Kamenz, Dir. Devel. Serv.	Operations Approved:  Shelley Ashfield, Dir. Operations	Report Approved:  Jordan Wall, CAO
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**RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:**

1. That, as an amenity for the proposed six storey building, in relation to Official Community Plan Section 2.1.3.3(h): “the form of development should be a maximum of four storeys in height...a higher height may be considered...if satisfactory amenities are provided”, the applicant be advised that a more appropriate amenity to offset the potential land use impacts of the proposed development would be a public plaza in accordance with the October 18, 2023 Staff Report on RZ 23-3 and DP 23-6 215 Port Augusta Street:
  - a. Town ownership of the area in blue in Figure 2 (approx. 400 m<sup>2</sup>) in conjunction with the proposed 4 m wide (130 m<sup>2</sup>) dedication strip designed as an a public plaza suitable for informal and formal small/medium sized events, designed to provide a sense of

community identity, accessible to all age groups and mobilities, and provision of canopy trees for shade and incorporation of nature, fixed public seating and a masonry wall between the north boundary of the blue area and parking lot to provide separation of use and passive radiant heating to extend shoulder season usability.

*(Note: this recommendation does not include the provision of 779 m<sup>2</sup> in the existing parking lot for festival and special events (shown in red in Figure 2).*

2. That further information be provided by the applicant as to the transit implications in accordance with the October 18, 2023 Staff Report on RZ 23-3 and DP 23-6 215 Port Augusta Street.

## **ALTERNATIVES TO THE RECOMMENDATION**

**Alternative 1** – That the application proceed as proposed.

That the Town prepare rezoning and phased development agreement bylaws for Council consideration of First and Second Reading

**Alternative 2** – That the Town engage the community as to satisfactory amenities to allow the development to proceed.

That staff host a guided community consultation to identify satisfactory amenities in accordance with Official Community Plan policy 2.1.3.3(h) which would offset the potential land use impacts of the proposed development.

## **PROPOSAL**

The proposal is to rezone the subject property from C4.1 Core Commercial to a comprehensive development zone to facilitate the construction of a six-storey building containing 52 residential condo units and 258 m<sup>2</sup> of commercial space on the ground floor.

The applicant's submission is contained in Attachment 1.

## REPORT SUMMARY

### Subject Property:

**215 Port Augusta**

**Property Size:** 3.2 Hectares

**Owner:** Comox Mall Ltd.

**Applicant:** Aaron Vornbrock, UDG Architects

**Property Contains:** Comox Centre Mall

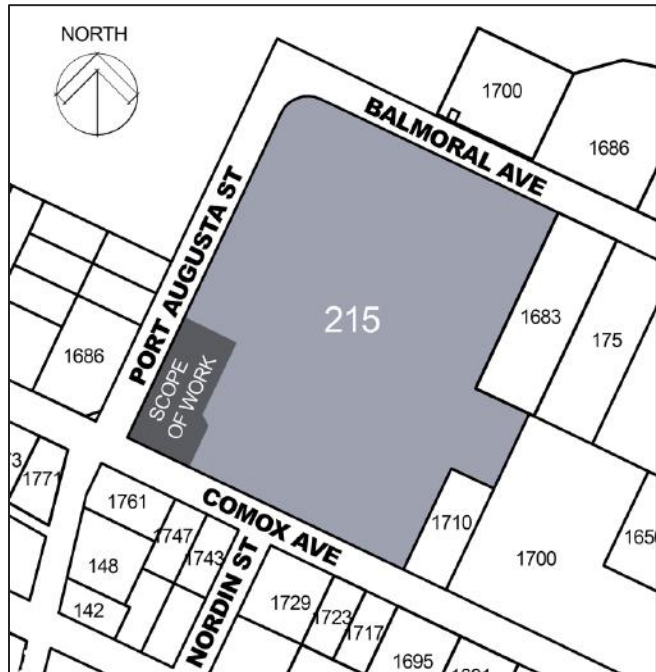
**Legal Address:** LOT A SECTION 56 COMOX DISTRICT  
PLAN VIP75741

**Surrounding Land Uses:** Multi-family residential and  
golf course to the north.

Anderton Park, commercial, and multifamily  
development to the east.

Commercial and multifamily residential development  
to the south.

Commercial and multifamily residential to the west.





## Key Issues:

### Amenities: Conformance with Official Community Plan

OCP states development downtown should be a maximum of four storeys in height, and that a higher height may be considered if satisfactory amenities are provided. The application proposes a six storey building and, in addition to standard amenities, proposes:

- a 4 metre wide strip of road dedication along the proposed building frontage on Comox Avenue and the provision of landscape improvements, architectural surface paving and new street furniture within to add to the unique sense of place; and
- use of 779 m<sup>2</sup> of the east, existing parking lot area along the mall's Comox Avenue frontage (e.g. in front of Woofy's) for festival and special events and its surfacing with special pavers in lieu of the existing 75 m<sup>2</sup> street corner plaza.

### Transit

The OCP seeks to secure a transit exchange in Downtown Comox and to increase frequency of service. The Town has an existing two-bus bay transit exchange with shelter on the east side of Port Augusta Street just south of the mall entrance driveway. BC Transit has identified a future need for two additional bays located on the east side of Port Augusta Street to the north of the mall entrance. The application proposes to relocate the existing transit exchange from its current location to the east side of Port Augusta north of the mall entrance. BC Transit has raised concerns regarding the proposed relocation in terms of current and future transit operations downtown.

### Development Permit Area Guidelines Conformance

The subject property is located within DPA #1 Downtown Comox which purpose includes revitalization of an area in which a commercial use is permitted.

### Nature and Scope of Public Space for Larger Events

If the applicant provides the use of 779 m<sup>2</sup> of existing parking lot area along the mall's Comox Avenue frontage only for festival and special events usage, the Town would likely be able to hold larger events in this space with no or reduced closure of Comox Avenue.

If the applicant provides approximately 400 m<sup>2</sup> for a public plaza, the Town would gain a permanent public plaza suitable for informal and formal small/medium sized events, designed to provide a sense of community identity, accessible to all age groups and mobilities, including provision of canopy trees for shade and incorporation of nature. For larger events, closure of Comox Avenue would likely be required.



## Council Decisions

### Council Decision #1

Council must decide if satisfactory amenities have been provided to permit a building in excess of four storeys (i.e. the proposed six storey building) and if not, whether to advise the applicant which amenities would be more appropriate to offset the potential land use impacts of the proposed six storey building or if the application is denied.

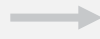
Decision options	Implications
Proposed amenities are satisfactory (e.g. provision of 4 m wide dedication strip and availability of 779 m <sup>2</sup> in the existing parking lot for festival and special events)	<p>→ Staff would prepare a 1<sup>st</sup> and 2<sup>nd</sup> Reading report for Council's consideration.</p> <p>The applicant would be informed that a more appropriate amenity would be Town ownership a public plaza comprised of the area in blue in Figure 2 (approx. 400 m<sup>2</sup>) and the proposed 4 m wide (130 m<sup>2</sup>) dedication strip. (This recommendation does not include the provision of 779 m<sup>2</sup> in the existing parking lot for festival and special events (shown in red in Figure 2) as proposed by the developer).</p>
<p><b>Recommended</b></p> <p>Advise the applicant of alternative amenities that would be more appropriate to offset potential land use impacts of this development</p>	<p>→</p>
Proposed amenities are not satisfactory	<p>→ Rezoning application is denied.</p>

### Council Decision #2

Council must consider if the transit implications have been sufficiently addressed by the applicant.

Decision options	Implications
The proposed application adequately addresses the transit implications	<p>→ Application proceeds on basis of the proposed transit exchange relocation.</p>
<p><b>Recommended</b></p> <p>The proposed application does not adequately address transit implications – seek further information</p>	<p>→ Town requires further information from the applicant as to the transit implications.</p>

The proposed application does not adequately address transit implications – deny application



Rezoning application is denied.

### Council Decision #3

If the rezoning proceeds to consideration of 1<sup>st</sup> and 2<sup>nd</sup> Reading, Council must decide whether the development permit application is in conformance with the Development Permit Guidelines and if there are any outstanding items to be resolved.

Decision Options		Implications
Application is in conformance as submitted	→	Development Permit for proposed application is issued upon adoption of rezoning bylaw.
<b>Recommended</b> Application is in conformance subject to resolution of outstanding items	→	Development Permit is issued upon adoption of rezoning bylaw and resolution of outstanding items.
Application is not in conformance	→	Development Permit application is denied listing the specific guidelines that are in non-conformance.

## STRATEGIC PLAN LINKAGE

This report addresses the following strategic priorities identified in the draft 2023 Strategic Plan

Strategic Priority	Areas of Focus
<p><b>Community Connection and Wellness</b></p>	<p><b>Parks</b> - Our parks and greenspace connectivity enhances livability and walkability in the town and ensures seaside access for all.</p> <p><b>Arts and Culture</b> - Support the work of local non-profits and festivals to deepen the sense of community and belonging.</p>
<p><b>Economic Health</b></p>	<p><b>Downtown Vitality</b> - We believe that a vibrant downtown is a key element of a proud connected community. Creates connection, a sense of community and a sense of place.</p>
<p><b>Balanced Community Planning</b></p>	<p><b>Strategic Growth</b> - We will balance the benefits of growth with the livability of our seaside community.</p> <p><b>Housing</b> - We will create the conditions for a diversity of housing options in our unique seaside Town.</p> <p><b>Community Addition</b> - We will ensure that each new major development adds positively to the community through appropriate amenity contributions and/or other community benefits.</p>

## BACKGROUND

### Referrals

Standard processing of applications includes referrals to external agencies and utility providers.

**Attachment 4** list the agencies referrals were sent to, and responses received to date.

Note, the Town has received objections from BC Transit and these are discussed under the heading Engineering Implications.

### Public Notification

The applicant has conducted the Town required pre-application community consultation, which included public notification and an open house meeting. A development sign has been placed on public road frontages of the subject property, advising that an application has been submitted to the Town for rezoning and development permit.

The applicant's consultation materials and summary reports are contained in Attachment 5 and the pre-application comments received by the developer are contained in Attachment 6. Pre-application comments received by the Town are contained in Attachment 7. Comments submitted by the public include the following key aspects:

- Concern about increased traffic downtown and a loss of parking that residents use to shop.
- Mix of support for higher density downtown and a desire to see less dense development.
- Increasing pressure on municipal infrastructure such as water and on public services such as doctors.
- Built form: concerns about the location of development on a prominent corner of the subject property, desire to reduce the height.
- Mix of support for the proposed public space and a desire to see more/better public space.
- Affordability.

## OCP IMPLICATIONS

Official Community Plan Land Use Designation: Downtown Comox.

Relevant Legislation:

- *Local Government Act* Section 478(1) and 478(2)
  - o These sections require that bylaws enacted or works undertaken by a council must be consistent with an official community plan but does not commit the Town to proceed with any project specified in the plan.

- *Local Government Act Section 516:*
  - o States that Council may, by bylaw subject to a public hearing, enter into an agreement with the property owner as to terms and conditions relating to development including:
    - Inclusion of specific features in the development
    - Provision of amenities
    - Phasing and timing of development.

Excerpts of section 478(1), 478(2), and 516 are included in Attachment 8.

### **Amenities**

OCP Section 2.1.3.3(h) (Attachment 8) requires provision of satisfactory amenities to allow buildings greater than four storeys on the subject property: satisfactory amenities regarding a council's reasonable decision-making process. As the proposed building is six storeys, conformance with this section is required. Staff's understanding of this section, as relayed to the applicant, is that amenities over and above the standard amenities being sought and provided by developers in other developments would be required.

Standard amenities proposed by the applicant are:

- Affordable housing fund contribution of \$422,086 in accordance with Council Policy CCL-069 (Attachment 2).
- Sound attenuation: units within 35 metres Port Augusta Street and Comox Ave to have sound attenuation that meets Canada Mortgage and Housing Corporation Standards, in accordance with Town of Comox, Acoustical Standards for Residential Developments, a report prepared by Wakefield Acoustics, dated October 30, 2014 and having alternative means to window opening for ventilation.
- Step code: construction to Step 3 of the BC Energy Step Code.
- EV charging: 50 EV charging station rough-ins proposed, including to ensure the electrical infrastructure has the capacity.
- 10% of total units (six units) built in accordance with the Town adaptable housing standards.

Additional amenities proposed by the applicant are:

- a 4 metre wide strip of road dedication along the proposed building frontage and the provision of landscape improvements, architectural surface paving and new street furniture within to add to the unique sense of place; and,
- temporary use of 779 m<sup>2</sup> of the east of existing parking lot area along the mall's Comox Avenue frontage (e.g. in front of Woofy's) for festival and special events and its surfacing with special pavers in lieu of the existing 75 m<sup>2</sup> street corner plaza.
  - o According to the applicant: "Special events area will be available for Town of Comox and BIA events such as Seafest, Nautical Days, Filbert<sup>1</sup> Festival and Mayor's Christmas tree lighting. Events will be required to book a minimum of 90 days in advance. Events organizers will be required to carry a minimum of 5 million dollars Liability Insurance and add Comox Centre and ownership as additional insured. The design will enable the area for events to be closed off from traffic with bollards. Except for events the area will be used for mall parking."

The following discussion concerns only the additional amenities described above. The purpose is to provide an analysis of the current situation in terms of public space Downtown, the pre-application discussions regarding the public space amenity, and what has been proposed.

#### *Current plaza*

The Town benefits from an SRW registered on the subject property's title which secures a 75 m<sup>2</sup> public plaza<sup>2</sup> located at the corner of Comox Ave and Port Augusta St. This plaza's public use is limited by its small size, configuration, and location adjacent to a parking lot.

The Downtown portion of Comox Avenue only has two major intersections: Church Street and Port Augusta Street. Only the northeast and northwest corners of Port Augusta at Comox Ave remain undeveloped (i.e. no existing buildings). The NE corner (i.e. subject property) is the most feasible for

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<sup>2</sup> 75 sqm is the size of the SRW only and does not include portions of the public realm which form a part of the plaza (public corner). The true size of the plaza would include an additional 100 m<sup>2</sup> of public space.

public plaza purposes given the central location, large parcel size, low building parcel coverage and high sunlight exposure.

*Pre-application discussions*

At the beginning of the development application process, the applicant was advised that, given the limitations of the existing public plaza, the Town would be seeking a larger area that could function as a community focal point, meeting area, and plaza.

The applicant's initial drawings showed no existing public plaza, subsequent preliminary drawings showed the 4 metre wide strip of road dedication and the east existing parking area as available for festival and special events.



Figure 1: 2310 Guthrie Plaza Size Information Provided

In the applicant's drawing package on page A-1.4 it is noted, "Coordinated with city landscape architect, the project proposed to improve parking and drive aisle to the east of the development area." To facilitate pre-application discussions, the Town engaged a landscape architect to determine the parameters for a suitable everyday public space. As part of these discussions, the following information was provided to the applicant:

- In the past, the Town has received occasional comments that the existing public plaza size and configuration is inadequate for use as a public space.
- Staff identified the need for a Town owned public space downtown which could accommodate individual, and small to medium groups, informal and formal events, and be designed to provide a sense of community identity.



- A breakdown of a recent development's land dedication at 2310 Guthrie of 3% of the parcel area to the Town for a public plaza (see Figure 1). 3% of the mall parcel area would be a 969 m<sup>2</sup> land dedication.
- The applicant proposed the provision of the 4 metre wide, 133 m<sup>2</sup> strip of road dedication along the frontage of the proposed building (shown in orange in Figure 2) and the availability of 779 m<sup>2</sup> in the existing parking lot for festival and special events (shown in red including hatched area). The 779 m<sup>2</sup> in the parking lot would remain owned by the property owner and available for temporary Town usage.
- The applicant was advised of staff's opinion that the location, size and configuration of the 4 m wide strip of road dedication and limited use of the 779 m<sup>2</sup> parking lot area for festival and special events would not provide a public space downtown which could accommodate small to medium groups, informal and formal events, and provide a sense of community identity.



Figure 2

As meeting these parameters, staff identified Town ownership of the area in blue in Figure 2 (approx. 400 m<sup>2</sup>) in conjunction with the proposed 4 m wide dedication strip and designed as a public plaza accessible to all age groups and mobilities and with the provision of canopy trees for shade and incorporation of nature and provision of a masonry wall between the north boundary of the blue area and parking lot to provide separation of use and passive radiant heating to extend shoulder season



usage similar to the south facing building wall next to The Grind sidewalk and parklet. This public plaza in conjunction with temporary closure of Comox Ave would be able to accommodate special events and festivals and therefore the proposed provision of 779 m<sup>2</sup> in the existing parking lot for festival and special events (shown in red in Figure 2) would not be required.

### *Next Steps - Amenities*

If Council decides the proposed amenities are satisfactory to allow a greater than four stories high building as presented by the applicant (i.e. 4 m wide strip and Festival and Special Events Area ), the next step would be to confirm the parameters of Town use of the proposed areas: define the specific uses Council wishes to accommodate now and in the future as the Town develops, and then analyze the proposal's ability to fulfill those roles. To complete this analysis, it is proposed the Town would utilize professional consulting services as needed, and solicit feedback from the BIA and other interest groups.

If Council decides that the 4 m wide strip and the 400 m<sup>2</sup> potential plaza dedication (shown in orange and blue above) are more appropriate amenities to allow greater than four stories in height, staff would forward the request to the applicant and prepare a report to Council containing any updated amenity proposal from the applicant for Council consideration.

## **Transit**

### *Transit Exchange*

OCP Section 2.4.1.4(g) (i), and (j) (Attachment 8):

- work with BC Transit towards securing a transit exchange in Downtown Comox and increase frequency of service,
- OCP encourages pedestrian orientated mixed use redevelopment within walking distance to enhance transit ridership,
- work with BC Transit, Komoks First Nation and City of Courtenay toward better service between Downtown Comox and Courtenay

The Town benefits from an existing Statutory Right of Way (SRW) to allow bus shelter structures associated with a BC Transit exchange on the east side of Port Augusta Street, just south of the mall entrance - shown in Figure 3.



Figure 3: Transit Exchange

Preliminary plans did not accommodate the existing SRW and showed an entrance to underground parking off Port Augusta Street which would interfere with the existing 2 bay BC Transit exchange south of the existing mall entrance driveway. Subsequent discussions raised the possibility of moving the transit exchange north of the mall entrance driveway. Staff and BC Transit believed this had the potential to meet both Town/BC Transit and applicant needs. The applicant submitted their application on this basis and the application was referred to BC Transit, their comments are included in Attachment 3. BC Transit has expressed concerns regarding the relocation of the Bus Exchange in terms of transit operations downtown, pedestrian accessibility, and the future need for four bus bays in this location.

## ENGINEERING IMPLICATIONS

*Comments of the Engineering Department on transit are as follows:*

The Town was open to the idea of relocating the bus exchange further north, but BC Transit has raised valid concerns regarding accessibility and the preferred location for the exchange. The developers' Traffic Engineer recommends, in the short term, moving the existing bus exchange north of the existing south mall access on Port Augusta, however does not address how this will impact existing, short term or long term impacts on transit service, pedestrian, vehicle or cycling.

BC Transit, as highlighted in the Comox Valley Transit Infrastructure Study and the Comox Valley Transit Future Action Plan, recommends expanding the current facility on Port Augusta, as outlined in their comments to have a total of four bays (i.e. retention of the existing 2 bays shown in blue in Figure 3 and the provision of an additional in the area shown in red in Figure 3. **The applicant's proposed relocation of the current bay may impact this expansion potential.**

BC Transit has expressed several key concerns with moving the existing bus exchange north:

1. Operational Impact: Moving the exchange further north could potentially disrupt both current and future operations of the exchange.
2. Pedestrian Access: The proposed location may result in poor pedestrian access, which is a crucial aspect of transit facilities.
3. Distance from Comox Avenue: The proposed location is farther from Comox Avenue and various downtown businesses and services, making it less than ideal.

In the short term, adhering to the traffic analysis and allowing for the proposed driveway 17 meters north of the property line on Port Augusta could lead to the loss of valuable bus services and downtown parking. This, in turn, might eliminate the possibility of installing the long-term bus exchange in this location - see Figure 3 above.

Therefore, further analysis of the developers' Traffic Engineer's recommendation to move the bus exchange north for the short term and how it will address BC Transit concerns as well as overall existing pedestrian, vehicle and cycling safety should be considered.

Council have in the past expressed concerns about the location of the bus exchange with respect to Greenhouse Gas Emissions, particularly in close proximity to the proposed residential area within the downtown core. BC Transit's commitment to transitioning to Battery Electric Buses aligns with the town's concerns in this regard. BC Transit plans to replace diesel buses with battery electric buses in the Comox Valley in the coming years. This sustainable approach reflects BC Transit's commitment to environmental responsibility and aligns with the town's objectives.

Addressing BC Transit's concerns while considering the environmental impact and long-term sustainability of transit operations is essential in making an informed decision regarding the relocation of the bus exchange. Collaboration and further evaluation will be key in determining the most suitable course of action.

*Comments of the Engineering Department on traffic as it relates to transit are as follows:*

In response to a Development Approval Information Letter, the applicant submitted a Traffic Impact Assessment. The DAI letter and the TIA are included in Attachment 9.

In light of the recommendations provided by the applicant's submitted traffic study, which suggests relocating the bus exchange further north of the existing exchange, and considering BC Transit's comments, the following course of action is recommended:

1. Access to the Parkade: It is advisable to explore the possibility of providing access to the parkade from the existing driveway off of Port Augusta. This approach could help address concerns raised by BC Transit and therefore a comprehensive review of this access point is warranted.
2. Dual Access Consideration: Additionally, it is worth conducting a detailed review and analysis to assess the feasibility of having both the parkade entrance and the bus exchange situated along the section of Port Augusta, as indicated in the attached documents. If this approach proves to be viable, it could provide an optimal solution. However, if such an arrangement is not feasible, it is advisable to restrict access to the existing driveway locations and retain the proposed bus exchange layout as outlined in the attached documents.



3. Curb Modification for Bus Turn: The submitted Traffic Impact Assessment (TIA) did not address the required intersection upgrades required to facilitate right hand turns of buses from Comox Ave onto Port Augusta. This alteration would enable buses to successfully make the right hand turn from Comox Ave onto Port Augusta, which they currently are not able to do.
4. Pedestrian Pathways: To enhance pedestrian accessibility and safety, clear and well-defined pedestrian pathways should be established through and around the site. These pathways should facilitate foot traffic to and from the bus exchange and the adjacent mall, ensuring ease of movement for pedestrians.

These recommendations aim to address both operational and accessibility concerns while optimizing the overall functionality of the proposed development and transit exchange. It is imperative to collaborate closely with relevant stakeholders, including BC Transit and local authorities, to ensure that these proposed solutions align with regulatory requirements and community needs. Additionally, ongoing communication and coordination will be essential during the planning and implementation phases to achieve the desired outcomes effectively.

#### *Next Steps - Transit*

If Council requires additional information to address transit implications staff will issue a Development Approval Information requirement to the applicant in accordance with Comox Planning Procedures Bylaw 1780, Section 8. The Bylaw 1780 requires that Town identify the nature, substance, and extent of the information required to assess the impact of the development on the Town in respect of BC Transit service, and the overall transportation system, including vehicle and active mode traffic flows, parking, and site access.

#### **Conformance with DPA #1: Downtown Comox**

Subject to adoption of a proposed rezoning bylaw and resolution of Schedule 1 Outstanding Items in relation to Development Permit guidelines, staff is of the opinion that the proposed development complies, or substantially complies, with the applicable DPA #1 guidelines.

The outstanding items are limited to the exterior treatment of the building, in relation to building mass and pedestrian orientation. There would be no impact to the shape of the building, building footprint, or unit count.

The following is an overview of key design issues.

Full text of all the referenced guidelines is contained in Attachment 8.

In accordance with DPA guideline 3.1.5.2(5), the building makes successful use of setbacks to reduce the building mass as the height increases. Along the Comox Avenue elevation, the building has a 1.87 m setback between the first and second storeys interrupted by projecting balconies.

The building elevation goes straight up and has a setback of 2.97 m between the fifth and sixth storeys (Figure 4).

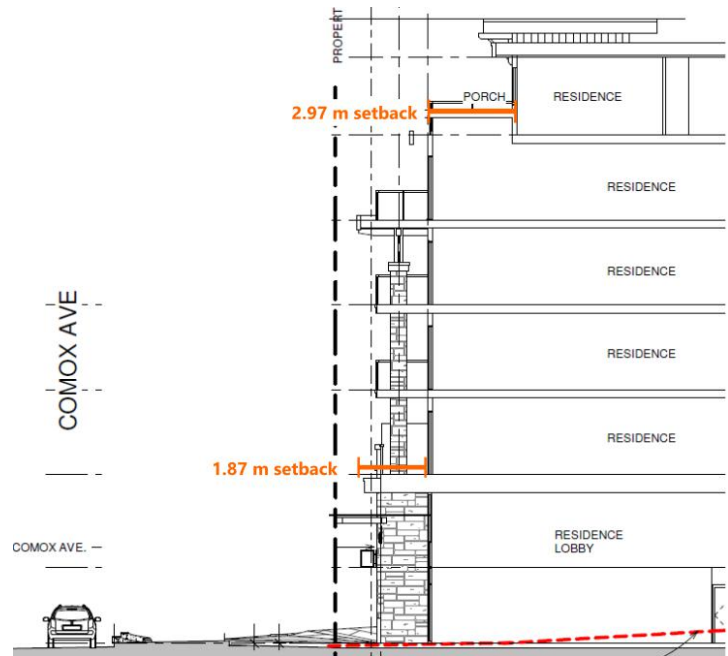


Figure 4: Setbacks

The building also makes use of robust materials such as stone and timber, in relation to guideline 3.1.5.2(18) and 3.1.5.4 which aim to emphasize a marine theme Downtown to reflect the Town’s waterfront location and history. The OCP notes that marine themes are derived from the practical needs of challenging weather conditions and heavy usage and that materials should essentially be practical, durable, and hardwearing. However, there are two areas of concern:

1. **Wood print aluminum siding proposed for section of the west elevation ground floor:**

Ground floor exterior building materials in downtown areas are subject to a high degree of wear and tear. This can be addressed either by substituting a more durable material such as hardie

board/panel or a robust sculptural element or artwork which would have the added benefit of increasing pedestrian interest and orientation in conformance with guidelines 3.1.5.2(4) and (6).

2. **The strong use of robust accent materials such as stone and timber above the ground floor (see Figures 5 and 6):** This has the effect of drawing the eye upwards which increases the appearance of building height and upper storey mass in contravention of guidelines 3.1.5.2(18) and 3.1.5.4. This can be resolved by:

1. using a higher proportion of timber for the balcony support columns (similar to the fourth storey) for the second and third storey;
2. reducing height of the balcony fascias and using a lighter colour on the fascias
3. replacing the "wood print" siding on the east elevation (figure 6) with the same material that is currently adjacent to it on that elevation (i.e hardie lap siding in "heathered moss" for the second to fourth storeys and hardie shingle siding in "navajo beige" for the fifth storey).



Figure 5



Figure 6

The building provides a primary visual focal point at the corner of Port Augusta and Comox Ave in conformance with guideline 3.1.5.2(6) by augmenting the horizontal wood print aluminum sign band and increasing the height of the stonework in the second storey balcony. Reducing the proportion of the stonework surfaces along the Comox frontage would provide focus for the corner and could result in a better balance. Figure 7 shows an example of how to accomplish this.



Figure 7

The west elevation on Port Augusta is comprised of a parkade wall which is not in compliance with DPA guideline 3.1.5.3(1) for provision of active frontage along all streets, for example shops, displays, entrance doors. Use of the word "should" in a guideline does not indicate that compliance is at the option of the applicant. Rather compliance to the guideline will be required as a condition of issuance of a development permit, unless there are exceptional reasons why the guideline should not be applied to its fullest extent. In this case, the blank wall is a trade-off for having parking on the ground floor of the building. The building does propose a section of green live wall to soften this elevation, but staff have concerns regarding the high level of design and maintenance that these walls typically require. To address this, Schedule 1 contains an outstanding item for a Landscape Architect's design and the registration of a maintenance covenant. As an alternative, a sculptural element or textural artwork would also be acceptable, subject to Council approval.



## INFRASTRUCTURE IMPLICATIONS

The Public Works Operation Report for this application is Contained in Schedule 2.

Several important considerations regarding the connections to the municipal sidewalk on Comox Ave and Port Augusta, road dedication, and parking requirements have been outlined:

1. **Grade Compliance:** All points of connection to the municipal sidewalk on Comox Ave and Port Augusta must adhere to the current grade standards. This includes any features such as stairs, pedestrian ramps, or retaining walls, which must be fully contained within private property.
2. **Road Dedication on Comox Avenue:** The subject property requires road dedication along the frontage of Comox Avenue, extending from the corner of Port Augusta to the first driveway on Comox Avenue. This dedication should be wide enough to convert the existing grass/garden strip into a sidewalk, thereby enhancing the functionality of the existing sidewalk. Additionally, a 6m x 6m corner cutoff is necessary at the intersection of Port Augusta Street and Comox Avenue. This cutoff will serve as road dedication, and all visual obstructions (e.g., shrubs, trees, fences) within these areas must be removed.
3. **Right turning bus movements on Port Augusta from Comox Avenue** to be reviewed with respect to timing and need in both short term and long-term impacts to operation of Transit Service.
4. **Port Augusta Street Standards:** Port Augusta Street is classified as a minor collector road, which necessitates an ultimate right-of-way width of 20 meters, a paved width of 11 meters, and sidewalks on both sides. The existing road dedication falls short of these standards, measuring 18.3 meters. To meet the required standard, an additional road dedication of 0.85 meters is needed  $((20 - 18.3)/2)$ . Furthermore, a minimum of 3.0 meters of additional road dedication is required behind the back of the existing sidewalk to accommodate the expansion of the transit exchange and its associated amenities, such as benches and shelters. It is recommended that the transit exchange be situated within the road dedication area and not in a Statutory Right-of-Way (SRW).
5. **On-Site Parking:** Parking requirements must be entirely contained on the subject property. This implies that any parking spaces associated with the development should be accommodated

within the property boundaries, ensuring that there is no encroachment onto public streets or sidewalks.

Compliance with these specifications is essential to ensure that the development does not impact pedestrian safety and accessibility, and minimizes any potential disruptions to the surrounding public infrastructure.

## **ZONING IMPLICATIONS**

The subject property is zoned C4.1 Core Commercial which requires commercial use on the ground floor and either residential or commercial uses on floors above. The C4.1 zone has a maximum building height of 10 m. This equates to a 3-storey building on a flat site and on a sloped site the possibility of a 4 storey building depending on steepness of the existing grade and building design. For example, the building at the south-east corner of Comox Ave and Church Street which contains a Scotia Bank has 3 stories above grade when viewed from Comox Ave and 4 stories when viewed from Beaufort Ave.

## **FINANCIAL IMPLICATIONS**

Based on the 2023 BC Assessed value of the subject property, the 4 metre wide, 133 m<sup>2</sup> strip of road dedication along the frontage of the proposed building (shown in orange in Figure 2) has a value of \$80,616 and the 400m<sup>2</sup> public plaza area (shown in blue in Figure 2) has a value of \$242,456.

**Total tax potential<sup>3</sup>:** \$92,899<sup>4</sup>

### **Infrastructure costs:**

4.0m wide dedication strip = \$17,036

Intersection upgrade for transit movement - \$115,000

Total: \$132,036

**Net Taxation Impact:** \$92,899-\$132,036= **-\$39,137**

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<sup>3</sup> Includes municipal taxes and capital fund and is based on the 2023 municipal tax rate

<sup>4</sup> Taxes for residential based on averages from 1700 Balmoral and Businesses based on 695 Aspen Road businesses.

MK/ET

Schedules:

1. Outstanding Items in relation to Development Permit guidelines
2. Public Works Operations Report

Attachments:

1. Applicant's Submission
2. Council Policy CCL-069
3. BC Transit comments on Bus Exchange relocation.
4. Referral Responses
5. Pre-Application Consultation Summary
6. Pre-Application Comments received by Developer
7. Public comments received by Town to date
8. Legislation and OCP Excerpts
9. DAI Letter and Traffic Impact Assessment by Watt Consulting Group dated July 12 2023

## SCHEDULE 1

### Outstanding Items in relation to Development Permit guidelines

Submission of updated drawings which reflect the following:

1. Use a mixture of stone and timber for the balcony support columns – reduce the stone to at least the third storey and replace with timber.
  - a) Reduce height of balcony floor fascias on the fifth storey and use a lighter colour.
  - b) Replace cedar print aluminum tongue and groove siding on the east elevation which extends from the second storey to the fifth with the same materials which are immediately adjacent to it.
  - c) Reduce the length of stonework along the Comox frontage e.g. continue glass balcony on ground floor as shown below.



- d) Implement more timber elements into the ground floor and explore other areas to reduce the stone and add more timber if possible.
- e) Remove aluminum tongue and groove siding from the ground floor, Port Augusta Street elevation and replace with hardie panel or other durable material acceptable to the Town, or a sculptural element or textural artwork subject to Council approval.



2. Submission of a certified Landscape Architect's design including maintenance schedule for the proposed live wall on the west elevation and registration of a restrictive covenant to require maintenance on the subject's property's title prior to issuance of a Development Permit or submission of a mock up of an alternative sculptural element or textural artwork for Council consideration.

Schedule 2

Public Works Operations Report



**TOWN OF COMOX**

<b>TO:</b>	Elliot Turnbull, Planner II	<b>FILE:</b>	RZ DP & DVP
<b>FROM:</b>	Patti Wells, Engineering Technologist Ashfield, Director of Operations	<b>DATE:</b>	August 15, 2023
<b>SUBJECT:</b>	215 Port Augusta Street (Comox Mall) - Lot A Section 56 Comox District Plan VIP 75741		

In response to your referral dated June 23, 2023, reference file # RZ **DP** & DVP. Public Works understands the applicant is currently intending to construct a six storey, mixed use building comprised of 52 residential units and three commercial units. Public Works offers the following comments:

**General**

- The applicant will require the services of a Professional Engineer registered within the Province of British Columbia, to submit designs for review and approval by the Town of Comox and supervise all aspects of construction. The Engineer must provide cost estimates and submit certified as-built drawings and service cards for each applicable lot upon subdivision construction completion. As built drawings must be in accordance with the Town’s electronic drawings specifications and to include the location of non-municipal utilities. Prior to construction, the applicant’s engineer must provide cost estimates for all offsite works and submit certified as-built drawings upon project completion. The Professional Engineer shall also be responsible to review the elevations of the existing gravity mains and designate the minimum habitable floor elevation for the proposed building lots.
- Design and construction, will be in in accordance with all Town Bylaws, including in particular,
  - Subdivision & Development Servicing Bylaw 1261; and
  - Comox Drainage Infrastructure Protection Bylaw 1824.
- A performance bond for work within the Municipal right-of-way must be posted prior to commencing any work within an existing Municipal Road or statutory right-of-way. The amount of this bond will be the equivalent of 125% of the cost as determined by the engineer’s estimate. Works within the municipal right-of-way, or those to be transferred to the Town of Comox, will be covered by a one-year maintenance period that will include a maintenance bond equivalent to 10% of the total construction cost.

- All works to be completed by qualified contractor(s) under the design and supervision of the applicant's engineer and coordinated with Town of Comox Public Works.

### **Water System**

- We note 215 port Augusta has a private onsite 200 mm diameter AC main which bisects the subject property between Balmoral to the North to Comox Avenue. There are water meters at the Comox Avenue and Balmoral Avenue connection points. The applicant's engineer shall determine the size of the water service for the development.
- Koers and Associates must be retained to provide an assessment of the proposed water system. All cost associated with this assessment shall be borne by the applicant. Any upgrades necessitated by this review will form a condition of development and shall be constructed at the applicant's expense.
- Offsite landscaping irrigation to be serviced separately of municipal water system, including a separate water meter and approved backflow assembly.

### **Storm Drainage System**

- We note there is a private onsite storm system which drains to an oil/water separator. The development shall connect the private onsite storm system upstream of the oil/water separator. The applicant's engineer shall determine the size of the service required for the development.
- Runoff from the parking areas must not be allowed to cross the municipal sidewalk.
- The applicant's engineer shall establish minimum habitable floor elevations.
- All runoff from parking areas shall be directed to oil/grit separators which are required for all exposed parking areas.
- McElhanney must be retained to provide a storm analysis to confirm the Town of Comox system has adequate capacity for the development. All cost associated with this analysis, shall be borne by the applicant. Any required upgrades to the Town of Comox storm system shall form a condition of this development.

### **Erosion and Sediment Control**

- Applicant's engineer will provide a separate erosion and sediment control plan in accordance with the Comox Drainage Infrastructure Protection Bylaw 1824. Ensure that no runoff, silt-laden runoff, or debris enter the storm or sanitary system and municipal roads during the period of site or building construction.

### **Sanitary System**

- We note 215 Port Augusta is currently serviced by two separate sanitary connections on Comox Avenue. One service connects to the mall and second service connects to the southwest retail building. The applicant's engineer shall confirm the existing service is adequate, any adjustments or upgrades shall be the responsibility of the applicant's engineer.
- McElhanney must be retained to provide a sanitary analysis to confirm the Town of Comox system has adequate capacity for the development. All cost associated with this analysis, shall be borne by

the applicant. Any required upgrades to the Town of Comox sanitary system shall form a condition of this development.

### **Roads**

- All points of connection to the municipal sidewalk on Comox Ave and Port Augusta must meet the current grades. Any stairs, pedestrian ramps or retaining walls must be wholly contained upon private property.
- Comox Avenue, road dedication along the frontage of the subject property from the corner of Port Augusta to the first driveway on Comox Avenue will be required. This road dedication should be wide enough to convert the existing grass/garden strip to sidewalk to enable more efficient function of the existing sidewalk. The proposed plaza in front of the building must be road dedication. A 6m x 6m corner cutoff is required for Port Augusta Street and Comox Avenue. The “cut off” is to form road dedication and all visual obstructions (i.e. shrubs, trees, fences) must be removed from these areas.
- Balmoral Avenue is below Town standard, a variance to match the existing standard would be supported, no additional dedication or upgrade required.
- Port Augusta Street is classified as a minor collector road requiring an ultimate right-of-way width of 20m, paved width of 11 m and sidewalk on both sides. The current road dedication is 18.3 m which is below standard required. Additional road dedication of 0.85m  $((20 - 18.3)/2)$ . In addition, at least 3.0m behind the back of the existing sidewalk will be required to accommodate the relocated transit exchange. Application will be referred to BC Transit to comment on the proposed size/location of the transit exchange. Transit exchange must be within road dedication and not in an SRW.
- 215 Port Augusta Street Transportation Impact Assessment prepared by Watt consulting Group dated July 7, 2023 has been submitted to the Town. The report supports the proposed access to the development off Port Augusta Street with the existing bus stop being relocated north of the existing south mall access on Port Augusta Street. Review of this report is not included in this referral response. Comments on the proposed relocation of the bus exchange shall be forthcoming from BC Transit as part of the application referral.
- Parking requirements must be contained on site.

### **Parkland/Greenway**

- Comments to be provided from Parks Manager

### **BC Hydro/Telus/Cable/Gas**

- Refer to the respective utilities for their comments.
- As-built drawings must include the location of non-municipal utilities.
- The development should be serviced underground onsite.

**ATTACHMENT 1**

**APPLICANT'S SUBMISSION**



Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, AANB, SBA, Principal  
Crosby Chiu, MRAIC, SBA, Senior Associate  
Niki Sharoodi, Intern Architect AIBC, MRAIC, LEED AP (BD +C), Associate  
Hector Valdez, BAID, Associate

Rick Jones, Founding Principal  
Aaron Vornbrock, Principal  
Eric Ching, CSBA, Principal  
Bojan Ilic, Associate

June 14, 2023

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

**ATTN:** Elliot Turnbull  
[eturnbull@comox.ca](mailto:eturnbull@comox.ca), Planner II

**RE: Mixed-Use Development**  
215 Port Augusta Street, Comox, BC – Design Rationale

**Our Project No. 5348**

The proposed development site is located at 215 Port Augusta Street, Comox, BC. The development site is part of the existing Comox Centre Mall property, and is situated in the south-west corner, and is currently being utilized as surface parking for the mall.

The vision for Downtown Comox is to provide an intensified mixed of residential, commercial, cultural and recreational uses. The existing zone is C4.1 Core commercial zone, which promotes mixed-use of commercial and residential developments. The proposed six storey mixed-use building is a positive response to revitalization of the vision of a thriving downtown core as envisioned in the OCP.

The overall design of the mixed-use six-storey development follows the Town of Comox's DPA #1 guidelines.

Proposed Mixed-Use Development:

1. Existing and proposed zoning / density  
*Existing Zone: C4.1 Core commercial*  
*Proposed zone: C4.1 with building height variance*  
*C4.1 Zone does not have density requirement, the proposed development provided 6-storey mixed use building which consists of 52 residential units and 3 commercial units.*
2. Site Plan
  - 18' setback from Comox Ave,
  - 4' setback from Port Augusta St
  - Parkade entrance from Port Augusta
  - Residence lobby and entrance from Comox Ave
  - New pedestrian walkway linked from Comox Ave to Comox mall
  - Special events plaza 8385 SF in lieu of the existing street corner plaza
3. Proposed Design (floor plans, elevations, landscape treatment)
  - *Ground-oriented commercial units are placed along Comox Ave to improve Comox Ave street frontage*
  - *Residential floors recess and setback more on top level*
  - *Simple form and simple roof line*
  - *Quality exterior materials with subtle and neutral tones*
  - *Building ornaments and details to follow the neighborhood context,*
  - *Landscape improvement, ground paving and new street furniture added to the unique sense of place.*
4. Colour Material Board and Renderings  
*Quality materials, such as stone veneer, hardie panel and aluminum siding are used*  
*Color scheme choices refer to the vernacular architectural tradition, Neutral colors such as off white, grey, moss green are the main exterior wall color. The choices of natural materials such as wood and stone added more natural color and texture into the exterior look.*

5. Transportation Impact
  - Vehicle access is limited and only from Port Augusta St,
  - Residence parking is self-sustained in underground parking
  - Comox Mall commercial parking complies the city parking bylaw, provided 397 stalls (385 stalls required)
  - Improved pedestrian walking area along Comox Ave
6. Environmental Impact
  - Minimized the impact to the surrounding neighborhood
  - Incorporate energy, water efficiency and greenhouse gas reduction design method
7. Social Impact

Increased the town center area density, bring more residents and customers for the social, cultural and commercial activities in the core  
Provided more service and commercial units  
Improved the active frontage along Comox Ave by expanding walkable area, providing canopies, street seats and improving the landscape  
Maintained a moderate mass and fitted the small town scale.
8. Community benefits

Improved the town center streetscape  
Brought more residents and more services  
Provided special events venue in town core  
Provided 5 adaptable units  
Contribution to the town's affordable housing fund
9. Justification

The economics of developing residential in Comox have always been difficult. Interest in the market as a result of its natural beauty and quality of life is good, however, the threshold price point achievable made new construction very difficult to justify, and as a result, very few multi-family residential projects have been built in the past 30 years. Up until recently, the Town of Comox had been offering incentives to developers to try to encourage residential development in the core, with few projects taking advantage of them. The recent run up in housing prices has helped, but it has clearly been offset by construction cost increases, supply chain issues and rising interest rates. We do want to see this project built, as the economics of scale and ability to offer a greater percentage of units facing the desirable east, south, and west views makes building six stories critical to the projects viability.

General Notes:

- Revitalize the Downtown Core
- Additional Density
- Building guidelines – DPA #1 Downtown Comox
  - Small town scale and waterfront character
  - Building fronting Comox Ave.
  - Continuous animation to Comox Ave.
  - Pedestrian street level appeal – special events area
  - Principal entrance orientated to Comox Ave.
  - Ground floor retail with strongly articulated entrances
  - Differentiation between ground level from upper stories
  - Massed to reduce the appearance of height
  - Terracing and tapering of building mass and roof lines
  - Variety of form, colour and finishes used to emphasize small town scale and pedestrian orientation of Downtown Comox.
  - Weather protection for pedestrians along Comox Ave.
  - Vehicle access from side street (Port Augusta)
  - Design considers crime prevention – pedestrian level lighting for sidewalks, pathways and parking areas.
  - Rooftop screening to hide any mechanical equipment
  - Exterior building, sidewalk, parking area lighting, minimize illumination on adjacent properties, full cut off pole lighting to be night sky friendly, energy efficient LED.
- Pedestrian guidelines – DPA #1

- Active frontages, shops, entrance doors
- Continuous weather protection along Comox Ave.
- Surfacing
- Marine theme – DPA #1
- Colour Guidelines – DPA #1
- Signage guidelines – DPA #1
- Energy, Water conservation and greenhouse gas reduction guidelines – DPA #1
- Landscape guidelines – DPA #1
- Parking Guidelines – DPA #1

Building Statistics:

Main level / Lower parking level consists of:

- Residence ground entrance and lobby, (1200 SF)
- Three street-oriented commercial units, (800 SF – 1000 SF each)
- Parkade entrance off of Port Augusta St.
- Lower parking level includes 31 parking stalls for residents, 22 lockers, (11,700 SF)
- Total main level floor area is approx.16,000 SF

Upper parking level consists of:

- 6 ground parking stalls for visitors
- Parkade entrance off of mall drive way connection to Port Augusta St.
- Upper parkade includes 28 parking stalls for residents,
- Garbage room for residence
- Residence elevator lobby on this level
- Total upper parking level floor area is approx.10,500 SF

2<sup>nd</sup> Floor level consists of 12 residential units:

- 1 adaptable 1-bedroom unit, (670 SF)
- 3 adaptable 1-bedroom+Den units, (775 SF)
- 1 adaptable 2-bedroom unit, (935 SF)
- 1 1-bedroom+Den unit, (790 SF)
- 1 2-bedroom unit, (1050 SF)
- 3 2-bedroom+Den units, (1150-1200 SF)
- 2 3-bedroom units, (1175 SF)
- Total floor area is 13,100 SF

3<sup>rd</sup> to 5<sup>th</sup> Floor levels, each level consists of 12 residential units:

- 1 1-bedroom unit, (670 SF)
- 4 1-bedroom+Den units, (775-790 SF)
- 2 2-bedroom units, (935-1050 SF)
- 3 2-bedroom+Den units, (1150-1200 SF)
- 2 3-bedroom units, (1175 SF)
- Total floor area is 13,100 SF each level.

6<sup>th</sup> Floor levels consists of 4 residential units:

- 4 3-bedroom units, (1645-1685 SF)
- Total floor area is 8,200 SF
- Common roof terrace (800 SF)







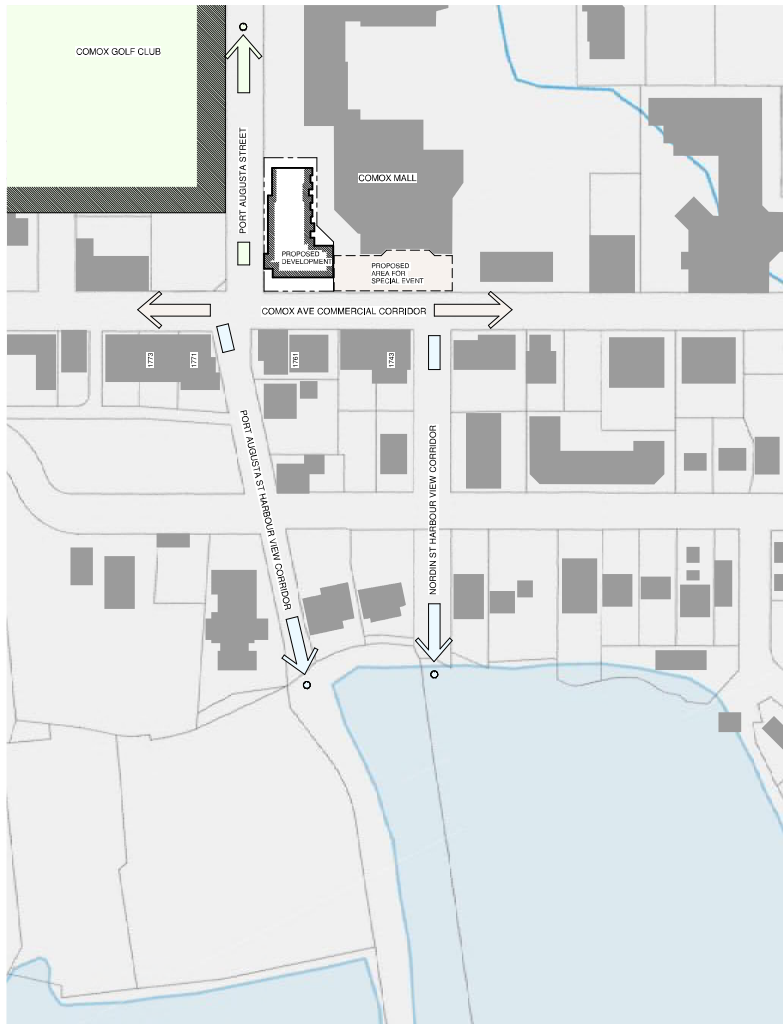




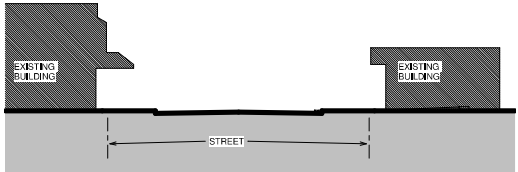




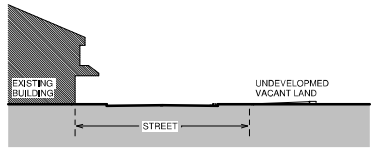




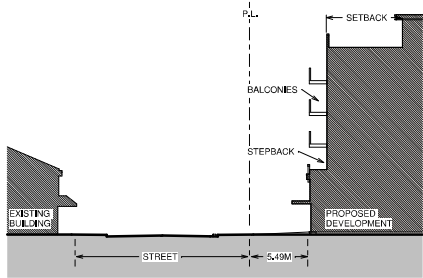
3  
A2.9  
1:190  
CONTEXT PLAN / VIEW ANALYSIS



7  
A2.9  
1:128  
STREET PROFILE @ COMOX AVE 1773



6  
A2.9  
1:192  
STREET PROFILE @ COMOX AVE 1771



5  
A2.9  
1:192  
STREET PROFILE @ COMOX AVE 1761



4  
A2.9  
1:192  
STREET PROFILE @ COMOX AVE 1743

**DESIGN RATIONALE**

**SITE INFORMATION**  
The proposed development located at 215 Port Augusta St Comox. The existing site is part of Comox Mall ground parking lot at corner of Port Augusta St and Comox Ave.

Downtown Comox will provide an intensified mix of residential, commercial, cultural and recreational uses. More and more people will choose to live in the downtown area in the view of OCP and also inevitably in reality. The existing zone is C4J Core commercial zone, which allows mixed-use of commercial and residential developments. The proposed six-storey building development is a positive response to the downtown development in the near future. The proposed zone is based on zone C4J request of height variance.

In the pre-application stage, the development went through stage I and stage II community consultations. Based on the feed backs, the design of the six-storey building follows the DPA #1 guide line in reducing the appearance of height. Such as slightly the roof line; increase the first storey weight as a strong podium; Upper storeys setback to accommodate balconies; and the top level significant setback through terracing the top level, providing rooftop gardens.

**BENEFITS TO THE COMMUNITY**

- Improvement of street frontage  
The development coordinated with a approved public street road improvement, provided road dedication along Port Augusta St and Comox Ave, dedicated land for public transit exchange at north side of Port Augusta St and Comox Ave.  
The project will dedicate 500sqm corner cut at corner of Port Augusta St and Comox Ave.  
The Proposed building is significantly setback from Comox Ave, which provide public space for pedestrians.  
Coordinated with city landscape architect, the project proposed to improve parking and drive aisle to the east of the development area. This area will hold special events in the future through controlled traffic during events time every year.  
The pedestrian routes will be improved through widening sidewalk along city street and build new pedestrian connection route at the east side of the development.
- Increase of density and service in downtown area  
The proposed development will provide 52 apartment units range from 1 bedroom unit to 3 bedroom unit. Among them, 5 adaptable units are provided. On ground floor, 3 commercial units are provided, which will increase the business opportunities in the downtown commercial area.
- Upgrade infrastructure and sustainable development  
The development will use the sustainable design as principle design method in promote the quality of the building and upgrade the infrastructure. The residential units are designed to comply energy efficiency and water efficiency. Underground parking will provide electrical vehicle charging station for the future residents. All parking will be facilitated underground. It is a better way to use the land in the downtown core area. Mechanical equipment are screened on mechanical roof on the apartment roof level.

**OCP DESIGN GUIDE LINE COMPLIANCE**

- The proposed mixed-use development incorporate modern material and traditional style along Comox Ave, the building surface continuously occupies the street frontage, filled the blank area which is currently parking area.
- Ground floor at street frontage is designed to promote pedestrian-oriented streetscape. All CRU entrances and residential entrance are accessible without significant elevation change from street sidewalk. Large glazed opening and avoid blank walls facing the street. Oversized canopy and various signage are provided at each storefront
- The mass of building and roof line setback over the first storey and keep step back on the upper levels. Street corner is emphasised on ground floor while steps back on upper levels to taper the building mass. The upper apartment is clearly separated from the retail shops in the building podium. The building elements, exterior materials and colors are inspired by the neighbourhood. All facades are treated in quality standard. Quality exterior materials are used such as stone veneer, hardie siding / panel and aluminum panels. Exterior materials are robust and weather resistant. There is one fire wall is provide at the parkade entrance.
- Commercial unit frontage is designed in clusters to avoid long uniform facades. The storefronts are narrower than 10.5 meters with canopy extending 6' from the building surface.
- The development is away from the view corridor (Port Augusta Ave). One parking access is from Port Augusta St and another on Comox mall internal road. Vehicle access is limited and away from the main traffic.

**OPTED DESIGN IMPLIED**

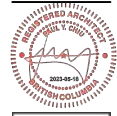
- All street level entrance are sufficiently lighted, secured, electronics surveillances are provided
- Main entrances and can be watched from street directly
- High degree of visual surveillance are provided from unit balconies and windows.

NO.	REVISION	DATE

THIS PLAN IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. URBAN DESIGN GROUP ARCHITECTS LTD. 2023-05-01

DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 2023-05-01

MIXED-USE DEVELOPMENT  
 KARMA DEVELOPMENT  
 215 PORT AUGUSTA ST, COMOX BC



URBAN DESIGN GROUP ARCHITECTS LTD.  
 1400 WEST HASTINGS STREET  
 VANCOUVER, BC, V6P 1M1 CANADA  
 T: 604-681-8284 WWW.UDG.AA.COM

5348  
 SITE ANALYSIS / OCP GUIDELINE COMPLIANCE

1:1  
 A-1.4













































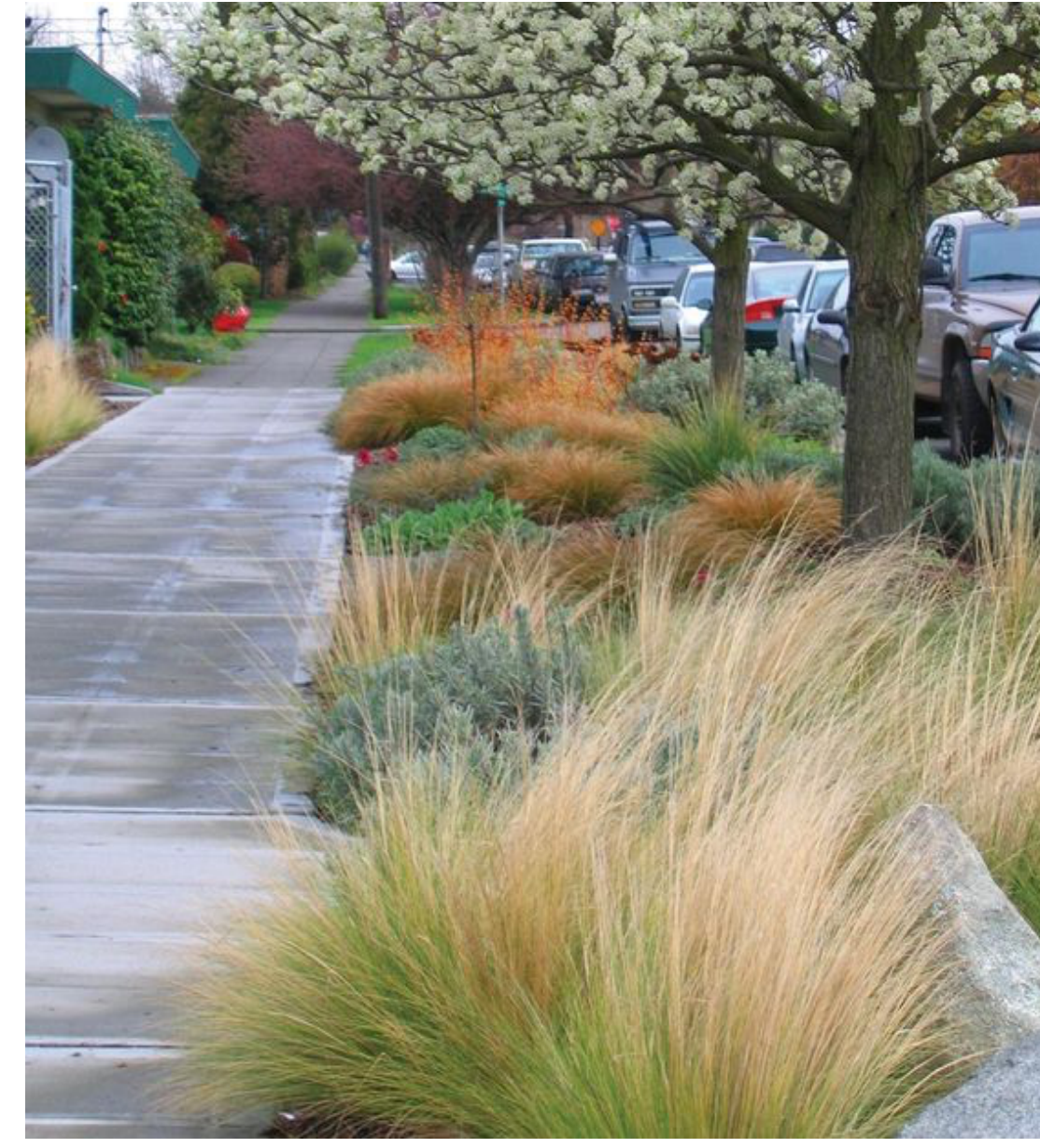




NAUTICAL THEMATICS



BEACH SIDE PLANTINGS



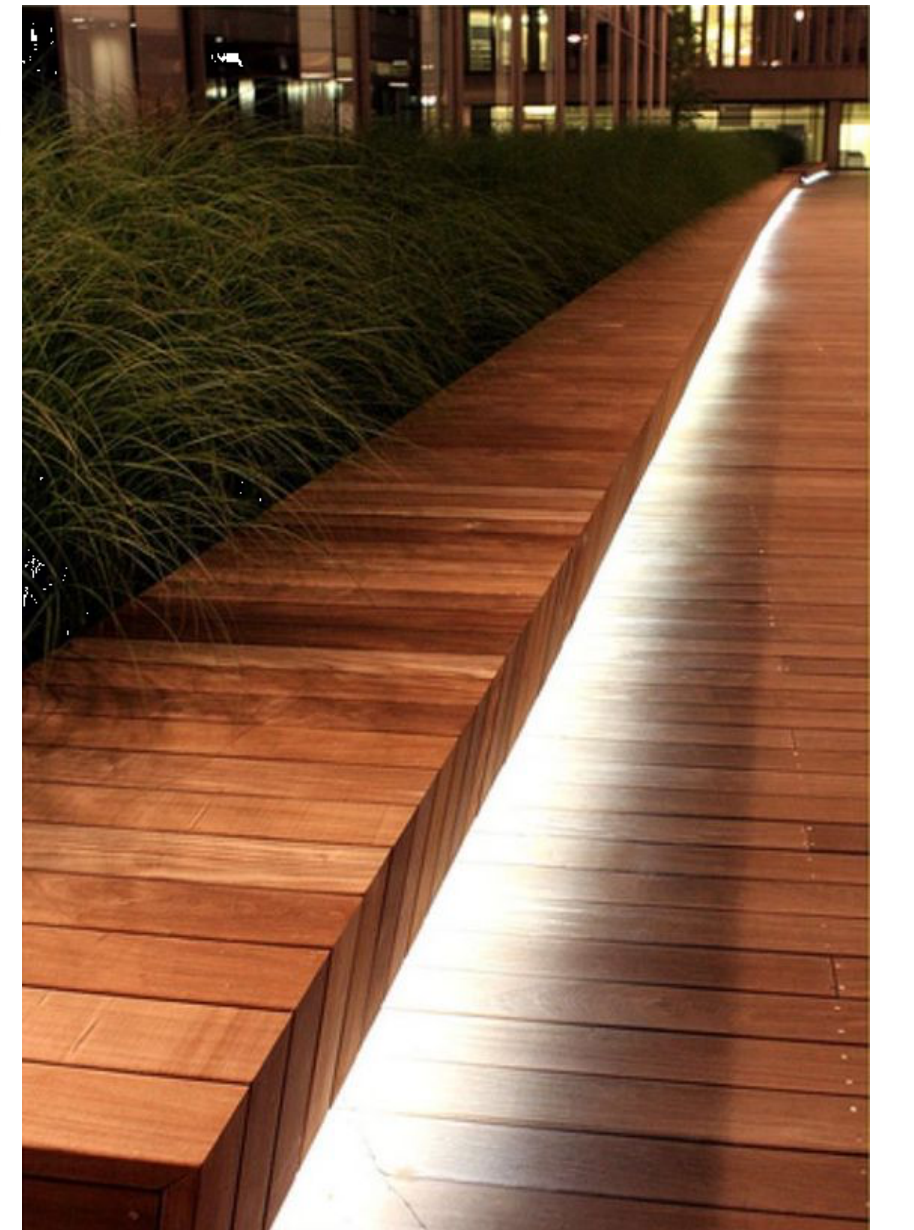
GRASSES IN THE STREETScape



BOARDWALK PAVING STONES



STREET FURNITURE SUPPORTS THE NAUTICAL THEME



PORT AUGUSTA STREET

P2 LEVEL  
EL. 19.50M

EXISTING DRIVE WAY

SCOPE OF WORK BOUNDARY 11.26M

ELEC. RM

PMT

P2 ENTRANCE  
RAMP

CRU #1  
EL. 20.10M

CRU #2  
EL. 20.10M

CRU #3  
EL. 20.10M

RESIDENCE  
LOBBY  
EL. 19.50M

EXISTING DRIVE WAY

PROPOSED SPECIAL  
EVENTS PLAZA

SCOPE OF WORK BOUNDARY 23.20M

PEDESTRIAN  
WALKWAY TO MALL

COMOX AVE

Issue:

01	Aug 11 2022	Review
02	Aug 25 2022	Review
03	Sept 08 2022	Review

By:

Amber Paul  
Landscape Architect  
BCSLA, CSLA

Project:  
Mixed-Use Development  
215 Port Augusta Street  
Comox, B.C.

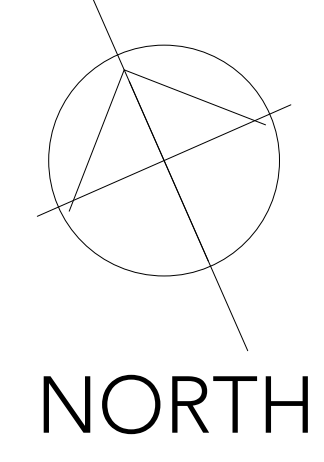
Scale: 1/8" = 1'      Date: July 2022

Drawn By: AP

Project No.: 22012

Drawing Title:  
Landscape Plan


Drawing No.: L1.02      Drawing Size: 30" x 42"





**ATTACHMENT 2**

**COUNCIL POLICY CCL-069**

 <b>TOWN OF COMOX</b>		<b>POLICY AND PROCEDURE MANUAL</b>	
<b>AFFORDABLE HOUSING AMENITY CONTRIBUTION POLICY</b>			
<b>Section:</b> COUNCIL	<b>Number:</b> CCL-069	<b>Office of Primary Responsibility:</b> CORPORATE SERVICES	
<b>Type:</b> <input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/> Procedure	<b>Authority:</b> <input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	<b>Approved By:</b> <input checked="" type="checkbox"/> Council <input type="checkbox"/> Chief Administrative Officer <input type="checkbox"/> Department Head	
<b>Date Adopted:</b> March 16, 2022	<b>Date Last Amended:</b> June 1, 2022	<b>Date to be Reviewed:</b> March 2023	
<b>Manner Issued:</b> Website, Internal Memo, Upon request			

## 1 PURPOSE

- 1.01 The purpose of this policy is to seek developer contributions for Affordable Housing as an amenity at time of zoning amendment.
- 1.02 The purpose of this policy is to direct developer contributions collected under this policy towards either the acquisition of units owned by the Town and managed by a non-profit housing provider or to provide funds to non-profit housing providers in a partnership for the provision of affordable housing.

## 2 POLICY STATEMENT

- 2.01 Affordable Housing remains a challenge for many residents within the Town of Comox.
- 2.02 The number of households in core housing need is increasing within the Town.
- 2.03 The construction of non-market units helps meet the need for Affordable Housing.
- 2.04 The Town may work through non-profit housing providers to facilitate the management of Affordable Housing.
- 2.05 The Town may seek an Affordable Housing amenity for rezoning applications for four or more principal residential dwellings.

## 3 DEFINITIONS

- 3.01 "Affordable Housing" means housing where the cost of accommodation does not exceed 30% of a household's gross income.
- 3.02 "Affordable Housing Operator" means a non-profit housing development corporation whose primary function is the provision and/or management of Affordable Housing units.
- 3.03 "Cellar" means that portion of a building situated between the top of any floor and the top of the floor next above it, having no more than 0.6 metres of its height above grade, and a height from floor to ceiling of less than 2.1 metres.
- 3.04 "Multifamily Development" means development consisting of more than one unit on a parcel excluding secondary suites and coach houses.
- 3.05 "Rental Development" means development where units are limited to residential rental tenure in accordance with section 481.1(1) of the *Local Government Act*
- 3.06 "Single-family Development" means development consisting of one dwelling unit on fee simple or bare land strata lots with or without a secondary suite or coach house.

**4 SCOPE**

- 4.01 This policy applies to all applications for rezoning where rezoning yields 4 or more additional dwelling units excluding secondary suites and coach houses.
- 4.02 As of the date this policy is adopted by Council, this policy only applies to applications which have not submitted a complete application.
- 4.03 Any amendments to this policy will apply to applications which have not submitted a complete application as of the amendment adoption date, unless otherwise directed by Council.

**5 POLICY**

- 5.01 As part of an amenity negotiation for rezoning, the Town will seek a developer contribution rate of:
  - (a) \$73 per square metre for Multifamily Development,
  - (b) \$50 per square metre for Rental Development, and
  - (c) \$7,300 per lot for Single-family Development.

The per square metre contribution will be based on the interior floor area of each residential unit, including stairwells and elevator shafts but excluding vehicle parking areas, Class II bicycle parking spaces and Cellars.

- 5.02 The developer contribution rate may be adjusted in consideration of the following factors:
  - (a) The impact of the proposed development on the community, and
  - (b) The size of the proposed units.
- 5.03 The Town will seek to expend contributions collected under this policy either through the purchase or acquisition of units in new developments or through project partnerships with non-profit affordable housing providers. Purchase or acquisition will be at market rate excluding real estate fees.

**6 PROCEDURES**

- 6.01 Purchase or acquisition of Affordable Housing units: the Town will seek units which meet the following criteria:
  - (a) One bedroom units shall have a floor area of 58 square metres or alternative as accepted by the Town;
  - (b) Two bedroom units shall have a floor area of 75 square metres or alternative as accepted by the Town;
  - (c) All units shall meet the Town’s Adaptable Housing Standards in section 5.20 of the Comox Zoning Bylaw 1850.
- 6.02 Units purchased under section 5.03 will be owned by the Town and offered for lease to an Affordable Housing Operator selected at Council’s discretion.

Amendment Date	Section Amended or Description of Amendment	Resolution Number
March 16, 2022	Policy adopted	2022.117
April 6, 2022	Amended to contain a hybrid long-term acquisition and non-profit provision method (1.02 and 5.07 added).	2022.133
June 1, 2022	Convert multifamily contribution rate to per square meter, add rental development contribution rate and increase single-family contribution rate.	2022.207- 2022.209



## ATTACHMENT 3

### BC TRANSIT COMMENTS

After some discussion at BC Transit, we have been able to compile some comments regarding this development. Typically, I have a standard form that I fill out for development reviews, but this scenario is a little different and I feel an email summarizing our feedback would be best here. If you'd like this information in a different format, please let me know.

As mentioned previously, BC Transit has concerns about moving the exchange stop further north in general. Given that this stop works together with the stop along Comox Ave to create the Comox Mall Exchange, moving the stop further north could hinder current and future operations at the exchange (the stops would be around 200m apart).

After some research, I was provided with a Transit Infrastructure Study from approximately 2 years ago in August 2021 which was endorsed by the Town of Comox. In the study, the preferred exchange concept was identified as having 4 bays along Port Augusta St, 2 of which would be where the existing bays on Port Augusta are (in front of the proposed development). Please see the design attached to this email.

There are not many alternatives in this area for the 4 required bus bays. Space along Comox Rd is tight and presents safety concerns, so locating more bays along that section of road would not be recommended. Stops could be placed around the corner on Balmoral Ave, but this is at the back of Comox Mall, with poor pedestrian access. It is also a less ideal location for the exchange in general (given that it is further away from Comox Ave and the various businesses and services along that strip).

BC Transit would like this development to consider the preferred exchange design and incorporate the required space for this expansion into their site plan. We would also recommend that they leave sufficient space for 2 buses to stop along the stretch of curb in front of their development on Port Augusta St., as well as include amenities for the 2 bays (such as benches and shelters). Furthermore, buses are currently unable to make the right turn from Comox Ave on to Port Augusta. As part of the changes for the development, the curb at this corner could be modified to allow buses to make the turn successfully, opening up more options for bus routing at the exchange and in the area. Finally, we would ask for clear pedestrian pathways to the mall around the site to facilitate foot traffic to and from the exchange.

It is worth noting that, based on the current development plans, locating an exchange here would likely require an increased setback for the building. Perhaps as a compromise, density bonuses/parking requirement changes could be agreed upon if the developer commits to an exchange right on the corner. In addition, the washroom for operators is currently located in the mall - having a washroom available for operators in this development would also be useful!

Please let me know if you have any questions about all this feedback, and I have CC'd some of my colleagues in case there is anything that I've missed! I am happy to provide more information if you need it.

Thank you,

**Victor Copetti**, MCIP, RPP (he/him)

*Transit Planner*

**BC Transit**

o: 250-213-5904 | [ycopetti@bctransit.com](mailto:ycopetti@bctransit.com) | bctransit.com *We acknowledge with respect that BC Transit delivers our mission on the ancestral territories of Indigenous Peoples across British Columbia, and their historical relationships with the land continue to this day.*

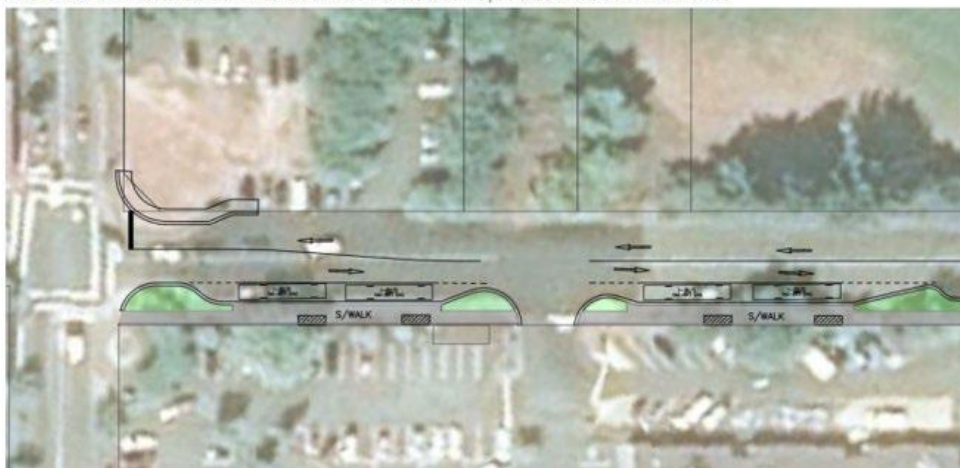
Attachment:

The preferred exchange concept for Downtown Comox includes four bus bays on the east side of Port Augusta Street, as shown in **Figure 15**. This builds on the existing two bus bays that are in-place and allows for facility expansion and improved amenities as exchange improvements are required.

The Town of Comox expressed interest in a location further north on Port Augusta Street. Options to accommodate an exchange in this location should be explored further as this project is advanced.

Improvements are being considered by the Town of Comox at the Comox Avenue / Port Augusta Street intersection to better facilitate westbound right-turn bus movements and has been reflected in the concept design. This would allow buses to access the proposed exchange facility from both directions. This also allows for the possible removal of the westbound bus stop on Comox Avenue (ID 111323) (buses would stop on Port Augusta Street instead) to increase on-street parking supply by 2 – 3 spaces, although further analysis on the impact to transit customer experience is required prior to considering change to this stop location.

**FIGURE 15. PREFERRED EXCHANGE CONCEPT, DOWNTOWN COMOX**



## ATTACHMENT 4

### REFERRAL RESPONSES

Referred to Agency:	Response
BC Assessment Authority	Automatic response – referral received
BC Hydro	No concerns
BC Transit	See attachment 3
Canada Post	No response
Comox BIA	No response
Emterra Environmental	No response received. Emterra consulted prior to application by developer and has approved the site plan.
Fortis BC	There is no conflict with gas for this proposed development.
K'omoks First Nation – staff level	No response received
19 Wing Comox, DND	Proposed site location is outside of the of the AZR Aeronautics Zoning Regulations for Comox
NAV Canada	Any construction equipment exceeding the height of this submission must be submitted at least 30 business days prior to usage.
Transport Canada Civil Aviation	The developer is required to submit an Aeronautical Assessment Form to Transport Canada 90 days prior construction start date for all obstacle during the construction period.
RCMP	No response.
School District SD71 – staff level	No response
School District 93 Francophone – staff level	No response
Shaw Cable	No response
Telus	No response.



**ATTACHMENT 5**

**PRE-APPLICATION CONSULTATION SUMMARY**

# Consultation Deliverables

Karma Development Consulting  
David Coon  
Keith McRae

Amber Paul  
Landscape Architect BCSLA, CSLA

Urban Design Group Architects Ltd.  
Paul Chiu, Architect AIBC  
Aaron Vornbrock, Principal  
Steve Peng, Senior Project Manager,  
Architect, AIBC

URBAN DESIGN GROUP ARCHITECTS LTD.  
#810 – 675 WEST HASTINGS STREET  
VANCOUVER, BC V6B 1N2  
TEL (604) 687-2334



PROJECT TITLE:	Multi-Family Residential Development	DATE:	April 21, 2023
PROJECT ADDRESS:	215 Port Augusta Street, Comox, BC	PROJECT NO.	5348
ATTN:	Town of Comox		
TITLE:	Consultation Deliverables		

## TABLE OF CONTENTS

- Contact Information
- Consultation Summary
- Copies of Stage I and Stage II Advertisements/Invitations for Neighborhood Consultation
- Stage I Consultation Deliverables and Written Summaries
- Stage II Consultation Deliverables and Written Summaries
- Copies of Any Plans and/or Drawings Shown at the Open House

## CONTACT INFORMATION

KARMA DEVELOPMENT CONSULTING	THE TOWN OF COMOX	URBAN DESIGN GROUP ARCHITECTS LTD.
David Coon <a href="mailto:dcoon@karmadevelopmentconsulting.com">dcoon@karmadevelopmentconsulting.com</a>	Elliot Turnbull <a href="mailto:eturnbull@comox.ca">eturnbull@comox.ca</a>	Aaron Vornbrock <a href="mailto:aaronv@udga.com">aaronv@udga.com</a>
Keith McRae <a href="mailto:kmcrae@karmadevelopmentconsulting.com">kmcrae@karmadevelopmentconsulting.com</a>	<b>LANDSCAPE</b>	Paul Chiu <a href="mailto:paulc@udga.com">paulc@udga.com</a>
	Amber Paul <a href="mailto:amberpaul@hotmail.com">amberpaul@hotmail.com</a>	Steve Peng <a href="mailto:Stevep@udga.com">Stevep@udga.com</a>

# Consultation Deliverables

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## CONSULTATION SUMMARY

PRE-APPLICATION CONSULTATION	STAGE I	STAGE II
Date of Invitation Mailing or Hand Delivery	Dec. 19, 2022	Feb. 15, 2023
Date of Newspaper Advertisement	Dec. 14, 2022	Feb. 22, 2023
Cut-off Date for Comment Submission	Jan. 4, 2023	Mar. 23, 2023
Open House Date and Time Span	Not Applicable	Mar. 9, 2023 4:00pm – 7:00pm
Number of Invitations Mailed or Hand Delivered	300	300
Number of Written Submissions Received	61	63
Number of Members of the Public Attending the Open House	Not Applicable	81 signed in, 100-120 were observed

# Consultation Deliverables

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David Coon  
Keith McRae

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Landscape Architect BCSLA, CSLA

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Paul Chiu, Architect AIBC  
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## STAGE I COMMUNITY FEEDBACK

*During Stage I, community feedback was received by 61 resident of the Town of Comox. As a result of Stage 1 Consultation, concerns and comments included the following:*

10 Members of the community were in support of adding more residential units in the heart of Downtown Comox.

DEVELOPERS RESPONSE	An additional 100 residents will be critical to the growth and vitality of Downtown Comox, and the OCP desire to increase density.
ARCHITECTS RESPONSE	Thanks for the support.

28 members of the community thought that a six-storey building was too high for a new development in downtown Comox.

DEVELOPERS RESPONSE	The economics of developing residential in Comox have always been difficult. Interest in the market as a result of its natural beauty and quality of life is good, however, the threshold price point achievable made new construction very difficult to justify, and as a result, very few multi-family residential projects have been built in the past 30 years. Up until recently, the Town of Comox had been offering incentives to developers to try to encourage residential development in the core, with few projects taking advantage of them. The recent run up in housing prices has helped, but it has clearly been offset by construction cost increases, supply chain issues and rising interest rates. We do want to see this project built, as the economies of scale and ability to offer a greater percentage of units facing the desirable east, south, and west views makes building six stories critical to the projects viability.
ARCHITECTS RESPONSE	Downtown Comox will provide an intensified mix of residential, commercial, cultural and recreational uses. More and more people will choose to live in the downtown area in the view of OCP and also inevitably in reality. The proposed six-storey building development is a positive response to the downtown development in the near future. The design of the six-storey building follows the DPA #1 guidelines in reducing the appearance of height.



# Consultation Deliverables

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1 member of the community thought a five storey building would be more appropriate.  
7 members of the community thought a four storey building would be more appropriate.  
6 members of the community thought a three storey building would be more appropriate.  
1 member of the community thought that a two storey building would be more appropriate.

DEVELOPERS RESPONSE	We have proposed one solution for the city to consider. As we can see from the feedback, different opinions on building height are very subjective
ARCHITECTS RESPONSE	No comment.

15 members of the community want a design that compliments the ocean side aesthetic that already exists within the Town of Comox, and they do not want any new structures to block out views of the mountains or the ocean.

DEVELOPERS RESPONSE	Previous versions of draft elevations had incorporated natural wood and rock elements, however, consultation with the planning department had softened the look. We prefer the previous look and would be happy to incorporate elements of it.
ARCHITECTS RESPONSE	The building design is modern with a variety of complimentary building materials and an Oceanside aesthetic colour palette has been incorporated. The view corridor in downtown Comox is through North-south roads. The proposed building is not located in the view corridor or the street end. The building follows the lot size, and the width along Comox Ave is fairly narrow. Four sides of the lot are not facing directly to any residential properties, and the building massing is tapered and setback from the property line.

13 members of the community expressed traffic related concerns on Comox Avenue and in the surrounding areas of downtown Comox.

DEVELOPERS RESPONSE	Residential projects have very little effect on total traffic. In fact, the expectation is that residents of the proposed development will likely walk to most services they require, all within 20 minutes of the project.
ARCHITECTS RESPONSE	There will be a full traffic analysis conducted, through a traffic engineer.

# Consultation Deliverables

Karma Development Consulting  
David Coon  
Keith McRae

Amber Paul  
Landscape Architect BCSLA, CSLA

Urban Design Group Architects Ltd.  
Paul Chiu, Architect AIBC  
Aaron Vornbrock, Principal  
Steve Peng, Senior Project Manager,  
Architect, AIBC

URBAN DESIGN GROUP ARCHITECTS LTD.  
#810 – 675 WEST HASTINGS STREET  
VANCOUVER, BC V6B 1N2  
TEL (604) 687-2334



11 members of the community expressed concerns in regards to the amount of public parking that would be eliminated in the mall area due to the new building.

DEVELOPERS RESPONSE	There is no public parking that will be affected by the development. The parking remaining at Comox Centre meets the requirements and expectations of all of the tenants.
ARCHITECTS RESPONSE	No comment.

8 members of the community expressed their desire for more retail spaces to be available on the street level, as well as having community gathering spaces available to the general public.  
3 members of the community added onto this by requesting that the wisteria arbor that is currently located at the corner of this lot be left as is as they do not want to see it torn down.

DEVELOPERS RESPONSE	The development has incorporated street facing retail as per the OCP.
ARCHITECTS RESPONSE	Landscape design will consider the context and history of this area and will propose appropriate landscape planting.

7 members of the community expressed their desire for affordable housing and rental units to be built instead of luxury condos.

DEVELOPERS RESPONSE	The project will adhere to the municipal affordable housing contribution.
ARCHITECTS RESPONSE	No comment.

6 members of the community were in favor of adding a new mixed use building in Downtown Comox and were excited to see what new retail spaces will become available.

DEVELOPERS RESPONSE	We expect that the new retail units will be occupied by retail tenants that will contribute to the desired vitality of the downtown core.
ARCHITECTS RESPONSE	Thanks for the support.

# Consultation Deliverables

Karma Development Consulting

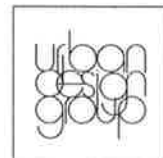
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5 members of the community were concerned about the safety in the area for pedestrians and cyclists with the added amount of traffic that will come along with a new building like this.

DEVELOPERS RESPONSE	We expect that the residents of the center will not be car-centric as all services that they require on a daily basis are at their doorstep and will be within walking distance.
ARCHITECTS RESPONSE	City sidewalks remain and will be improved along Comox Ave. by increasing the setback and the paved walking area. The pedestrian walkway to Comox mall has been considered and will be placed on the East side of the property, which is away from Port Augusta Street for safety consideration. The development will also work with city's road improvement plan in promoting the pedestrian safety in this area.

4 members of the community were concerned that a new build in this area would result in the demolition of the grocery store that exists close by.

DEVELOPERS RESPONSE	The grocery store will remain and is a vital component of the development for the foreseeable future.
ARCHITECTS RESPONSE	No comment.

3 members of the community were worried about the construction and the addition of new homes in the area and how it may be disruptive to current residents and retail owners.

DEVELOPERS RESPONSE	The addition of new homes and residents will benefit the existing retail owners with 100 new residents being added to their trade area.
ARCHITECTS RESPONSE	In compliance with the Town of Comox growth strategy.

3 members of the community requested green spaces be incorporated into the new build.

DEVELOPERS RESPONSE	There have been green areas incorporated into the development.
ARCHITECTS RESPONSE	Landscape design will incorporate more green spaces in the development.

# Consultation Deliverables

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David Coon  
Keith McRae

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3 members of the community expressed concerns about noise pollution during the construction phase and after.  
1 member of the community was concerned about the air quality during the construction phase, and after.

DEVELOPERS RESPONSE	The development will adhere to the municipal rules and timelines for construction.
ARCHITECTS RESPONSE	The construction phase will follow The Town of Comox bylaws.

2 members of the community expressed shadowing concerns.

DEVELOPERS RESPONSE	Please reference the shadow analysis that demonstrates minimal impact of shadowing.
ARCHITECTS RESPONSE	A shadow analysis is provided in the proposal. The building shadow won't affect any of the nearby residential areas.

1 member of the community was concerned about fresh water availability for the town due to previous droughts and water restrictions being put in place. Will there be enough clean drinking water available for the town if more people are moving there?

DEVELOPERS RESPONSE	Not applicable.
ARCHITECTS RESPONSE	No comment.

1 member of the community loved the proposal and requested that something larger be developed with around 500 residential units.

DEVELOPERS RESPONSE	Not applicable.
ARCHITECTS RESPONSE	No comment.

1 member of the community requested EV parking spaces be installed within the underground parking for the building, in addition to having available EV spaces for the public to use as well.

DEVELOPERS RESPONSE	EV parking will be considered in the development. The Comox Centre Mall has existing EV spaces for their customers.
ARCHITECTS RESPONSE	As above.



# Consultation Deliverables

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1 member of the community expressed their concerns for the senior citizens in the area, and wanted to make sure their quality of life would not be sacrificed during and after construction.

DEVELOPERS RESPONSE	The construction phase will follow The Town of Comox bylaws.
ARCHITECTS RESPONSE	The development has considered senior citizens' need in the proposal. Adaptable units are provided in the proposal to improve the mobility inside the suite. Additional retail or service space will reduce the walking distance for the nearby senior citizens and the improved street front along Comox Ave provide more public spaces for people.

## STAGE II COMMUNITY FEEDBACK

*During Stage II, community feedback was received by 63 resident of the Town of Comox. As a result of Stage II Consultation, concerns and comments included the following:*

39 members of the community are opposed to a six-storey building and do not feel it is an appropriate height for the location.

DEVELOPERS RESPONSE	The economics of developing residential in Comox have always been difficult. Interest in the market as a result of its natural beauty and quality of life is good, however, the threshold price point achievable made new construction very difficult to justify, and as a result, very few multi-family residential projects have been built in the past 30 years. Up until recently, the Town of Comox had been offering incentives to developers to try to encourage residential development in the core, with few projects taking advantage of them. The recent run up in housing prices has helped, but it has clearly been offset by construction cost increases, supply chain issues and rising interest rates. We do want to see this project built, as the economies of scale and ability to offer a greater percentage of units facing the desirable east, south, and west views makes building six stories critical to the projects viability.
ARCHITECTS RESPONSE	Downtown Comox will provide an intensified mix of residential, commercial, cultural and recreational uses. More and more people will choose to live in the downtown area in the view of OCP and also inevitably in reality. The proposed six-storey building development is a positive response to the downtown development in the near future. The design of the six-storey building follows the DPA #1 guidelines in reducing the appearance of height.

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2 members of the community thought a five storey building would be more appropriate.  
4 members of the community thought a four storey building would be more appropriate.  
10 members of the community thought a three storey building would be more appropriate.  
1 member of the community thought a two storey building would be more appropriate.  
4 members of the community suggested a multi-level building with four floors on one side and five on the other.

DEVELOPERS RESPONSE	We proposed one solution for city to consider. As we can see from the feedback, different opinions on building height are very subjective. We feel the six-storey building fits the regional growth strategy, and provides an efficient land use plan in addressing the increasing population and urgent housing demand.
ARCHITECTS RESPONSE	No comment.

30 members of the community are unhappy with the design and think that it sticks out too much compared to other buildings in that area and it does not mesh well with the ocean side aesthetic the town already has. These residents also feel that the building will take away from the views of the ocean and the mountains near Comox.

DEVELOPERS RESPONSE	Previous versions of draft elevations had incorporated natural wood and rock elements, however, consultation with the planning department had softened the look. We prefer the previous look and would be happy to incorporate elements of it
ARCHITECTS RESPONSE	The building design is modern with a variety of complimentary building materials and an Oceanside aesthetic colour palette has been incorporated. The view corridor in downtown Comox is through North-south roads. The proposed building is not located in the view corridor or the street end. The building follows the lot size, and the width along Comox Ave is fairly narrow. Four sides of the lot are not facing directly to any residential properties, and the building massing is tapered and setback from the property line.

17 members of the community shared concerns about traffic in downtown Comox due to building construction, as well as future traffic due to new residents living in the finished building. Many had questions as to whether or not the location of the entrance to the parkade would contribute to traffic jams in the future.

DEVELOPERS RESPONSE	Residential projects have very little effect on total traffic. In fact, the expectation is that residents of the proposed development will likely walk to most services they require, all within 20 minutes of the project.
ARCHITECTS RESPONSE	There will be a full traffic analysis conducted, through a traffic engineer.

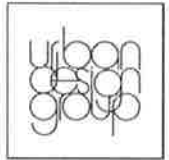
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15 members of the community were unhappy with the loss of public parking in the area.

DEVELOPERS RESPONSE	There is no public parking that will be affected by the development. The parking remaining at Comox Centre meets the requirements and expectations of all of the tenants.
ARCHITECTS RESPONSE	No comment.

14 members of the community are in favor of densification in the heart of Downtown Comox and are in support of the proposal.

DEVELOPERS RESPONSE	An additional 100 residents will be critical to the growth and vitality of Downtown Comox and the OCP's desire to increase density.
ARCHITECTS RESPONSE	Thanks for the support.

14 members of the community expressed their desire for affordable housing and rental units within the new building instead of luxury condos

DEVELOPERS RESPONSE	The project will adhere to the municipal affordable housing contribution.
ARCHITECTS RESPONSE	No comment.

12 members of the community expressed concerns regarding city densification as they do not feel the Town of Comox has enough services, such as clinics and dental offices, to provide for new residents.

DEVELOPERS RESPONSE	In compliance with the Town of Comox growth strategy.
ARCHITECTS RESPONSE	No comment.

11 members of the community feel that the location of the new building will be disruptive to downtown Comox as well as the current proprietors within Comox Mall and will detract from their business.

DEVELOPERS RESPONSE	The OCP and Regional Growth Strategy has recognized that new developments will enhance the downtown area, especially by accommodating more multi-family residential spaces.
ARCHITECTS RESPONSE	No comment.

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11 members of the community are unhappy with how close the project is being built to the road, and would prefer for it to be pushed farther back on the lot.

DEVELOPERS RESPONSE	No comment.
ARCHITECTS RESPONSE	The development follows DPA # guidelines regarding frontage requirements as well as advice from the planning department.

8 members of the community have expressed their desire for the wisteria arbor located on the property lot to stay where it is and not be torn down during construction.

DEVELOPERS RESPONSE	No comment.
ARCHITECTS RESPONSE	Landscape design will consider the context and history of this area and propose appropriate landscape planting.

8 members of the community expressed concern for pedestrian and cyclist safety in the area with the added human traffic a new residential development will add.

DEVELOPERS RESPONSE	As below.
ARCHITECTS RESPONSE	The city pedestrian sidewalks remain and will be improved along Comox Ave by increased setback and an increased paved walking area. The pedestrian walkway to Comox mall has been considered and placed on the East side of the property, which is away from Port Augusta Street for safety consideration. The development will also work with the city's road improvement plan in promoting the walking safety in this area.

7 members of the community expressed their desire for environmentally friendly options to be considered during the building process. Suggestions ranged from solar panel installation, restrictions on gas installations within the new development, and EV parking spaces for residents as well as the public.

DEVELOPERS RESPONSE	As below.
ARCHITECTS RESPONSE	The detailed design development phase will explore different options as part of environmentally friendly design strategy.

6 members of the community brought up the potential shadowing a large building on that lot could cause to the surrounding area and were worried about potential safety issues as a result.

DEVELOPERS RESPONSE	Please reference the shadow analysis that demonstrates minimal impact of shadowing.
ARCHITECTS RESPONSE	The new development will bring in more social surveillance and will work on improving the safety in this area.



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6 members of the community expressed their desire for green spaces and outdoor public areas to be included in the design.

DEVELOPERS RESPONSE    There have been green areas incorporated into the development.

ARCHITECTS RESPONSE    We will incorporate these into the landscape design.

5 members of the community are concerned with potential noise and air pollution, due to construction as well as well as after construction is completed.

DEVELOPERS RESPONSE    The development will adhere to the municipal rules and timelines for construction.

ARCHITECTS RESPONSE    The construction phase will follow The Town of Comox bylaws.

5 members of the community are excited about the addition of new retail spaces, but some requested more space be dedicated to new retail opportunities as they do not feel the amount included in the current design is enough.

DEVELOPERS RESPONSE    As below.

ARCHITECTS RESPONSE    Retails spaces are limited due to the site restrictions, however, we appreciate the input.

3 members of the community were concerned about fresh water availability for the town due to previous droughts and water restrictions being put in place. Will there be enough clean drinking water available for the town if more people are moving there?  
1 resident added onto this point by requesting that ground cisterns be considered as part of the construction and design process to help combat potential future droughts in the area.

DEVELOPERS RESPONSE    No comment.

ARCHITECTS RESPONSE    No comment.

3 members of the community expressed concerns about the town's crime rate going up with new residents moving in, stating that the current police force is not large enough to accommodate that many new residents.

DEVELOPERS RESPONSE    We expect that the residents of the center will not be car-centric as all services that they require on a daily basis are at their doorstep and will be within walking distance.

ARCHITECTS RESPONSE    City sidewalks remain and will be improved along Comox Ave. by increasing the setback and the paved walking area. The pedestrian walkway to Comox mall has been considered and will be placed on the East side of the property, which is away from Port Augusta Street for safety consideration. The development will also work with city's road improvement plan in promoting the pedestrian safety in this area.

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1 member of the community is concerned with the development location and its proximity to the Comox Airfield.

DEVELOPERS RESPONSE	No comment.
ARCHITECTS RESPONSE	No comment.

1 member of the community is excited by the entire proposal but expressed their desire for the residential units to be solely available to senior citizens within the community.

DEVELOPERS RESPONSE	No comment.
ARCHITECTS RESPONSE	No comment.

1 member of the community expressed concerns about senior citizen accessibility within downtown Comox during the construction phase.

DEVELOPERS RESPONSE	The development will adhere to the municipal rules and timelines for construction.
ARCHITECTS RESPONSE	The construction phase will follow The Town of Comox bylaws.

1 member of the community expressed concerns about the location of the underground parking entrance, siting that it would not be appealing for potential new businesses to be directly across from it.

DEVELOPERS RESPONSE	As below.
ARCHITECTS RESPONSE	The parkade is hidden behind retail spaces along Comox Ave. The facade along Port Augusta St is designed based on the same architectural feature and cladding with quality material as the rest of the façade to ensure that it is visually appealing.

1 member of the community questioned the amount of parking spaces that would be available within the underground parking structure, stating that if new residents had more than one vehicle, there would not be enough spaces for all of them and the extra vehicles would end up taking up residential parking space.

DEVELOPERS RESPONSE	As below.
ARCHITECTS RESPONSE	The amount of parking spaces available is in compliance with the parking requirement in the zoning bylaws.

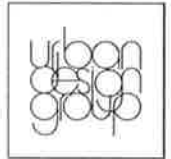
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1 member of the community sent in a request to preserve an old tree that is currently located on the lot.

DEVELOPERS RESPONSE	As below.
ARCHITECTS RESPONSE	Trees that are in conflict with the development will unfortunately be removed. Any tree removal and compensation will be following the local bylaws.

End of Community Feedback

# COMMUNITY CONSULTATION FOR PROPOSED DEVELOPMENT AT 215 PORT AUGUSTA ST (COMOX MALL)

Provide written comments by January 4<sup>th</sup>, 2023



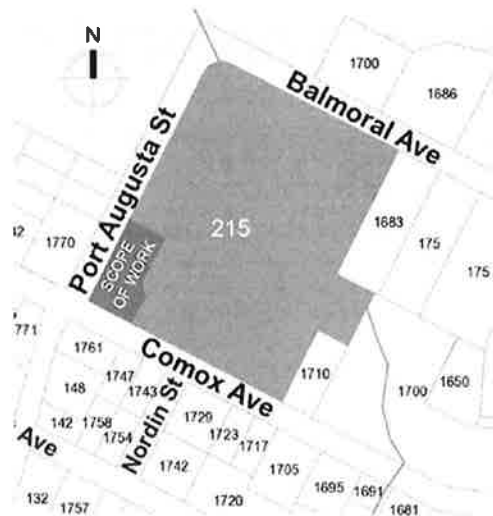
810-675 W Hastings St.  
Vancouver, BC  
V6B 1N2

or

@ administration@udga.com

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

Currently, the subject property is the Comox Centre Mall and the scope of work shown on the map is comprised of surface parking for the Mall. Comox Mall Ltd. is proposing a 6 storey mixed-use building, with approximately 2,800 SF of street orientated retail space, 65 underground parking stalls and 52 residential units. Please provide written comments to Urban Design Group Architects Ltd. on this proposal by mail or email by **January 4<sup>th</sup>, 2023**. Any comments received will also be submitted as part of a rezoning application.\*



More information can be obtained by phone: 604-687-2334, or email: administration@udga.com

\*Written comments from the public on the proposed development, including any personal information, provided to the Town by a developer or the public are collected pursuant to Section 26 of the *Freedom of Information and Protection of Privacy Act* and will be made public and provided to Council.



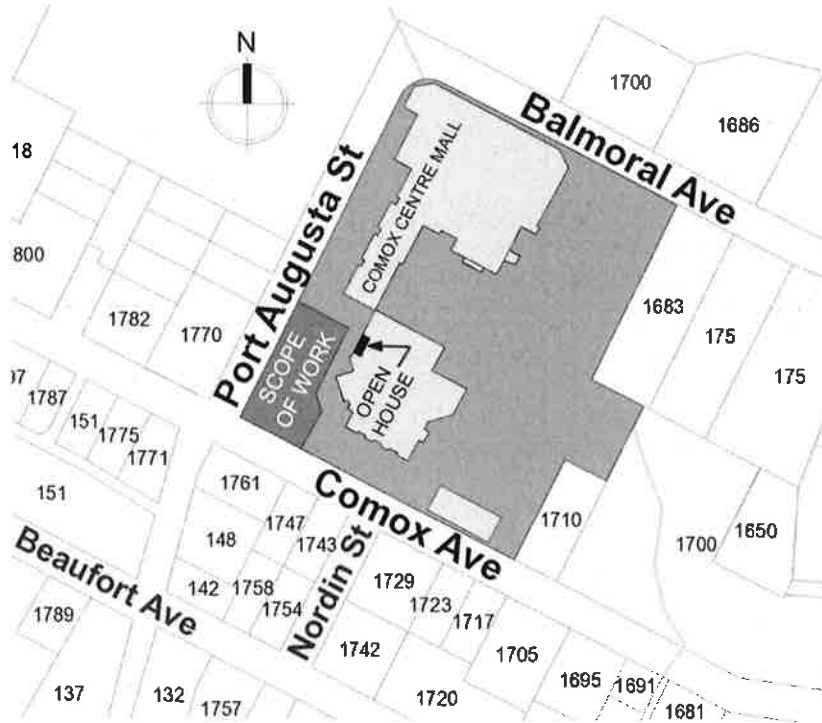
# PRE-APPLICATION CONSULTATION - STAGE 2

## 215 Port Augusta Street, Comox, BC

To the *Resident or Commercial Space Occupant*,

Comox Centre Mall Ltd. or Assignee, the owner of 215 Port Augusta Street, Comox, BC wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.

### CONSULTATION CONTACT:

**Name:**

Att: Aaron Vornbrock / Paul Chiu  
Urban Design Group Architects Ltd.

**Mailing Address:**

810-675 W Hastings Street

Vancouver, BC

V6B 1N2

**Phone Number:**

604-687-2334

**E-mail:**

administration@udga.com

As the owner of 215 Port Augusta Street, Comox, BC shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, this parcel is the Comox Centre Mall and the scope of work shown on the map above is comprised of surface parking for the Mall. The development proposal is for a 6 storey mixed-use building, with approximately 2,800 SF of street orientated retail space, 65 underground parking stalls and 52 residential units.

**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

**9 March 2023**

**Comox Centre Mall (South Mall)  
215 Port Augusta Street  
COMOX**

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

as at February 8, 2023

# Sign In Form

Held at Comox Centre

Date: March 9, 2023

Print Name	Address	Phone #	Email Address
1. J. WATSON	Menville	250 928 375	
2. James Battell	Comox	250 339-0585	
3. Sandra Vornbrook	Courtenay	728. 840-5487	
4. RAY JHL	COMOX	250 339 0454	
5. Amy Yakimyszyn	Comox	{250-218-6846 amy.alma65@gmail.com	
6. Judy Atkinson	Comox	vipergram@gmail.com	
7. D. Keeler	Comox	250-890-4181	
8. Chella	COMOX	250 890-4181	
9. Doris Canthal	Comox Ave.	Dead set against!	
10. ROSYNN SMITH	<del>Comox</del> Stewart St.	250-339-1070	
11. Leslie Frazer	Comox	9-5930	
12. Jack Welden	Comox	9-3934	
13. MI STEFANOWICZ	COMOX	604-724-8092	
14. ALORA CRITEN	COMOX	236-255-2216	
15. R.D. Clarke	11	17706140@gmail.com	
16. Joyce Dale	Comox.	778 585 8388 - late april @outlook.ca	
17. H. Crandall	Comox	250-703-3092	
18. Rosalind Pattison	Comox	(250) 941-6570 raspattison@gmail.com	
19. I. Evans	Comox	l.evans@shaw.ca	
20. I. Evans	Comox	l.evans@shaw.ca	
21. Darnell Tomkins	Comox	djoant@telus.net	
22. A. Henderson	Comox	annehenderson1956@gmail.com	
23. S. BON	Comox	250-941-2236	
24. LEANIE CASIDY	Comox	2479721 250-339-9536	CASS, connery@gmail.com
25. Jane Fox	COMOX		

# Sign In Form

Held at Comox Centre

Date: March 9, 2023

Print Name	Address	Phone #	Email Address	Com
1. SHARON WALDMAN	Comox	250-339-5173	sharwald@gmail	Com
2. Brittany Heinrichs	Comox	250-588-4225	heinrichsbrittany@gmail.ca	
3. Karen + Eric Alexandre	Comox	250-331-0246	karen@kealex.ca	
4. JOHN CHISLETT	COMOX	250-897-2540	jrc@chislettart.com	
5. Wendy Prothero	Comox	250-339-1331	wprothero@telus.net	
6. Vivian Dean	Comox	250-941-4111	lambli55.17@	
7. BRENDA BAVIN	COMOX	250-897-5501	jbavin@gmail.com	
8. CAROL BAERT	COMOX	250-218-8033	CSBAERT@TELUS.NET	
9. DAVE HONE	COMOX	250-309-1232	davehone@telus.net	
10. RId. Morsan	COURTNEY	250-702-3318	Rid.Morsan@gmail.com	
11. Susan Carson	Comox	250-391-5924	carsongsusan@	
12. Jean Van Der Mark	Comox	250-339-7337	vandermarkjean@gmail.com	
13. Christina Copland	COMOX	250-339-6610	ccopland@shaw.ca	
14. DEBRA CALDEROTT	COMOX	250-703-1605	russelcalderotta@shaw.ca	
15. Colby Fisher	Comox	250-792-3724	colby_fisher@cooperators.ca	
16. JUDY ROBERTS	COMOX.	250-667-7768	jweme@me.com	
17. Sue Ptak	Comox	250-339-7178	spk	
18. D. Owen-Jones	Comox	250-339-5038	DJ	
19. Peter Crawford	Comox	250-339-4464	planit14@shaw.ca	
20. Pat Allan	COMOX	250-339-5797	heypatallan@gmail.com	
21. Vaika Lie	Comox	250-650-8708	laikalie@shaw.ca	
22. Jay Heflin	Comox	250-650-8707	jasonlaika@shaw.ca	
23. SHARON NEVILLE	COMOX	812-8253	seneville@shaw.ca	
24. Marcus Aartem	Comox	250-218-0127		
25.				

# Sign In Form

Held at Comox Centre

Date: March 9, 2023

Print Name	Address	Phone #	Email Address
1. Joanne McKechnie	1611 Noel Ave	250 465 1201	joanne.jemwellness@gmail.com
2. Shelley Nicholls	1653 Comox Ave #2	250 339 9664	shelleynicholls@gmail.com
3. Brenda Olinek	1488 A Comox Ave	250 890 2042	brendaplinek84@gmail.com
4. G Fabris	302-1120 Beaufort Ave.		garyfabris@yahoo.com
5. J. Dawson	1902 Comox Ave		
6. H Kozior	1933 TAYLOR		HKOZIOR@SHAW.CA
7. Mike Turnbull	2072 Heda rd	250 702 4582	
8. John North	1685 Beaufort	778 585 9044	JohnRNorthca@shaw.ca
9. T. Leon	1517 Chinook Dr.	604-787-3582	cedarscesalt@gmail.com
10. Lois North	1685 Beaufort Ave	250-702-7927	LoisNORTH@COMOX@GMAIL.COM
11. Donald Ross	204-1726 Beaufort	604-716 5605	DONALD.S.ROSS@gmail.com
12. Cindy O'Donnell	2288 Suffolk Cr. Clay.	250-897-8226	
13. DOUG BIGGS	2046 BEATON Comox	250-218-5212	douglashiggs1@gmail.com
14. Tom BLACKBURN	1560 COMOX AVE	250 339-2728	mistyblackburn@gmail.com
15. LOUISE VEILLEUX	6600 COMOX AVE	613 866-2501	
16. BRENDA CARDINAL	634 Pritchard	250 72 5220	brennecardinal@gmail.com
17. Katie Brennen	1890 Ross Ave	250 650 6221	brennenkatie@gmail.com
18. Evelyn Hill Beers			twobeers@telus.net
19. Don + Alma Walden	202 Ellis St	250 941-4166	adwalden@telus.net
20. Lara Greasley	BIA		comoxbia@gmail.com
21. EDD MOYES	BLACKFIN PUB		EDD@BLACKFINPUB.COM
22. Megan Thomson	1945 Holly Pl.	250 656 9642	meganthomson33@gmail.com
23. John Neville	170 Bay Court	250 881 5340	j.neville@shaw.ca
24. Dian Van Oostham	1740 Linden Ave	250-650-0437	diane.vano@yaho.ca
25. Martha Cerow	1907 Beaver Vista Ave	250 941 1940	
25. Cleon Rowley	102-1811 Comox Ave	250 890 1104 x4400	Cleon.Rowley@scotiabank.com



# Sign In Form

Held at Comox Centre

Date: March 9, 2023

Print Name	Address	Phone #	Email Address
1. IAN ZEMARCO	8307 FOSKETT CX	330-6046	IANZEMARCO@gmail.com
2. BILL CROWDER	142 PRITCHARD		bjcrowder@gmail.com
3. Helen + Carl Graves	1659 Beaufort Ave.		bgraves@telus.net
4. DIANA GOULD	1646 STURMONT AVS		ladydiana@shaw.ca
5. CARL GRAVES	1659 Beaufort Ave.		gahoo.ca
6. Dianne Binns	1700 Balmoral		debinns@shaw.ca
7. Zelda Liew	"		zeldatom@shaw.ca
8.			
9.			
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25.			

**ATTACHMENT 6**

**PRE-APPLICATION COMMENTS RECEIVED BY DEVELOPER**

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Tuesday, December 13, 2022 10:33 AM  
**To:** Azia Mears; Aaron Vornbrock  
**Subject:** FW: 215 Port Augusta st- Comox Mall

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



### URBAN DESIGN GROUP ARCHITECTS LTD

Suite 810 - 675 W Hastings St Vancouver BC V6B 1N2  
[www.udga.com](http://www.udga.com)

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---

**From:** Colby Fisher <colby\_fisher@cooperators.ca>  
**Sent:** Tuesday, December 13, 2022 10:33 AM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** 215 Port Augusta st- Comox Mall

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I have received the proposed development at 215 Port Augusta St (Comox Mall) I just want to get clarification that the plan is to tear down the current locations and replace with a 6 storey mixed – use building. Please let me know if this is correct.

Thanks  
Colby

Colby Fisher, | OFFICE MANAGER  
FIRST INSURANCE | Co-operators  
18-215 Port Augusta, Comox, BC,  
Tel: 250-334-3443 | Toll Free: 1-800-655-5255



In order to maintain the safety of our community we are continuing to offer services over the phone or by email Monday through Friday 9am – 5pm and Saturdays 9am-4pm, by calling 250 334 3443. We appreciate your patience as call and email volume may be higher than normal. **\*\*\* If you do not get through to reception please press “2” to leave a message in our general mailbox and we will return your call as soon as possible.\*\*\***

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This message, including any documents attached, may contain privileged and confidential information intended for the recipient only. Any unauthorized use, copying or disclosure is prohibited. If you have received this message in error, please notify the sender by email and delete or destroy all copies of this message. We use reasonable safeguards to protect all information collected, used, retained and disclosed in the course of conducting business; however, email may be vulnerable to interception by unauthorized parties. We discourage you from emailing personal or sensitive information. If you provided your email to us, or if you contacted us by email, we accept this as your consent to communicate with you by email. If you do not wish for us to communicate with you by email, please notify us at your earliest convenience.



## Caitlyn Learman

---

**From:** Aaron Vornbrock  
**Sent:** Tuesday, December 13, 2022 2:26 PM  
**To:** Azia Mears  
**Subject:** FW: Building Proposal for Comox Mall

#5348

### Aaron Vornbrock

Principal  
T +1(604) 687-2334 Ext 104  
C+1(604) 506-8024  
E [aaronv@udga.com](mailto:aaronv@udga.com)



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---

**From:** Patricia Forrester <p4ester@telus.net>  
**Sent:** December 13, 2022 2:15 PM  
**To:** Aaron Vornbrock <aaronv@udga.com>  
**Subject:** Building Proposal for Comox Mall

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Hello Aaron,

I am an owner in the neighborhood of the new building proposal site. I live at 1700 Balmoral Ave, across from the Comox Mall Parking lot. As there are two parking areas on the Comox Mall site, can you please send me a site map for the proposed new bldg location.

Thank You,

Patricia Forrester

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Tuesday, December 13, 2022 10:33 AM  
**To:** Azia Mears; Aaron Vornbrock  
**Subject:** FW: Pre-Application Community Consultation for 215 Port Augusta Street (Comox Mall)

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** Dionne <crusherd@icloud.com>  
**Sent:** Monday, December 12, 2022 2:30 PM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Pre-Application Community Consultation for 215 Port Augusta Street (Comox Mall)

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Hello,

Can you please send me more information on the project below:

Appreciate your time,  
Dionne  
1700 Balmoral Ave

There is a pre-Application Community Consultation for 215 Port Augusta Street (Comox Mall)

This is not yet before Town of Comox Council.

Currently, the subject property is the Comox Centre Mall and the scope of work shown on the map is comprised of surface parking for the Mall. Comox Centre Mall Ltd. or Assignee is proposing a 6 storey mixed-use building, with approximately 2,800 SF of street orientated retail space, 65 underground parking stalls and 52 residential units.

Please provide written comments to Urban Design Group Architects Ltd. on this proposal by mail or email by January 4th, 2023.

Any comments received will also be submitted as part of a rezoning application.\*

More information can be obtained by phone: 604-687-2334, or email: [administration@udga.com](mailto:administration@udga.com)

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Tuesday, December 13, 2022 10:48 AM  
**To:** Steve Peng; Aaron Vornbrock; Azia Mears  
**Subject:** FW: Support

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** Jon De Roo <Jon.DeRoo@pattisonmedia.com>  
**Sent:** Tuesday, December 13, 2022 10:47 AM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Support

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I'm in support of the proposal! Thanks.

Jon De Roo  
News Announcer  
97.3 THE EAGLE - CKLR  
Pattison Media Limited  
Work (250) 703-0199  
Cell (306) 717-0609





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## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Wednesday, December 14, 2022 8:58 AM  
**To:** Aaron Vornbrock; Steve Peng; Azia Mears  
**Cc:** Amy Yang  
**Subject:** FW: 215 Port Agusta St

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** Rick Fisher <[rickfisher.cbs@gmail.com](mailto:rickfisher.cbs@gmail.com)>  
**Sent:** Tuesday, December 13, 2022 7:10 PM  
**To:** UDGA Administration <[administration@udga.com](mailto:administration@udga.com)>  
**Subject:** 215 Port Agusta St

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I own a home on Comox Avenue, 1/3 of a km from your project. I would love to see the entire Comox mall with a combination of rental apartments and condominiums. Parking and retail on the main floor and living space above. Imagine living above the mall, a view of the bay, elevator downstairs to shop, go to a restaurant or buy groceries, never really leaving the building.

I hope the town treats your application with respect and handles it in a timely manner and only wish you would consider something much larger. I think there should be 500 residences above the mall on that property.

As a Comox Tax Payer you have my full support.

Rick Fisher  
1890 Comox Ave  
Comox BC



## Caitlyn Learman

---

**From:** Theresa Martin <beaufort\_babe@hotmail.com>  
**Sent:** Tuesday, December 13, 2022 10:54 AM  
**To:** UDGA Administration  
**Subject:** Proposed mall project

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

First off, this complex that is going to be proposed is way to tall for our small town. We do not need more sky scrapers. We are not a large city to warrant them. And also, how long would this project take to complete. So many people, especially the elder, rely on what is available in the mall already. It is within waking distance for us all. Not to mention the HUGE disruption for our quant little town. I feel this would be a detrimental move to us all in Comox. Please reconsider this plan to not let this project move forward. Keep us a small fishing village not a big city.



## Caitlyn Learman

---

**From:** jrc chislettark.com <jrc@chislettark.com>  
**Sent:** Thursday, December 15, 2022 7:06 PM  
**To:** UDGA Administration  
**Cc:** nminions@comox.ca  
**Subject:** Community Consultation @ 215 Port August Street, Comox, B.C.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We are interested in seeing the proposed concept for this project and site plan. Can you please send a link or any promotional materials you have on it.

We support the proposed height if it is terraced and the building design retains the human scale of Comox Avenue.

We know that importance that this corner development needs to be designed with sensitivity as it will be instrumental in determining and defining the future character of downtown Comox and retaining its pedestrian vitality.

A monolithic block treatment would be entirely inappropriate at this location.

We look forward to seeing the proposal and to be a part of this community conversation to ensure the much needed units are provided, in a timely manner, with this landmark building.

Kindly,  
Vivian Dean & John Chislett, Architect AIBC  
250 897-2540

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Thursday, December 15, 2022 9:48 AM  
**To:** Aaron Vornbrock; Steve Peng; Azia Mears  
**Cc:** Amy Yang  
**Subject:** FW: 215 Port Augusta St, Comox BC

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** k medley <kmedley@shaw.ca>  
**Sent:** Thursday, December 15, 2022 9:44 AM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** 215 Port Augusta St, Comox BC

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While it's a good idea to have more housing and stores (instead of professional services) at the downtown core, a 6 storey building is way outside the scope of a neighbourhood that's only a few blocks in size. This is especially true if it's located at the south west corner of the property. A 4 storey building at the north west corner of the property would be much more fitting and acceptable.

Thank you for the opportunity to provide input.  
Kerri Medley

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Thursday, December 15, 2022 11:25 AM  
**To:** Azia Mears; Aaron Vornbrock; Steve Peng  
**Cc:** Amy Yang  
**Subject:** FW: 215 Port Augusta Street, Comox BC  
**Attachments:** Port Augusta Comox Ave Development.docx

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** Mike and Wendy Wilson <[wilsonsmw@telus.net](mailto:wilsonsmw@telus.net)>  
**Sent:** Thursday, December 15, 2022 11:24 AM  
**To:** UDGA Administration <[administration@udga.com](mailto:administration@udga.com)>; [town@comox.ca](mailto:town@comox.ca)  
**Subject:** 215 Port Augusta Street, Comox BC

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Attached are our comments with respect to this project.

Mike and Wendy Wilson  
#6 1646 Balmoral Avenue  
Comox BC V9M2N1

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Thursday, December 15, 2022 9:05 AM  
**To:** Aaron Vornbrock; Steve Peng; Azia Mears  
**Cc:** Amy Yang  
**Subject:** FW: Application Consultation - 215 Port Augusta Street, Comox, B.C.

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** Robert Coltman <rdcolt@shaw.ca>  
**Sent:** Thursday, December 15, 2022 8:28 AM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Application Consultation - 215 Port Augusta Street, Comox, B.C.

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Comments:

1. I am in favour of your request to develop this property into a mix-use building.
2. I am not in favour of a 6 storey complex that is adjacent to Comox Avenue. 5 maximum.
3. Downtown Comox must retain it's welcoming, small town appearance, particularly along Comox Avenue. The design must complement the existing buildings. Not contemporary or overbearing.

Yours truly

Bob Coltman  
#5- 1646 Balmoral Ave.,  
Comox, B.C.  
V9M 2N1





## Caitlyn Learman

---

**From:** Amy Yang  
**Sent:** Thursday, December 15, 2022 1:14 PM  
**To:** Aaron Vornbrock; Azia Mears; Steve Peng  
**Cc:** Brianna Hicks  
**Subject:** FW: Attn: Aaron Vombrock and Paul Chiu

Kind regards,

### Amy Yang

Administrative Assistant  
T +1(604) 687-2334 Ext. 100  
E [amy@udga.com](mailto:amy@udga.com)



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---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Thursday, December 15, 2022 1:07 PM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Attn: Aaron Vombrock and Paul Chiu

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Pre-Application Consultation - Stage 1  
215 Port Augusta Street, Comox, BC

For the benefit of the downtown neighbourhood:

Please retain the wisteria arbor and benches and the shade trees on this corner. People always sit here and enjoy a cool shady place to sit.

We need our green spaces for cool and shade and quality of life, especially now with drought conditions and heat waves looming over next summer's weather.

Please do not disregard this concern for the neighbourhood. We would miss that shady corner. Thank you.

I must say that this is the kind of infill development that this town needs, small footprint on an existing parking lot for pedestrian friendly living...and not more deforestation and large expensive homes.

Dale McAslan  
#109 - 1742 Beaufort Avenue  
Comox, BC V9M 1R7  
250-890-1915

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Thursday, December 15, 2022 9:25 AM  
**To:** Steve Peng; Aaron Vornbrock; Azia Mears  
**Cc:** Amy Yang  
**Subject:** FW: Comox Mall at 215 Port Augusta project in Comox, B.C.

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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---

**From:** Pamela Edwards <[pamie647@gmail.com](mailto:pamie647@gmail.com)>  
**Sent:** Thursday, December 15, 2022 9:22 AM  
**To:** UDGA Administration <[administration@udga.com](mailto:administration@udga.com)>  
**Subject:** Comox Mall at 215 Port Augusta project in Comox, B.C.

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Hello,

Just enquiring about this preliminary proposal for construction at this address. Wondering where one can view the plans of this proposal? Also will the existing Independent Grocery store still be in the same location at this mall? Or will the entire existing stores etc. be slated for demolition for redevelopment? Where will the 6 floor 51 residential units be built on this site?

I would appreciate any information you can provide.

Respectfully,

Pamela Edwards

[pamie647@gmail.com](mailto:pamie647@gmail.com)

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Thursday, December 15, 2022 9:05 AM  
**To:** Aaron Vornbrock; Steve Peng; Azia Mears  
**Cc:** Amy Yang  
**Subject:** FW: Comox Mall housing development

Brianna Hicks  
Manager, Administration  
T +1(604) 687-2334 Ext 108  
E briannah@udga.com

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

From: Barbara V <barbonbuena@gmail.com>  
Sent: Thursday, December 15, 2022 7:33 AM  
To: UDGA Administration <administration@udga.com>  
Subject: Re: Comox Mall housing development

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I have asked questions about this proposed development and have been satisfied by the answers I have received. I have no objections to this development, especially as it will have its own underground parking facilities and the mall parking will not be affected. More housing is needed, especially for those without a huge cash flow. Hopefully that is being considered.

Barbara Vermette  
1912 Buena Vista Ave.  
Comox, B.C. V9M2B7

Sent from my iPhone

## Caitlyn Learman

---

**From:** Brianna Hicks  
**Sent:** Thursday, December 15, 2022 9:06 AM  
**To:** Aaron Vornbrock; Steve Peng; Azia Mears  
**Cc:** Amy Yang  
**Subject:** FW: Consultation for Development at Comox Centre Mall  
**Attachments:** Comox Mall Development Consultation .pdf

### Brianna Hicks

Manager, Administration  
T +1(604) 687-2334 Ext 108  
E [briannah@udga.com](mailto:briannah@udga.com)



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**From:** Karen Blank <karen.blank@shaw.ca>  
**Sent:** Wednesday, December 14, 2022 6:01 PM  
**To:** council@comox.ca  
**Cc:** UDGA Administration <administration@udga.com>  
**Subject:** Consultation for Development at Comox Centre Mall

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Hello

I saw the attached notice in the local newspaper concerning a potential proposed development at the Comox Centre Mall. The notice was published on 13 December requested it comments by 4 January 2023.

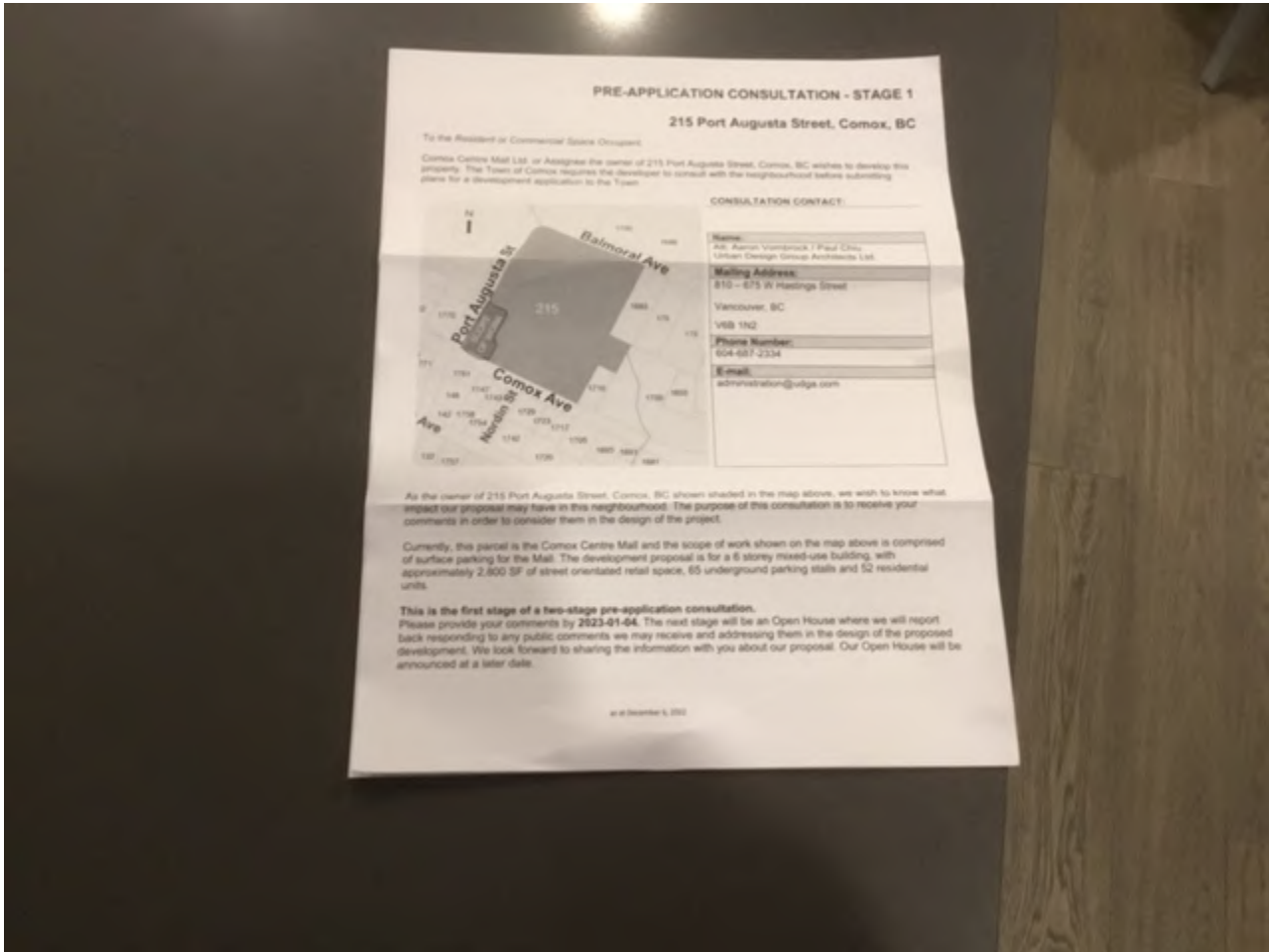
I am disappointed that the timing of the consultation takes place at a time of year when many are travelling for the holiday season, or are focused on other priorities. I suggest that the consultation is neither adequate, meaningful or effective and does not meet the requirements of a community consultation of the Town of Comox.

Shame on Urban Design Group Architects for trying to claim this is community consultation.  
For your information

Karen Blank  
388 Ensign St Comox  
250 890 4061



**From:** Louise Schebel <schlulu@icloud.com>  
**Sent:** Thursday, December 15, 2022 5:01 PM  
**To:** UDGA Administration  
**Subject:** I am against this Pre Application. It would not be good for me.



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Sent from my iPad

## Caitlyn Learman

---

**From:** McKinnon Photography <info@mckinnonphotography.com>  
**Sent:** Friday, December 16, 2022 7:15 AM  
**To:** UDGA Administration  
**Subject:** Letter of support for 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please accept this email as my letter of support for the proposed development at 215 Port Augusta Street. I am however curious if there will be units within the building that have an affordable housing covenant on them?

Sincerely, Karen McKinnon (she/her)

It is the nature of my work that I am not in the office every day. I ensure that all emails are returned within three business days. If you wish to reach me more promptly please don't hesitate to call my cell phone at 250-703-3486.



[the website](#)

[Facebook](#)

[Instagram](#)

*I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'omoks First Nations. I honour the presence and power of all First Nations whose territories we reside on and I thank them for their grace and tolerance.*

## Caitlyn Learman

---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Thursday, December 15, 2022 3:46 PM  
**To:** Amy Yang  
**Subject:** Re: Attn: Aaron Vombrock and Paul Chiu

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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One more comment:

Please do something extraordinary with this building. Something imaginative. Something inspired. I like to look to Copenhagen for inspired urban development. We need that to break out of the old mold. We don't need another box with a roof. We need something that makes people look up in wonder and say, Wow! Look at that! We really are entering the Golden Age of humanity!

Know what I mean?

Thank you.

Dale McAslan

---

**From:** Amy Yang <AmyY@udga.com>  
**Sent:** December 15, 2022 2:29 PM  
**To:** dale mcaslan <dalemcaslan@live.ca>  
**Subject:** RE: Attn: Aaron Vombrock and Paul Chiu

Good afternoon,

Thank you for your interest in our proposed development.

We invite you to attend our open house which will be announced and held in the new year. Our concepts and preliminary plans will be available for viewing at the open house along with a representative from the proposed development to answer any questions you may have.

We hope to see you there.

Kind regards,

**Amy Yang**  
Administrative Assistant  
T +1(604) 687-2334 Ext. 100  
E [amy@udga.com](mailto:amy@udga.com)



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Suite 810 - 675 W Hastings St Vancouver BC V6B 1N2

[www.udga.com](http://www.udga.com)

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Please consider the environment before printing this e-mail.

---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Thursday, December 15, 2022 1:07 PM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Attn: Aaron Vombrock and Paul Chiu

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pre-Application Consultation - Stage 1  
215 Port Augusta Street, Comox, BC

For the benefit of the downtown neighbourhood:

Please retain the wisteria arbor and benches and the shade trees on this corner. People always sit here and enjoy a cool shady place to sit.

We need our green spaces for cool and shade and quality of life, especially now with drought conditions and heat waves looming over next summer's weather.

Please do not disregard this concern for the neighbourhood. We would miss that shady corner. Thank you.

I must say that this is the kind of infill development that this town needs, small footprint on an existing parking lot for pedestrian friendly living...and not more deforestation and large expensive homes.

Dale McAslan  
#109 - 1742 Beaufort Avenue  
Comox, BC V9M 1R7  
250-890-1915

## Caitlyn Learman

---

**From:** Patricia Forrester <p4ester@telus.net>  
**Sent:** Thursday, December 15, 2022 4:26 PM  
**To:** Amy Yang  
**Subject:** Re: Building Proposal for Comox Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the information.  
Patricia

On Thu, Dec 15, 2022 at 2:23 PM Amy Yang <[AmyY@udga.com](mailto:AmyY@udga.com)> wrote:

Good afternoon,

Thank you for your interest in our proposed development.

We invite you to attend our open house which will be announced and held in the new year. Our concepts and preliminary plans will be available for viewing at the open house along with a representative from the proposed development to answer any questions you may have.

We hope to see you there.

Kind regards,

**Amy Yang**

Administrative Assistant

T +1(604) 687-2334 Ext. 100

E [amyy@udga.com](mailto:amyy@udga.com)





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---

**From:** Patricia Forrester <[p4ester@telus.net](mailto:p4ester@telus.net)>  
**Sent:** December 13, 2022 2:15 PM  
**To:** Aaron Vornbrock <[aaronv@udga.com](mailto:aaronv@udga.com)>  
**Subject:** Building Proposal for Comox Mall

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron,

I am an owner in the neighborhood of the new building proposal site. I live at 1700 Balmoral Ave, across from the Comox Mall Parking lot. As there are two parking areas on the Comox Mall site, can you please send me a site map for the proposed new bldg location.

Thank You,

Patricia Forrester

## Caitlyn Learman

---

**From:** Pamela Edwards <pamie647@gmail.com>  
**Sent:** Thursday, December 15, 2022 3:49 PM  
**To:** Amy Yang  
**Subject:** Re: Comox Mall at 215 Port Augusta project in Comox, B.C.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Amy,

I did receive this afternoon in the mail a letter from your office with the outline of where the proposed new development will be.

Thank you for responding.

Cheers,

Pamela Edwards

On Thu, Dec 15, 2022 at 2:28 PM Amy Yang <[AmyY@udga.com](mailto:AmyY@udga.com)> wrote:

Good afternoon,

Thank you for your interest in our proposed development.

We invite you to attend our open house which will be announced and held in the new year. Our concepts and preliminary plans will be available for viewing at the open house along with a representative from the proposed development to answer any questions you may have.

We hope to see you there.

Kind regards,

**Amy Yang**

Administrative Assistant

T +1(604) 687-2334 Ext. 100

E [amyy@udga.com](mailto:amyy@udga.com)



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---

**From:** Pamela Edwards <[pamie647@gmail.com](mailto:pamie647@gmail.com)>  
**Sent:** Thursday, December 15, 2022 9:22 AM  
**To:** UDGA Administration <[administration@udga.com](mailto:administration@udga.com)>  
**Subject:** Comox Mall at 215 Port Augusta project in Comox, B.C.

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Just enquiring about this preliminary proposal for construction at this address. Wondering where one can view the plans of this proposal? Also will the existing Independent Grocery store still be in the same location at this mall? Or will the entire existing stores etc. be slated for demolition for redevelopment? Where will the 6 floor 51 residential units be built on this site?

I would appreciate any information you can provide.

Respectfully,

Pamela Edwards

[pamie647@gmail.com](mailto:pamie647@gmail.com)

## Caitlyn Learman

---

**From:** Jim Wright <jdlwright@gmail.com>  
**Sent:** Friday, December 16, 2022 3:30 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta St (Comox Mall) consultation

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, here is my feedback.

While I do think that a mixed use building is appropriate in the area, I feel that a six storey one is completely out of character with the surroundings, and it presumably is that high only to out compete for water views. Parking is already limited in the area, will the underground parking be free for non-residents, presumably not so that is space lost. The character and feel of Comox is important to the people who live here and have invested in this community, sadly in my view this building would be dissonant with that.

Thanks  
Jim Wright  
Comox



# PRE-APPLICATION CONSULTATION - STAGE 1

215 Port Augusta Street, Comox, BC

Date: 16<sup>th</sup> Dec 22 Name: Claire King Address: #309, 1686 Balmain Ave, Comox

Please submit your comments by 4 January 2023

to: Urban Design Group Architects Ltd.  
email: administration@udga.com  
or mail to: 810 - 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

215 Port Augusta Street, Comox BC  
This project seems overly ambitious for this particular location, and could in fact be quite out of place in the small village centre of Comox. I cannot envisage a six storey building being aesthetically pleasing, nor practically viable. The area earmarked <sup>for this project</sup> fronts onto a busy street and would add hugely to traffic congestion. Perhaps this plan could work if considerably downsized

C. King



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

as at December 6, 2022

## Caitlyn Learman

---

**From:** McKinnon Photography <info@mckinnonphotography.com>  
**Sent:** Friday, December 16, 2022 7:15 AM  
**To:** UDGA Administration  
**Subject:** Letter of support for 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please accept this email as my letter of support for the proposed development at 215 Port Augusta Street. I am however curious if there will be units within the building that have an affordable housing covenant on them?

Sincerely, Karen McKinnon (she/her)

It is the nature of my work that I am not in the office every day. I ensure that all emails are returned within three business days. If you wish to reach me more promptly please don't hesitate to call my cell phone at 250-703-3486.



[the website](#)

[Facebook](#)

[Instagram](#)

*I respectfully acknowledge that I live, work and play on the unceded traditional territory of the K'omoks First Nations. I honour the presence and power of all First Nations whose territories we reside on and I thank them for their grace and tolerance.*

## Caitlyn Learman

---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Friday, December 16, 2022 11:33 AM  
**To:** Amy Yang  
**Subject:** Re: Attn: Aaron Vombrock and Paul Chiu

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I have lived in downtown Comox for 3 years (only).  
I notice there are no 6-storey buildings around here, so I'm not sure if it is permitted to build that high.  
Also, downtown traffic is becoming too busy already for these small streets.  
I am concerned about increased traffic as well as noise and air pollution.  
Something to consider.  
Thanks.  
Dale McAslan

---

**From:** Amy Yang <AmyY@udga.com>  
**Sent:** December 15, 2022 2:29 PM  
**To:** dale mcaslan <dalemcaslan@live.ca>  
**Subject:** RE: Attn: Aaron Vombrock and Paul Chiu

Good afternoon,

Thank you for your interest in our proposed development.

We invite you to attend our open house which will be announced and held in the new year. Our concepts and preliminary plans will be available for viewing at the open house along with a representative from the proposed development to answer any questions you may have.

We hope to see you there.

Kind regards,

**Amy Yang**  
Administrative Assistant  
T +1(604) 687-2334 Ext. 100  
E [amy@udga.com](mailto:amy@udga.com)



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Please consider the environment before printing this e-mail.

---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Thursday, December 15, 2022 1:07 PM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Attn: Aaron Vombrock and Paul Chiu

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pre-Application Consultation - Stage 1  
215 Port Augusta Street, Comox, BC

For the benefit of the downtown neighbourhood:

Please retain the wisteria arbor and benches and the shade trees on this corner. People always sit here and enjoy a cool shady place to sit.

We need our green spaces for cool and shade and quality of life, especially now with drought conditions and heat waves looming over next summer's weather.

Please do not disregard this concern for the neighbourhood. We would miss that shady corner. Thank you.

I must say that this is the kind of infill development that this town needs, small footprint on an existing parking lot for pedestrian friendly living...and not more deforestation and large expensive homes.

Dale McAslan  
#109 - 1742 Beaufort Avenue  
Comox, BC V9M 1R7  
250-890-1915

## Caitlyn Learman

---

**From:** Derrick and Lois Harvey <derrick\_harvey@hotmail.com>  
**Sent:** Friday, December 16, 2022 11:33 AM  
**To:** UDGA Administration  
**Subject:** re proposed development at 215 port augusta st (comox mall)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

Regarding the proposed development on the Comox Mall site, I would like to offer the following opinions.

- 1 the scope of the proposed building will tower over the intersection and is not what most people would consider a good contribution to the downtown appearance. The number of stories is far too high for the downtown area. A proposal with fewer floor would make more sense.
2. There is not enough parking in the downtown core of Comox presently. This proposal will exacerbate that issue and problem beyond current comprehension. While we can assume that some people will not have vehicles, the larger group of proposed residents will park wherever they want in the core area. This is not acceptable. The overall parking impact will be negative and because the amount of parking deleted for the project is not going to be covered by the proposed underground parking adequately. As a result the already scarce parking in the downtown area will become more scarce.
3. The core area of Comox is already a traffic nightmare and adding this development on that intersection, will only contribute to that. It is not sensible or even considerate to propose such a development at that location.
4. Overall, the project as described in the local paper edition of December 14 does not "fit" within the vision of a small intimate marine community that most of the residents want and ask for.

This project should be rejected outright as it is proposed. Even with some compromise, the location of the project will have a negative impact on the community

Sincerely  
Derrick Harvey  
Taxpayer and resident



Derrick Harvey  
Cel 250 331 1204  
Home 250 941 1864  
Madelo Consulting Services( marine )

## Caitlyn Learman

---

**From:** Rocky & Shannon Moise <shanrock@shaw.ca>  
**Sent:** Saturday, December 17, 2022 6:20 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, Bc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dr. Roger Moise, 1723 Comox Ave.. Comox BC.

Thank you for the information on the pre-application consultation for stage one of this development.

I feel six stories is too tall. There are no buildings that tall in the area. Even the new development of condos by the golf course were only four stories. as well there is a new development for the damn Balmoral that I believe is only three or four stories. So I'm quite surprised to see a proposal for six stories.

Sent from my iPad

# PRE-APPLICATION CONSULTATION - STAGE 1

215 Port Augusta Street, Comox, BC

Date:

Name:

Address:

Please submit your comments by 4 January 2023

to: Urban Design Group Architects Ltd.

email: administration@udga.com

or mail to: 810 – 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

I live at 1686 Balmeral Avenue, so know the Comox Mall area well. The proposed size of this development concerns me. I think a 6 story structure in "downtown" Comox is not appropriate for the community and would add much more traffic and crowding to ~~the~~ <sup>the</sup> pleasant small town atmosphere which currently exists here.

If any new building is to be erected on this site, I would also be hopeful that the residential units would be of a mixed character, i.e. not all expensive condos out of reach for younger people or seniors on pensions.

More information, please!

Stewart Gooding

309-1686 Balmeral Ave

Comox BC V9M 2N1

250 941 5799

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

as at December 6, 2022

## Caitlyn Learman

---

**From:** Amy Yang  
**Sent:** Tuesday, December 20, 2022 10:32 AM  
**To:** Azia Mears  
**Subject:** Fw: 215 Port Augusta street, Comox.B.C.

---

**From:** MICHELLE DENIS <qbmichi@shaw.ca>  
**Sent:** Tuesday, December 20, 2022 8:20 AM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** 215 Port Augusta street, Comox.B.C.

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Michelle Denis, I reside at 409-1700 Balmoral Ave. Comox B.C.

In regards to the 6 story mixed use building, it is a hard NO for me, if one wants to develop this parcel of land, it should be in keeping with the look of the other building in our little seaside town, no higher than 3 floors, just like the one that is going in on 5th st. in Courtney, it is a development that is down town Courtney, and yes, it's within keeping with the look of the rest of downtown.

We know we can't stop progress but lets do it in a mindful manner, lets keep Comox quaint, beautiful, and the star of the sea.  
Michelle Denis.

## Caitlyn Learman

---

**From:** Amy Yang  
**Sent:** Tuesday, December 20, 2022 10:33 AM  
**To:** Azia Mears  
**Subject:** Fw: Attn: Aaron Vombrock and Paul Chiu

---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Tuesday, December 20, 2022 10:29 AM  
**To:** Amy Yang <AmyY@udga.com>  
**Subject:** Re: Attn: Aaron Vombrock and Paul Chiu

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Something else to consider:

With prolonged drought, we are experiencing water restrictions already. Not a good time to add more water consumers to the neighbourhood.

Logistically, I am concerned about the disruption to the downtown core with building on that scale. The streets are narrow and very busy already.

---

**From:** Amy Yang <AmyY@udga.com>  
**Sent:** December 15, 2022 2:29 PM  
**To:** dale mcaslan <dalemcaslan@live.ca>  
**Subject:** RE: Attn: Aaron Vombrock and Paul Chiu

Good afternoon,

Thank you for your interest in our proposed development.

We invite you to attend our open house which will be announced and held in the new year. Our concepts and preliminary plans will be available for viewing at the open house along with a representative from the proposed development to answer any questions you may have.

We hope to see you there.

Kind regards,

Amy Yang



Administrative Assistant  
T +1(604) 687-2334 Ext. 100  
E [amy@udga.com](mailto:amy@udga.com)



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---

**From:** dale mcaslan <dalemcaslan@live.ca>  
**Sent:** Thursday, December 15, 2022 1:07 PM  
**To:** UDGA Administration <administration@udga.com>  
**Subject:** Attn: Aaron Vombrock and Paul Chiu

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pre-Application Consultation - Stage 1  
215 Port Augusta Street, Comox, BC

For the benefit of the downtown neighbourhood:

Please retain the wisteria arbor and benches and the shade trees on this corner. People always sit here and enjoy a cool shady place to sit.

We need our green spaces for cool and shade and quality of life, especially now with drought conditions and heat waves looming over next summer's weather.

Please do not disregard this concern for the neighbourhood. We would miss that shady corner. Thank you.

I must say that this is the kind of infill development that this town needs, small footprint on an existing parking lot for pedestrian friendly living...and not more deforestation and large expensive homes.

Dale McAslan  
#109 - 1742 Beaufort Avenue  
Comox, BC V9M 1R7  
250-890-1915

# PRE-APPLICATION CONSULTATION - STAGE 1

215 Port Augusta Street, Comox, BC

Date: 12/21/2022 Name: GREGG HART Address: 100 Port Augusta  
Comox

Please submit your comments by 4 January 2023

to: Urban Design Group Architects Ltd.  
email: administration@udga.com  
or mail to: 810 – 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

I am fully in favour of this development. Comox downtown needs more residential housing, it's good for the merchants, the restaurants and the town in general. Vibrant is what I think of in connection with this development. The senior living is an integral part of downtown but this is young and upbeat, makes the pulse move faster. It's in my opinion the highest and best use of the property. Speed the approval up.

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

as at December 6, 2022

## Caitlyn Learman

---

**From:** Gregg Hart <gregghart@royalpage.ca>  
**Sent:** Wednesday, December 21, 2022 3:40 PM  
**To:** UDGA Administration  
**Subject:** Fwd: Message from "RNP583879522432"  
**Attachments:** 20221221132816145.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comox develop[ment]

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

**From:** <[rlpscan@shaw.ca](mailto:rlpscan@shaw.ca)>  
**Date:** Wed, Dec 21, 2022 at 1:17 PM  
**Subject:** Message from "RNP583879522432"  
**To:** Gregg Hart <[gregghart@royalpage.ca](mailto:gregghart@royalpage.ca)>

This E-mail was sent from "RNP583879522432" (IM C3000).

Scan Date: 12.21.2022 13:28:16 (-0500)  
Queries to: [rlpscan@shaw.ca](mailto:rlpscan@shaw.ca)

## Caitlyn Learman

---

**From:** Sue Sundby <suesundby@gmail.com>  
**Sent:** Wednesday, December 21, 2022 2:22 PM  
**To:** UDGA Administration  
**Subject:** Proposed Comox Mall Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please send me more information about this proposal.

Thank you.  
Sue

## Caitlyn Learman

---

**From:** Richard Clarke <137clarke@gmail.com>  
**Sent:** Friday, December 23, 2022 10:17 AM  
**To:** UDGA Administration  
**Subject:** Comox Mall Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Folks,

Thai looks like an interesting project - but the ad in the CV Record seeking comment does not include the design of the project - do you have a drawing of the planned development s- that one can make a more informed comment.

I am interested in knowing the planned massing of the development, the size of the housing units and whether strata or rentals.

Thank you

Richard Clarke (he/him)

[Coldest Night of the Year](#)

[I am privileged to live and volunteer on the traditional unceded territory of the K'omoks First Nation](#)



Dec 25, 2022

Greetings:

Thanks for consulting with the Community in Comox regarding proposed development at 215 Port Augusta St. (Comox Mall)

I have several concerns regarding your proposal. I will list them in prioritized order.

1) The height of the building: Currently there are no 6 storey buildings anywhere close to this area. To preserve views and character of the community 2-4 stories would be more in line.

2) The location: this corner of the current parking lot will be visually incongruent for a large mixed use building. Lack of green space, loss of current parking, congestion (further) of traffic in the area are all issues. The back corner of the Mall or the East Side seems more appropriate.

3) Climate Change / lack of foresight: Filling this space with a building, surrounded by blacktop →



AN DESIGN GROUP  
 ARCHITECTS LTD.  
 JAN 03 2000  
 RECEIVED

roads and parking lot does nothing to  
 mitigate the summer heat problems  
 and will promote further heat  
 trapping for any residents in the building  
 and businesses. Areas of green would  
 be helpful. Perhaps you would consider  
 a green roof design, open to tenants  
 for their use.

Thank-you for considering.

Soft Shoe Barbara Martin

Reprinted from Original Artwork by Barbara Martin  
 Barbara Martin enjoys painting with watercolour in Comox, BC  
 Contact bmartin@telus.net

B. Martin  
2146 Fairbairn Ave  
Camox BC V8M1E1

2212292103



3715 V7B

Urban Design Group Architects  
810 - 675 Hastings St.  
Vancouver B.C  
V6B 1N2

URBAN DESIGN GROUP  
ARCHITECTS LTD.  
JAN 03 2022  
RECEIVED

## Caitlyn Learman

---

**From:** Danielle <danielleshepherd@shaw.ca>  
**Sent:** Thursday, December 29, 2022 9:54 AM  
**To:** UDGA Administration  
**Subject:** Comox Mall development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs

After reading your proposal in the Record, I decided to give you my two-cents on the subject. I certainly like the proposal and think it would be a good addition to the town but my only objection at this time would be the height of 6 stories. I believe a similar proposal was made some time ago for the other side of Port Augusta and that was turned down. Not exactly sure why but thought it was because it was to be 4 stories. Again-too high.

I will await the Open House to better evaluate the impact your development would have.

Sincerely  
Danielle Shepherd

## Caitlyn Learman

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**From:** Brenda Pearson <brenlorn@shaw.ca>  
**Sent:** Thursday, December 29, 2022 1:33 PM  
**To:** UDGA Administration  
**Subject:** proposed development at 215 Port Augusta Street, Comox, B.C.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am replying to your Pre-Application consultation Stage 1, as a resident of Balmoral Avenue, Comox, B.C. You have not given sufficient information for anyone to make a properly informed decision. However, as it stands, I DO NOT think this is an appropriate development for Comox Avenue. You suggest six stories, there is no other building for the whole length of Comox Avenue that is higher than four stories, with underground parking. Six stories would, I assume, require a variance in city planning, and frankly would stick out like a sore thumb. I would be against allowing a variance. We already have sufficient retail space along the Avenue as it is. An apartment/condo building on a shopping centre makes no sense and I cannot imagine it being an attractive position to live. No mention is made of the intended prices of the proposed apartments/condos but if such a building, no higher than four stories was to be built it should be priced for the more modest income families and not for luxury accommodation. Brenda L. Pearson #13-1646 Balmoral Avenue.



## Caitlyn Learman

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**From:** janice Irvine <irvinejanice@hotmail.com>  
**Sent:** Thursday, December 29, 2022 4:48 PM  
**To:** UDGA Administration  
**Subject:** Proposed development in Comox, B.C.

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern.

I am sending you my comments regarding the proposed development at 215 Port Augusta Street, Comox Mall.

1. The proposed building is too high. Should be 3 storey maximum.
2. The 3 storey maximum building should be carefully designed to maximize sight lines around it down to the Bay and the mountains beyond.
3. Only 2800SF of street oriented retail space is not enough. Retail space should be maximized.
4. 52 residential units. Good, we need as many of these as possible.
5. Why 65 underground parking stalls? Why so many? This location is on a bus route, and is easily accessible by bicycle. Reduce the parking stalls to highlight the need for those buying into this structure to use other, less energy-using modes of transportation.
6. Please plan to have some community gathering spots - maybe benches around a fountain, spots for street vendors, coffee and snack vendors.

Please check with Community Plans, available at Comox Town Hall to know what would be acceptable in the area.

Thank you,  
Janice Irvine.

Sent from my iPad

## Caitlyn Learman

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**From:** Lucy Hawa <alicelucypt@gmail.com>  
**Sent:** Friday, December 30, 2022 11:03 PM  
**To:** UDGA Administration  
**Cc:** planning@comox.ca  
**Subject:** Community Consultation @ 215 Port Augusta St (Comox Mall)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I read in the local paper that there is a proposal for a 6-story mixed use building with ~2800 SF of street orientated retail, 65 underground parking stalls and 52 residential units on the corner of Comox Ave and Port Augusta St.

Whereas, I am all for downtown vitalization, I have some concerns re: this proposal:

- 6 stories is DOUBLE the stories what everything else is around there (most buildings along Comox Ave are 3 stories); it will be sort of mini high-rise, create massive shadow and will stick out; also, it will create a precedent for everything else to go super high and that will take away from the ambiance of this sweet neighbourhood area
- 65 underground parking spots....you are aiming for car-based visits and supporting "car culture" vs. public transit/cycling/ and pedestrian culture... the more cars, the more traffic and the more obnoxious this becomes for all the pedestrians/cyclists/scooter users/dog walkers/children going to school etc;
- Comox Ave is currently heavily used by pedestrians (this is wonderful)...add more cars and it will negatively impact pretty much everybody; car-wise, it is already too busy; imagine the traffic on that corner when 52 residential units are also part of the mix; please consider the multiple other developments around that area and how it's bottle-necking Comox Ave and forcing increased traffic into all the side streets and neighbourhoods - this will not be safe for our kids.

I am not against development but too much, too high, too quickly and without intelligent long-term design and consideration of the end users will result in places that feel cramped, unattractive and unhealthy for the residents of Comox. I realize that development companies are meant to create profits but I encourage you to engage in altruistic connection to the community you build in...consider the environment and the residents, now and in the future.

Sincerely,

Alice Hawa  
Comox, BC

## Caitlyn Learman

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**From:** Bev Miller <islandmillers@gmail.com>  
**Sent:** Friday, December 30, 2022 7:35 AM  
**To:** UDGA Administration  
**Subject:** Pre-Application Consultation 215 Port Augusta Street, Comox, BC

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madam,

Thank you for the opportunity to provide feedback regarding any impact a six storey mixed-use building might have if built at 215 Port Augusta Street in Comox.

As a local resident, I would like to stress the need for additional public EV Parking in this area. With the current push for Net Zero Carbon by our government, many residents of BC are purchasing electric vehicles, and Comox is no different. Currently, however, there are few public places to charge these vehicles. I live in a condo building that offers no EV parking, and those of us with electric vehicles have been asked to use public charging stations - as I'm sure is occurring with residents in other older condo complexes in Comox. At present there are only two EV charging stations in the Mall parking lot and if there are an additional 52 residential units going into this area, I suspect the pressure on these two charging stations will only increase.

I'm sure you will be providing EV charging stations in your proposed underground parking lot, however, all those residents will have visitors, and of those, many will require charging stations. As a result, I would like to suggest that providing additional public EV charging stations in the Mall parking lot be included as part of your proposal.

Thank you for this opportunity to share my concerns.

Sincerely

Bev Miller  
201, 1686 Balmoral Avenue  
Comox, BC  
V9M 2N1

## Caitlyn Learman

---

**From:** Joanne McKechnie <joanne.jemwellness@gmail.com>  
**Sent:** Saturday, December 31, 2022 4:27 PM  
**To:** UDGA Administration  
**Subject:** Community consultation-Comox Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

Re Proposed Development at 215 Port Augusta St (Comox Mall)

In response to the ad in the Comox Valley Record, December 14th, 2022:

As a Comox resident, I am very concerned over the 6 storey height of the building you propose to construct. We are a small town community that does not need or want high rises coming in that start changing the atmosphere and clientele of the community. I am not against reasonable density within the town of Comox. We are all aware that more housing is needed. However, there already was controversy over the building height at the 1700 Balmoral apartment complex.

A compromise was made, and now you are pushing that compromise to a higher level, most likely because according to Comox Fire Hall regulations the reach of their ladders is 6 storeys.

To fit in with the rest of the community architecture, a suitable height for the mixed-use building at 215 Port Augusta Street should be no higher than 3-4 storeys.

Including my concerns within your process is most appreciated.

Joanne McKechnie  
1611 Noel Ave  
Comox BC V9M 3K2  
250 465 1201  
[joanne.jemwellness@gmail.com](mailto:joanne.jemwellness@gmail.com)

## Caitlyn Learman

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**From:** LORI KUBLIK <cloudforestmist@gmail.com>  
**Sent:** Sunday, January 1, 2023 8:34 AM  
**To:** UDGA Administration  
**Subject:** Comox Mall highrise

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am strongly opposed to a 6-storey building at the edge of Comox Ave in downtown Comox. Absolutely no way did I move away from the big city in order to have yet another downtown street shaded by highrises.

I would support a 2-storey building right at the edge of downtown, no higher.

Lori K  
Robb Avenue  
Comox



## Caitlyn Learman

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**From:** Jay Van Oostdam <jvanoostdam@yahoo.com>  
**Sent:** Sunday, January 1, 2023 10:43 PM  
**To:** UDGA Administration  
**Subject:** Development in Comox Mall parking lot

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Ms,

In the Dec 14th issue of the Comox Valley Record I noted that a 6 storey apartment block is proposed for the Comox Mall parking lot. I believe in densification but I believe in a maximum of three stories including main floor commercial development would better fit with the type of Comox that we want to see. High rises are not needed in downtown Comox. How will the apartment address climate crisis issues. Will electric plugs ins be available for atleast 90% of the vehicle parking spaces? How will this apartment decrease the heat island effect of pavement and large buildings? Will green / living roofs be installed? Urban gardens? Will you be bringing in large trees to provide shade? We need urban Comox to be made more livable!!

Sincerely,

Jay Van Oostdam  
1740 Linden Ave  
Comox, BC V9M 2L4

## Caitlyn Learman

---

**From:** Marcus Aartsen <marcuscomox@hotmail.com>  
**Sent:** Monday, January 2, 2023 7:33 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street , Comox, BC.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marcus Aartsen (Martine's Bistro owner)  
1754 Beaufort Ave  
Comox BC  
V9M1R6

I am in favour, and fully support the development of the proposed condo building in the Comox town centre. I support higher density development in the core of Comox for many reasons. The main reason being economical . The development of the condo building will benefit the property tax base. As well, the new condo residence in the downtown core, will increase business for all Comox businesses and as a local business owner myself, I think that is a definite gain.

As well, higher density development is an environmentally more friendly option as opposed to having large single dwelling residences in the neighbourhood core of Comox. The proposal of ground level retail with five upper levels of residential further maximizing space utilization. The proposed plans will also enhance the present parking lot into a space with a beautiful residential building with very minimal impact on present parking.

In knowing the present owners of the mall have made such a positive transformation to the mall over the last few years, I have no doubt that their proposed condo development will be of the same quality and benefit to the neighbourhood.

Yours Marcus Aartsen  
Sent from my iPad

## Caitlyn Learman

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**From:** Jolie Nasralla <pjnasralla@shaw.ca>  
**Sent:** Monday, January 2, 2023 8:31 AM  
**To:** UDGA Administration  
**Cc:** Phil Nasralla ICE 1  
**Subject:** Comox mixed commercial residential proposal 215 Port Augusta Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

We are residents of Comox and have lived and worked here for almost 30years. We are part of the downtown businesses, our dental office is one of the many quaint business buildings that exist in the Comox downtown core. One of the reasons we chose to relocate to this lovely seaside community is that it has a charming small town vibe with no large grandiose and tall city buildings that block the views of the gorgeous mountains and ocean. We appreciate that there isn't too much traffic etc. and it feels like a town not the big city.

We are professionals and we are reasonable people who want growth in our community however reasonable growth and 'at what cost' to our lifestyle is the question that we ask. We wish to express our concern over your proposed building. Growth in the downtown core must be thoughtfully planned and open discussions with the Comox residents is crucial. People here love the lifestyle and the smaller town ambiance of our seaside community. Any future development in the core (and in other areas as well) must be planned thoughtfully keeping in mind the over all charm and feel of the town of Comox. Yes we want to draw businesses. Yes we want some growth. Some residences also. Mixed commercial residential sure. It needs balance. The Yin to the Yang. We are very concerned and we are completely against a 6 storey building that your company is proposing on the lot where the current mall exists. This 6 storey structure would impede the gorgeous views in our Town of Comox ,it just wouldn't fit in. Not to mention it will add much more traffic. A 6 storey building just doesn't belong in our downtown core. If you aren't from here you won't understand and you likely only care about making a profit without any regard for how this affects our lifestyle in the community where we love to to live, work and play. It truly is a commUNITY.

Please do not build this tall structure . Please, reconsider and go back to the drawing board. Perhaps try living here yourself and you may discover why such a tall building wouldn't fit in to the downtown core. More residents would likely not protest , you will get way more support if this is redesigned into something with much less height and more appeal to the quaint ambience of the town. Thank you. We appreciate you taking time to read this and perhaps taking more time to rethink this project. We look forward to hearing from you regarding your project and proposal.

Sincere regards,  
Dr. Phil & Mrs. Jolie Nasralla  
250-339-9600 home  
250-339-2252 business

Sent from my iPhone

## Caitlyn Learman

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**From:** Brenda Cardinal <brengolf@gmail.com>  
**Sent:** Monday, January 2, 2023 12:09 PM  
**To:** UDGA Administration  
**Subject:** Fwd: Proposed Development 215 Port Augusta St Comox

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Apologies, your email address was initially entered incorrectly. Please see below.

Thanks

Brenda Cardinal

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

**From:** Brenda Cardinal <brengolf@gmail.com>  
**Date:** Mon, Jan 2, 2023 at 11:33 AM  
**Subject:** Proposed Development 215 Port Augusta St Comox  
**To:** <administration@udga.ca>, council@comox.ca <council@comox.ca>

Good day,

I have reviewed the proposal from Urban Design Group Architects Ltd and would like to share some initial responses.

I have to say NO, to a 6 story building.

This is a small town with a small town atmosphere and myself, along with many other residents, want to keep it a small town. Not interested in a city feel. If I wanted that, I'd move to the city.

When we start looking at large towering buildings in an area such as ours, it changes the scene and dynamics.

And please don't use the excuse that this is the way of development, because I don't believe that to be true. It's private parties encroaching their own agendas into an area that has a direct impact on the local community.

On top of my personal opinion, a 6 story building surpasses the height restrictions for the town. Perhaps a 4 story with shops on the bottom would be more suitable.

This also brings up the question again, can the town's old infrastructure and resources handle another increase of demand?

If the town approves additional residential units, then I believe it should be an affordable priority focus for the local younger generation to be able to buy.

(IE: not pricing where only non-locals can afford.) If we as a community cannot support the younger generation with the same opportunities we've had, then I don't see the point of building.

Thank you for your time and consideration.

Brenda Cardinal  
Comox, BC  
250-792-5220

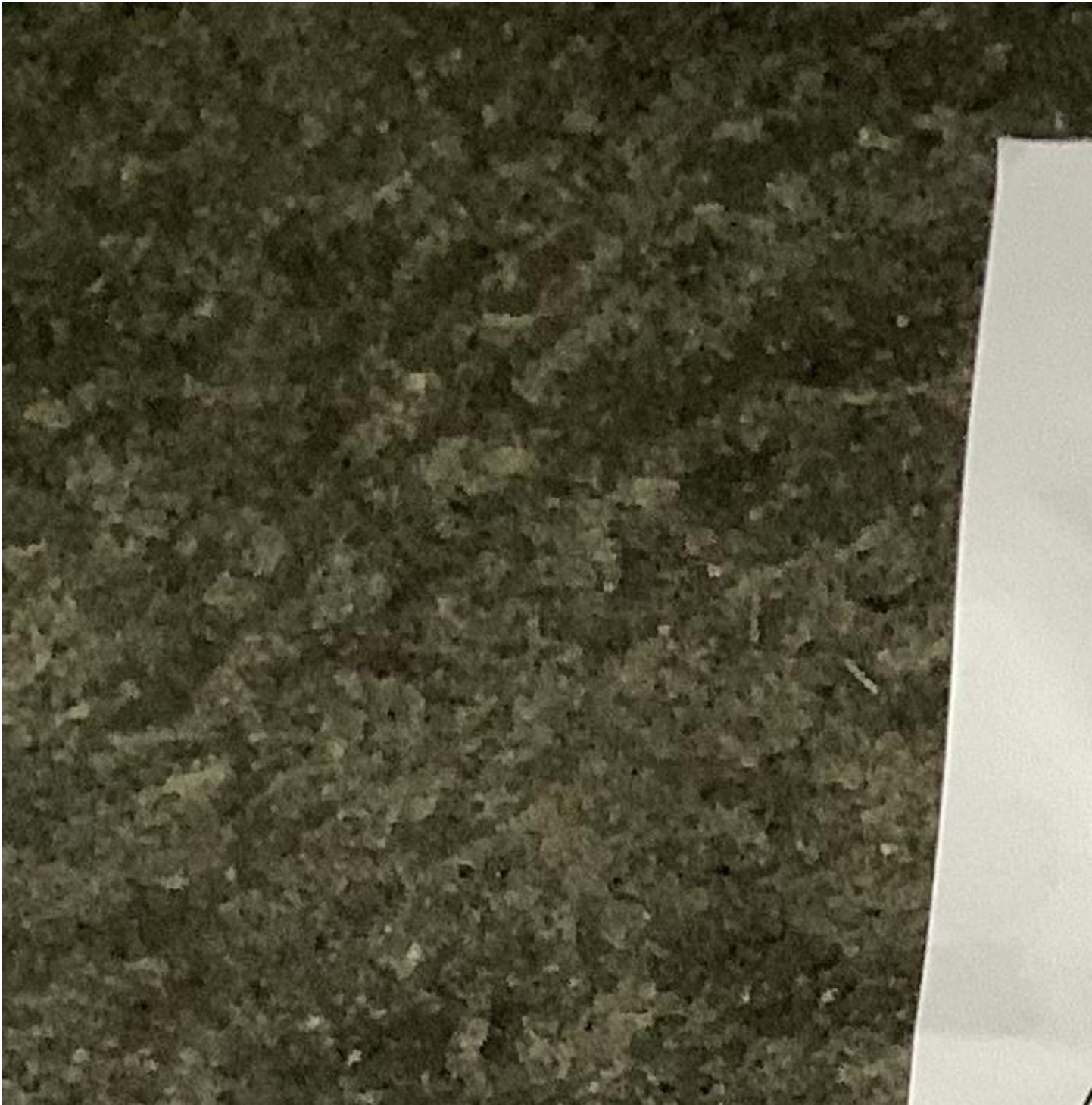


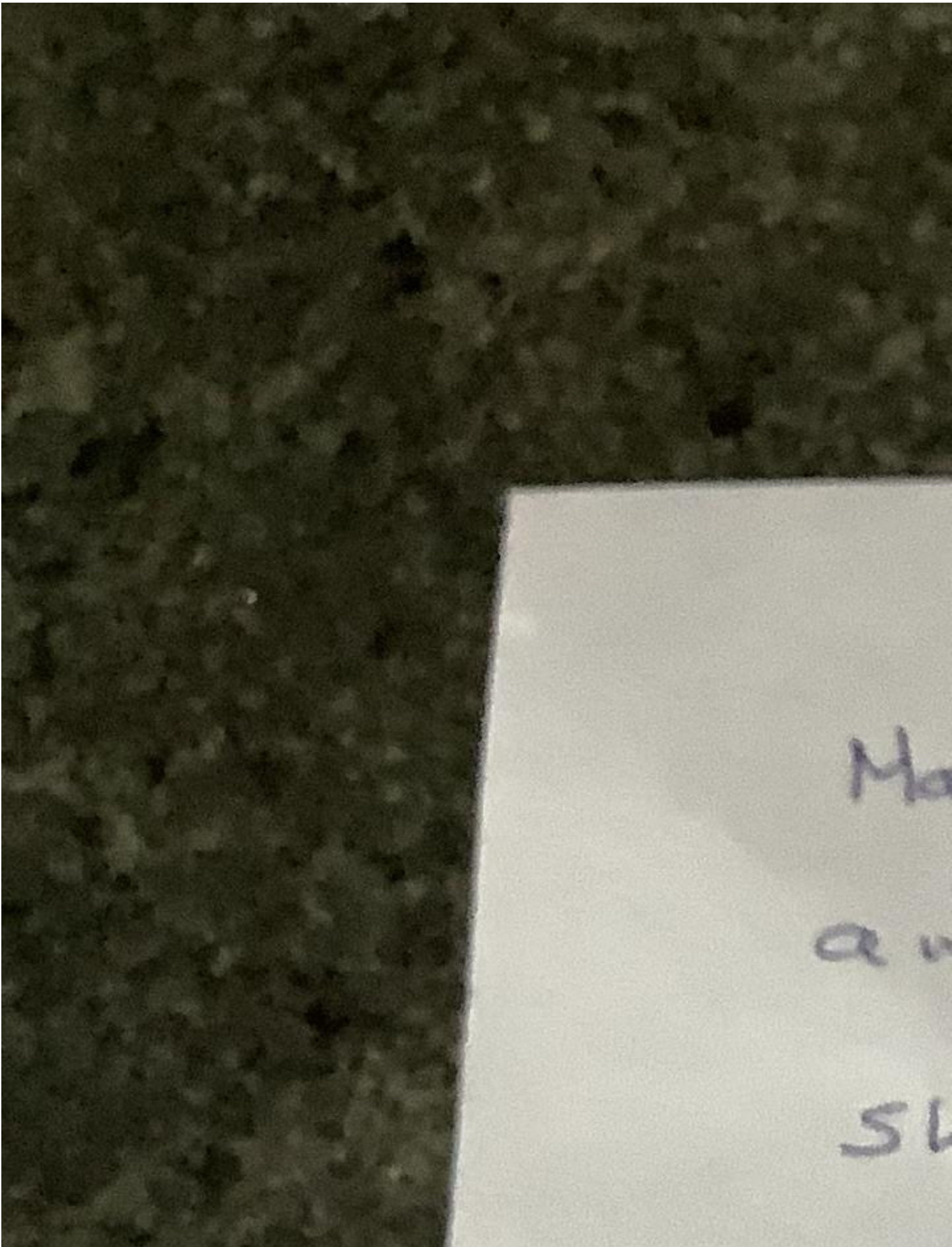
**Caitlyn Learman**

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**From:** Nancy Hudgin <john\_nancy@icloud.com>  
**Sent:** Monday, January 2, 2023 2:59 PM  
**To:** UDGA Administration  
**Subject:** Pre-application consultation Stage

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged





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Sent from my iPad

## Caitlyn Learman

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**From:** di bin <dbsgardening@gmail.com>  
**Sent:** Monday, January 2, 2023 6:04 PM  
**To:** UDGA Administration  
**Subject:** Proposal - 215 Port Augusta Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern.

This proposal is despicable - even worse than the Cameron Contracting 1700 Balmoral Avenue project, I would never buy in your building.

I moved to downtown Comox because of its geography and small town appeal.

A building of this magnitude in the heart of downtown Comox is aesthetically disgusting,

Not to mention the **extra parking demands** it will generate in an area that already has **critical parking problems**.

I urge you to reconsider your proposal.

Respectfully,

D. Binns

## Caitlyn Learman

---

**From:** Sharon Parker <parker.comox@gmail.com>  
**Sent:** Tuesday, January 3, 2023 3:39 PM  
**To:** UDGA Administration  
**Subject:** 215 Port August Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Sharon Parker and I live in Apt #25 at 1646 Balmoral Ave, Comox, BC V9M 2N1. I view with interest the proposal for the development of property at 215 Augusta Street in Comox. As this is the first stage of the pre-application consultation I welcome the opportunity to express my concerns so that they may be considered in the design of the project. I live in this neighbourhood at the Ocean Pointe strata. I am directly affected by this development.

### Height

The 6 storey building is too high for the area. It will dwarf the existing buildings of the Comox Mall. The buildings of the Mall are one story and will appear as misfit shrimps when 6 storeys tower above them and crowd them for space in the paved area.

### View

I gaze at the mountains and glacier from my balcony. The 5th and 6th storeys will block my view, which is part of the reason I live in Comox and purchased my home.

### Alienates the Neighbourhood

Six storeys does not fit into the neighbourhood where existing height of buildings is 3 storeys, 4 storeys and 5 storeys. Our neighbourhood is being asked to accommodate a giant colossus. The highest building in Comox at 1700 Balmoral does not obstruct anyone's view. I would be generous to tolerate 4 storeys.

### Size of Project

The increased density of a 52 unit building may be a boon to Comox town area, but it may not be a boon to those who live here. We will accommodate change and additions to our community, but we object to the proposed imposition of this huge building. Those who live here embrace the concept of Comox by the Sea. We lost the marine corridor on Church Street when Comox Town Council approved an office development. Previously as we walked down Church Street we viewed our Comox Harbour and its marine development. Now we view an obstructing office building. Comox by the Sea has become Comox Fiddle Dee Dee.

### A Poor Fit

I live in an apartment building across from the playground and tennis courts on Balmoral Avenue. Our building is an example of appropriate size for Comox. We have 16 apartments on 4 floors. This proposal has 52 units on 6 floors. It is a monstrous imposition on the buildings of the Comox Mall and neighbours. I object to the intrusion this building represents. It affects my quality of life and the walkability index of all who live in this area. I look to the building bylaws of our Comox Community to protect us. Surely our Comox Town Council hear our concerns and protect us from this corporate over reach.

Sharon Parker





## Caitlyn Learman

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**From:** FAS FFF <ftayless@shaw.ca>  
**Sent:** Tuesday, January 3, 2023 6:07 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox BC

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date January 3rd/23  
Name: Fiona Tayless  
Address: #9 1646 Balmoral Av., Comox. BC

I have written a letter, however, there is no guarantee it will arrive in time, so I decided to write an e-mail as well.

You do not provide very much information regarding this property. I am assuming that your plans are to demolish the Comox Mall to build apartments ( 52 in all) with street orientated retail space. With 68 underground parking stalls.

My concern is the grocery store, will it be there. It serves this end of Comox. There has been a grocery store there, in the Mall, for the last 46 years. We have lived in Comox for 46 years, and although it has changed hands over the years, it serves this end of Comox, people walk, bike and drive to the store. What is going to happen to the drug store, liquor store, doctors office and vets. If these stores go people will have to make there way to Quality Foods or Thriftys up at Crown Isle. It means people will have to drive further afield. I have a feeling that these stores will be gone because you are not allowing enough parking, for a normally run grocery store.

A few years ago the Mall was "renovated" and what a mistake they made. Hardly anybody goes down to the far end of the Mall, partly because they chopped it in half and one has to go outside to get to the other end of the Mall.

When we came to the valley in 1977 there were approx 6,000 people in Comox. Now, I believe there are approximately 15,000 people. Why would you take away a grocery store that serves a large population of Comox?

Fiona Tayless

## Caitlyn Learman

---

**From:** Jane Fox <janefoxincomox@gmail.com>  
**Sent:** Tuesday, January 3, 2023 3:38 PM  
**To:** UDGA Administration  
**Cc:** Jane Fox  
**Subject:** 215 Port Augusta Street, Comox BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gentlemen:

I am submitting my comments as invited.

Although I am pleased to see more infill buildings with living units in Comox, I do not agree with a six storey building, especially in this location. I'm pleased that you will have underground parking but a high building in that space will stick out like a sore thumb. Three stories will better suit the area and not cast so much of its shade over that part of town.

This is a traffic heavy corner with a lot of walkers, too because of the mall and all the strata and other apartments close by.

That corner of the parking lot is one of the most used; it's much handier for people with accessibility issues.

The prettiest part of that whole property is the particular corner you propose to make into a large building. Our annual Christmas tree of lights is placed there as well as flowers in spring and summer. There are benches and shade to sit under in hot weather.

I'm asking you to consider the character and ambiance of our small town in your planning of this build.

Thank you and I look forward to the next stage in the consultation.

Jane Fox  
22-1646 Balmoral Avenue,  
Comox BC V9M2N1

## Caitlyn Learman

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**From:** Karen MacDonald <iam.kmacdonald@icloud.com>  
**Sent:** Tuesday, January 3, 2023 2:46 PM  
**To:** UDGA Administration  
**Subject:** Community consultation development proposal Port Augusta St. / Balmoral Ave Comox

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> Good Afternoon,

>

> Thank you for the invitation to provide feedback.

>

> I would appreciate it if you would disclose the data upon which you have determined a proposal for a 2800 sq ft six story mixed use structure in the heart of Comox is appropriate.

>

> I am sure you are well aware of the current Comox building policies and framework for development. The rationale for certain limitations, restrictions, and bylaws in the frameworks is, among other strategic goals the Council defines, to ensure the integrity of the community character & prosperity of the area, while minimizing undesirable public impacts not the least of which includes impacts on the quality of life for citizens and ability to maintain Comox as a vibrant attractive community. It is also intended, I trust, to ensure sustainable community character, minimize traffic issues and costly traffic management requirements, while ensuring as a priority both public safety and proper public services.

> -----

> **\*\*There is no need for a six story structure rising above all other buildings in the town site. Such a structure would impact the community character in a significant way blocking views, changing the horizon line, defining the downtown completely differently than it sees itself now. The impact to community character due to densification and increasing corresponding traffic also having likely negative consequences on public safety. Parking issues and congestion in residential areas are likely to be a reality.**

>

> **\* Consider reducing your footprint to be within the current standards. A mixed use structure may be of benefit the the community. Such a structure does not in any way require these six stories.**

> Further, defining your proposal as mixed use to presumably obtain approval as a residential solution of some sort (a questionable pretext not yet validated with data that confirms pressing need nor an indication of a specific type of residential housing needed in Comox) in order to build higher is not supported in any information released or data provided. The providing of wholesome useful and detailed feedback is predicated on providing the specifics of a plan.

>

> **\*While underground parking may be beneficial in increasing use of the footprint it will likely also increase traffic snarls and density in the downtown core. Noise levels will be seriously intensified with this proposal and this in turn will impact both quality of life and community character. I question whether the underground parking spaces identified in your plan would be adequate in relation to total daily parking at the site at ground level currently and residential parking.**

>

> **\* Access and egress complications and issues have not been discussed. Data in reference to safe access / egress for vehicles and pedestrians is an absolutely critical component.**

>

> -----

> City of Comox and town Council - The rationale for development cannot and should not be solely driven by increasing tax base. It strikes that this proposal is designed with that as the primary rationale. You really must be transparent here in entirety with respect to your end goal and value proposition to Comox tax payers .

- >
- > Thank you again,
- > K MacDonald



# PRE-APPLICATION CONSULTATION - STAGE 1

215 Port Augusta Street, Comox, BC

Date: Jan 3/23

Name: M. Buckham

Address: # 207-1686 Balmoral Ave  
Comox BC V9M 2N1

Please submit your comments by 4 January 2023

to: Urban Design Group Architects Ltd.

email: administration@udga.com

or mail to: 810 - 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

I am opposed to this proposal because:

- this area is already a busy traffic area; increased cars/vehicles will cause chaos for parking & street traffic
- it will destroy local ambience and overwhelmed businesses.
- it will destroy the appearance of the area by having a high rise; too high and out of place in neighbourhood.
- perhaps Comox needs a high rise but this is the wrong location.

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

as at December 6, 2022



JAN 03 2023

RECEIVED

PRE-APPLICATION CONSULTATION - STAGE 1

215 Port Augusta Street, Comox, BC

Date:

Name:

Address:

Please submit your comments by 4 January 2023

to: Urban Design Group Architects Ltd.

email: administration@udga.com

or mail to: 810 - 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

While having no objection to the building of the unit I would like to make several observations. This area of Comox is very heavily used by public & private transport & pedestrians. Great attention needs to be made to the location of points of access to local shops, bus stops & pedestrian crossings. Sight lines are essential as parked vehicles tend to block long distance views of oncoming traffic to pedestrians attempting to use the crossings.

Add in the planned construction of a new sewer system along the main road linking Courtenay starting in 2023 and the ongoing construction of the new long term care facility at the old St. Joseph's Hospital + you will see bottle necks for any & all traffic. All this to be considered.

Pat Jackson

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

as at December 6, 2022

MRS P JACKSON  
1710 BEAUFORT AVE  
COMOX BC  
V9M 1R7



2212221951

3716 47B



CANADA

Urban Design Group Architects Ltd.,  
810-675 W. Hastings Street,  
Vancouver, B.C.,  
V6B 1N2

**PRE-APPLICATION CONSULTATION - STAGE 1**

**215 Port Augusta Street, Comox, BC**

Date: Jan 2/23 Name: FIONA TAYLESS Address: #9 1646 Balmoral Av Comox.

Please submit your comments by 4 January 2023  
to: Urban Design Group Architects Ltd.  
email: administration@udga.com  
or mail to: 810 – 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

There is not a lot of information provided, but my concern is the grocery store. Will it still be there? Along with the liquor store, drug store, vets and doctors office. My biggest concern is the grocery store. A lot of people walk to get their groceries. We have lived in this part of Comox for 46 years & there has always been a grocery store.

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

as at December 6, 2022

## Caitlyn Learman

---

**From:** Judith Walker <jrw.greengage@shaw.ca>  
**Sent:** Wednesday, January 4, 2023 9:02 AM  
**To:** UDGA Administration  
**Subject:** Community Consultation for Proposed Development - Comox Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for the opportunity to comment on the proposal as outlined in the Comox Valley Record newspaper. Due to the poor timing of requesting submissions over the Christmas and New Year's holidays I don't expect you will get a significant response other than "no". However I do recognize that this is the first requirement of the developer, and there will actually be better opportunities to gather informed public input.

At this stage, there is no information on the proposal other than the height, size, parking and location, so again you will need to provide information regarding the proposed actual design, view corridors, parking reduction for the mall, solar studies, landscape plan, pedestrian entrance to the mall (this was part of a more recent complete renovation), all elevations, and drawings that are needed to explain all details of your proposal. The proposed building will require a rezoning to a Comprehensive Development Zone, and as the proposed height is a significant deviation from all of the more recent developments in the town core, it will be a controversial issue.

But the bigger issue is the complete lack of master planning for the mall property. This proposal is just one corner of the property, but what are the long term plans for the rest of the property? How does this one proposal tie into those plans? If the community understood the potential for future projects for the mall, I expect there is a better chance of support. Just adding in some commercial space and more expensive housing will not be seen as any improvement to the community.

I recognize that this is very early in the process, so I look forward to following this proposal as it proceeds in the coming months and how the public's input will be given serious consideration. Please keep me informed.

Sincerely,

Judith Walker, BCSLA  
Comox, BC



## Caitlyn Learman

---

**From:** Alora Griffin <alora@citywest.ca>  
**Sent:** Wednesday, January 4, 2023 10:10 AM  
**To:** UDGA Administration  
**Subject:** COMOX CENTRE MALL - Proposed 6 storey mixed-use building

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I moved to Comox 3 years ago and have enjoyed the small town scale of this place.

I think your proposal for the corner of Comox Ave. and Port Augusta Street, would not be the most suitable location for a 6 storey building, as it would tower over the neighbouring 2 and 3 buildings.

Sincerely,

*Alora*

MAIBC Architect ( Retired )

Alora S.Griffin  
#201 – 1650A Comox Ave.  
Comox, BC

## Caitlyn Learman

---

**From:** Sharon Fisher <sharfish@gmail.com>  
**Sent:** Wednesday, January 4, 2023 7:33 PM  
**To:** UDGA Administration  
**Subject:** Comox project - Port Augusta

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I like the idea of midrise housing in town centre. I support densification for both the economic benefits for businesses and smaller environmental footprint. Adding to the housing supply will help ease pressure on prices. I would support this project as long as it is strata units for sale and would encourage the Town to require this via registered covenant, along with restrictions for strata owners re. short or long term rentals of their units.

Or is it a purpose built rental? Am I right that the residential units are on average 290 sq ft each? What would be the monthly rent? Is it BC Housing funded or CMHC insured? Are there income or age qualifications intended for all or some of the residential units? I support social housing, and I would need to learn more to be convinced it is the highest and best use for this high profile "town square" location.

Thank you for the opportunity to learn more.  
Sharon Fisher  
2016 McKenzie Ave, Comox, BC V9M 1N1  
250.703.1029

## Caitlyn Learman

---

**From:** Lynne Taylor <rptaylor@telusplanet.net>  
**Sent:** Wednesday, January 4, 2023 10:12 PM  
**To:** UDGA Administration  
**Subject:** Proposed Development in Comox

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Whilst I understand the need for additional housing, I do not agree with your proposed development at Comox Mall. A six storey building at the corner of Port Augusta St and Comox Avenue would look totally out of place. There are no buildings that I'm aware of in that area that are that high. If it is really necessary to build on the parking lot the height should be in keeping with the rest of the area.

Lynne Taylor

## Caitlyn Learman

---

**From:** Joanne McKechnie <joanne.jemwellness@gmail.com>  
**Sent:** Wednesday, January 4, 2023 10:11 PM  
**To:** Amy Yang; UDGA Administration  
**Subject:** Re: Community consultation-Comox Mall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Amy

Thank you for your email. My hope is that all submissions of concern will be taken into consideration before more planning expenses are incurred.

This notification was published in The Comox Record at a time when many people do not take as much notice during the busy holiday season. Comox residents deserve to have ample and clear notice and opportunity for input before further expense is put into planning a 6 storey building within our community. This proposed development is of serious concern to many Comox residents due to the unprecedented height of the proposed building.

All development needs to respect the existing architecture and neighbourhood environment of our Comox community.

When the Open House occurs, is there still room for public input to influence the development plans?

Sincerely  
Joanne McKechnie  
1611 Noel Ave  
Comox BC V9M 3K2  
250 465 1201

On Wed, 4 Jan 2023 at 16:59, Amy Yang <[AmyY@udga.com](mailto:AmyY@udga.com)> wrote:

Good afternoon,

Thank you for your interest in our proposed development.

We invite you to attend our open house which will be announced and held in the new year. Our concepts and preliminary plans will be available for viewing at the open house along with a representative from the proposed development to answer any questions you may have.

We hope to see you there.

Kind regards,

**Amy Yang**

Administrative Assistant

T +1(604) 687-2334 Ext. 100

E [amyy@udga.com](mailto:amyy@udga.com)



**URBAN DESIGN GROUP ARCHITECTS LTD**

Suite 810 - 675 W Hastings St Vancouver BC V6B 1N2

[www.udga.com](http://www.udga.com)

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Please consider the environment before printing this e-mail.

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**From:** Joanne McKechnie <[joanne.jemwellness@gmail.com](mailto:joanne.jemwellness@gmail.com)>

**Sent:** Saturday, December 31, 2022 4:27 PM

**To:** UDGA Administration <[administration@udga.com](mailto:administration@udga.com)>

**Subject:** Community consultation-Comox Mall

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

Re Proposed Development at 215 Port Augusta St (Comox Mall)

In response to the ad in the Comox Valley Record, December 14th, 2022:

As a Comox resident, I am very concerned over the 6 storey height of the building you propose to construct. We are a small town community that does not need or want high rises coming in that start changing the atmosphere and clientele of the community. I am not against reasonable density within the town of Comox. We are all aware that more housing is needed. However, there already was controversy over the building height at the 1700 Balmoral apartment complex.

A compromise was made, and now you are pushing that compromise to a higher level, most likely because according to Comox Fire Hall regulations the reach of their ladders is 6 storeys.

To fit in with the rest of the community architecture, a suitable height for the mixed-use building at 215 Port Augusta Street should be no higher than 3-4 storeys.

Including my concerns within your process is most appreciated.

Joanne McKechnie

1611 Noel Ave

Comox BC V9M 3K2

250 465 1201

[joanne.jemwellness@gmail.com](mailto:joanne.jemwellness@gmail.com)



January 3, 2023

To: Aaron Vornbrok/Paul Chui  
Urban Design Group Architects Ltd.

Re: Proposed development at 215 Port Augusta Street  
Comox, B.C.

I have read and reread this application to build on the existing parking area at 215t Port Augusta Street, Comox. As a nearby resident, living on Balmoral Avenue, across from the Anderton Park, I am stunned at the thought of the traffic implications if this proposal were to be built. Stunning both the type of change to be built and also the density, totally out of character of the current village type atmosphere. Our condo council has raised concerns in the past three years of the total lack of traffic enforcement in town along Balmoral and Comox Avenue.

I cannot imagine the horrible situation of demolishing the parking lot, the trucks, noise, increased traffic, then the excavation and construction to create this proposed building. Sorry, this is not more succinct---- I view this proposal as a horrid "add on" by a landowner trying to maximize what appears to be a very small piece of land.

Signed:



Doreen Allen  
#20-1646 Balmoral Avenue  
Comox, B.C.  
V9M 2N1

## Caitlyn Learman

---

**From:** Jen Groundwater <jen@jengroundwater.com>  
**Sent:** Thursday, January 5, 2023 12:02 PM  
**To:** UDGA Administration  
**Subject:** Community consultation re Comox Mall

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the UDGA team,

I'm a day late in submitting this, but hope you will add my comments to the others that were submitted on time.

The newspaper ad gave very little information about the proposed changes to the Comox Mall, other than the proposal is for six storeys, street-orientated retail space, 52 residential units, and underground parking.

For many reasons, I'm in favour of increasing densification in the centre of Comox, and I think this is a great place to put new AFFORDABLE residential units.

I am very strongly against more high-end luxury condo units, however. I'm sure you're aware there is a desperate need for affordable housing in the Valley, and it's imperative that new builds offer truly affordable units (whether rental or for purchase) for people who don't earn high wages, especially families.

I'd like to see three- or even four-bedroom options that are well built and spacious, with good soundproofing and ideally a patio/balcony for each unit. The entire project should be built as sustainably as possible.

Many of your previous developments and buildings look very functional, and this should be the first priority, but it would be wonderful to have an attractive exterior, since this will building will dominate the Comox skyline for some time.

Also – each unit should have access to plenty of secure storage space for bikes, etc.

I hope the plans involve indoor and outdoor gathering spaces for residents to enjoy. This should include green space and a play area outside as well as a communal area for parties/meetings, craft circles/book clubs, or even indoor play on rainy days (a godsend to parents of young children). These third places are important to creating a sense of community. I realize that the retail space would probably include a café or something, but this third space should be part of the building itself, for the benefit of residents.

Whatever you do, please don't build more luxury properties! This project could be a great addition to our downtown and provide homes for Comox residents who really need them. I believe you have an obligation to consider the long-term needs of the community in order to create something, sustainable, functional, and lovely.

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, traditional home to the Pentlatch, Eiksan (eye-ick-sun), Sasitla (sa-seet-la), and Sathloot (sath-loot) peoples.

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

JAN 25 2023

RECEIVED

PRE-APPLICATION CONSULTATION - STAGE 1

215 Port Augusta Street, Comox, BC

Date: Jan 21st

Name: Delva Colbeck

Address: #205 1705 Comox Ave

Please submit your comments by 4 January 2023

to: Urban Design Group Architects Ltd.

email: administration@udga.com

or mail to: 810 - 675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading.

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

Sorry about the late response, I put this aside until after Christmas. My initial response was NO to the height. I carefully chose my words taking into account the height of everything around me. I understand the City has changed the height by-law but I think you will find a hard push back from the residents of Comox. The beauty of the downtown core are the views of the mountains. I would accept four stories, with a flat roof. Could the location not be on the other side by the entrance to the park and Berrick House. Is the developer planning to offer affordable condos to young people or are we looking at 1000 sq feet for \$600,000 - \$700,000, out of range for most. I am assuming profits are at the forefront of this endeavour and not the improvement of the downtown core. I will oppose anything over 4 stories. Yours Sincerely

Delva Colbeck

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

as at December 6, 2022



NB I won't be in town on March 9/23 for the Open House so I am mailing this.

**PRE-APPLICATION CONSULTATION - STAGE 2**

215 Port Augusta Street, Comox, BC

Date: Feb 19/23

Name: Terry Folks

Address: 201-1705 Comox Avenue  
Comox, BC  
V9M 3M1

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

There is a beautiful old tree facing West - the Golf course - on this particular property. Can it be saved please. I didn't really want to start a petition to save this particular tree, but you could do the right thing and let people know you plan to save it.

Preventing a Petition!  
DF



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 8, 2023



# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: Feb 17/23 Name: Gregg Hart Address: 190 Port Augusta

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

Rejuvenation, vibrancy, just what downtown Comox needs. This is a great location for a high end residence condo. Beneficial to the downtown merchants.
Highest and best use of this property.
Fast track this through!

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 8, 2023



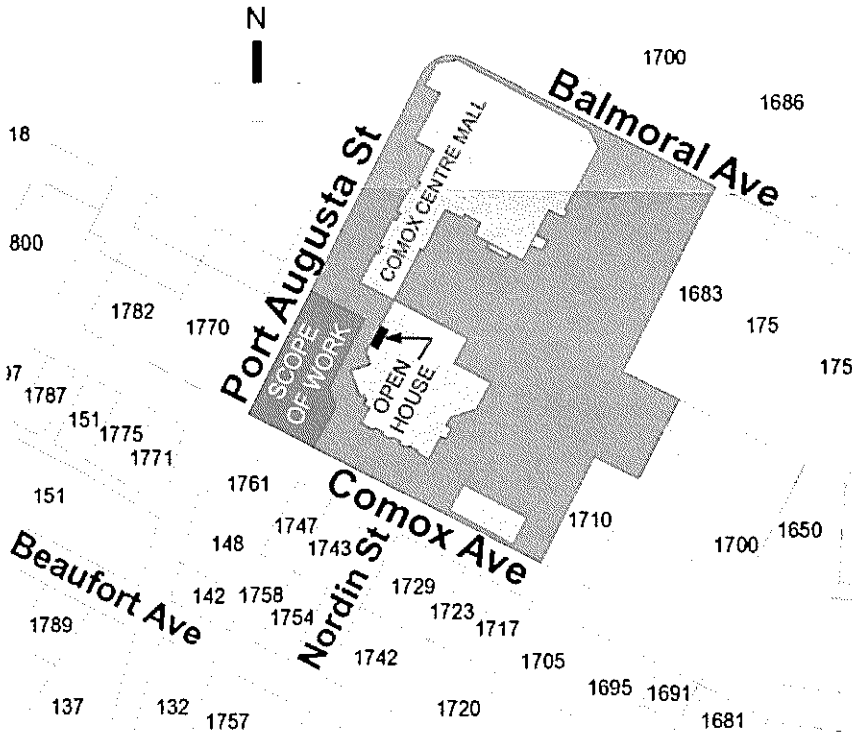
# PRE-APPLICATION CONSULTATION - STAGE 2

## 215 Port Augusta Street, Comox, BC

To the *Resident or Commercial Space Occupant*,

Comox Centre Mall Ltd. or Assignee, the owner of 215 Port Augusta Street, Comox, BC wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.

### CONSULTATION CONTACT:

**Name:**

Att: Aaron Vornbrock / Paul Chiu  
Urban Design Group Architects Ltd.

**Mailing Address:**

810-675 W Hastings Street  
  
Vancouver, BC  
V6B 1N2

**Phone Number:**

604-687-2334

**E-mail:**

administration@udga.com

As the owner of 215 Port Augusta Street, Comox, BC shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, this parcel is the Comox Centre Mall and the scope of work shown on the map above is comprised of surface parking for the Mall. The development proposal is for a 6 storey mixed-use building, with approximately 2,800 SF of street orientated retail space, 65 underground parking stalls and 52 residential units.

**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

**9 March 2023**

**Comox Centre Mall (South Mall)  
215 Port Augusta Street  
COMOX**

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

as at February 8, 2023

## Caitlyn Learman

---

**From:** dawn stranberg <dstranberg@shaw.ca>  
**Sent:** Wednesday, February 22, 2023 7:52 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, B.C.

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am adamantly opposed to a six story building on this site. Any building should be restricted to three stories or a maximum of four to include any underground parking or roof structures. This area of Comox is very special with the ocean and mountains as a backdrop with the Comox Glacier as the crowning jewel. The trees, flower planters, lights and a sprinkle of heritage buildings add to the ambience. Additional retail with boutique shops, more options for restaurants, farmer's market style stores, deli's, etc. would be desirable in keeping with a vibrant but yet quaint, walkable area drawing visitors from other areas to come to shop, eat, play and browse. Tall buildings do not fit and a restriction from Church Street to Stewart and down towards the ocean should be three stories maximum. The parking along Comox Ave is already sparse and the Comox Mall parking lot is well used. If any building was to go on the Comox mall site why is the area in front of Berwick and beside Stevenson Place not being proposed as that area is the least used area of the parking lot and would be in close proximity to other multi unit residences. I am sure that more retail could also be added to the part of the already existing mall that seems empty most of the time with the exception of a soup and sandwich café

Sincerely, Dawn Stranberg  
1518 Bryant Place  
Comox, B.C.

## Caitlyn Learman

---

**From:** Vivian Schau <vivian.schau@gmail.com>  
**Sent:** Wednesday, February 22, 2023 7:13 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Urban Design Group,

Re: 215 Port Augusta Street, Comox BC

### Comment 1

The proposed development has 65 parking stalls for 52 residential units, up to 13 of which are visitor parking. We live in a multifamily building on Balmoral Ave and street parking is a perpetual problem as each unit only has one stall. The Town maintains that the two hour limit is required for the street parking along the downtown core area so that is not an option for residents with more than one vehicle. What is your plan to address this issue/further compound to the existing parking issues?

### Comment 2

What type of residences is this building earmarked for? I.e. all ages, 55+? With the recent changes at the provincial level, there has been a push for all ages buildings to convert to a 55+ building and discriminate against those younger than 55. While this is legally allowed under current laws, it is a disgusting loophole, especially in light of the current housing crisis. What can you do to ensure this does not happen after the building ownership and management is transfer to strata management?

Vivian and Cory Schau  
306 - 1700 Balmoral Ave, Comox BC V9M 2N1

**Caitlyn Learman**

---

**From:** Leonard Bobroff <len.san@telus.net>  
**Sent:** Wednesday, February 22, 2023 5:46 PM  
**To:** UDGA Administration  
**Subject:** re 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

any info currently available about the proposed residential units?

Len Bobroff



## PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date:

Feb. 28/23

Name:

Sonja VanPickle

Address:

15-1646 Balmoral Ave.  
Comox BC V9M2N1

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023

via email [administration@udga.com](mailto:administration@udga.com)

or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

I am totally not in favour of a 6 storey building in the heart of downtown Comox!

More Retail is OK if you can find businesses to occupy space.

Present retail in downtown Comox is struggling as it is -

The town certainly doesn't need more cafes, restaurants, dentists 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 8, 2023



## Caitlyn Learman

---

**From:** Comox Chats <comoxchats@gmail.com>  
**Sent:** Friday, March 3, 2023 12:03 PM  
**To:** UDGA Administration  
**Cc:** jkerr@comox.ca  
**Subject:** 215 Port Augusta - Community Engagement - Open House information?

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Aaron,

Appreciate your call back last week. Understand from the message you left, that no presentation items of this newest version of the proposed plan are available till the Open House next week.

So.. *Can you direct me then to where the Open House is being advertised online?*

I would like to share it to ensure there is a good representation of all age groups to attend.

As you know, much of the younger generation are only on social media and this is a common way now for community consultation to happen, particularly those projects that are wanting a fruitful conversation with locals.

And.. was at the Mall yesterday and did not notice any notification signs on the doors or even posted on the mall's bulletin board about the Open House.

With so many different members of the community who use the mall, with such easy access to the public (unlike most applications), I was expecting with that the mall would be used to ensure the community is well informed.

I am sure you recognize that this is a milestone proposal for our downtown and it has been in the works for sometime.

So perhaps they will go up in the next couple of days?

Have a great weekend!

Kindly,  
Vivian Dean

p.s. am also including local councilor Jonathan Kerr here. he is a master at community engagement and knows how key it is to ensuring people are well informed and given opportunities to share their views.

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: Feb. 28/23 Name: Sonja VanPickle Address: 15-1646 Balmoral Ave  
Comox BC V9M2N1

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

Am totally not in favour of a 6 storey building in the heart of downtown Comox!  
More Retail is OK if you can find businesses to occupy space.  
Present retail in downtown Comox is struggling as it is -  
The town certainly doesn't need more cafes, restaurants, dentists 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 8, 2023

## Caitlyn Learman

---

**From:** Danielle <danielleshepherd@shaw.ca>  
**Sent:** Monday, March 6, 2023 4:11 PM  
**To:** UDGA Administration  
**Subject:** Proposed development in Comox,B.C.

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs,

As a home owner in the core of downtown Comox, I would like to voice my views on this development I'm sorry I can't be at your open house to view the proposal in person. But, I feel that a 6 story building is really out of character with a seaside town. There are no other buildings within downtown Comox or even Courteney that high and I truly think maybe you should rethink the design.

Yes, that particular corner is in terrible need of something. If we want to support small businesses and bring in the tourist which we seem to lose every year to Insurances, Medical etc taking over retail spaces, and definitely what a tourist would like to see, then developers should consider who is going into a high-rise. We have already lost a lot of small stores and don't need to lose more.

Thank you for at least ready my comment and I look forward to hearing what the outcome will be.

Sincerely  
D.A.Shepherd

## Caitlyn Learman

---

**From:** DEE FONTAINE <deefontaine@shaw.ca>  
**Sent:** Tuesday, March 7, 2023 10:06 AM  
**To:** UDGA Administration  
**Subject:** 6 Storey development

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron

I am away Thursday so I'd like to express my thoughts on the proposed building.

My first reaction is that it would dominate the town negatively and that 3 or 4 stories would be enough. Then I took a good look at the Berwick with the early part being 4 stories with the fourth floor set back and broken up into two glassed areas which looks fine. The addition is 5 stories set at an angle which makes it less dominating. So now I feel that if the new building followed similar Elevations ie. 4 at front facing Comox and the corner of Port Augusta and maybe 5 floors facing the golf course and Balmoral that it would be acceptable.

Thank you for your time.

Dee Fontaine

Sent from my iPhone



## Caitlyn Learman

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**From:** Dylan Thiessen <dylan.thiessen@hotmail.com>  
**Sent:** Tuesday, March 7, 2023 3:04 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Proposal

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron & Paul,

I'm hoping to attend your open house tonight but am not sure if I'll be able to so wanted to send this out just in case. I'm very much in favour of increased density within the Comox Valley, particularly when it is proposed location is centrally located. I do implore you to consider the market within which you are proposing this project and do whatever is within your power to keep costs lower, and to include at least some of the units as rentals (I'm not sure if these are all purpose-built rentals or for individual ownership), but am generally very supportive of the project.

Many thanks,  
Dylan Thiessen

## Caitlyn Learman

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**From:** John Ingram <johningram11@gmail.com>  
**Sent:** Tuesday, March 7, 2023 11:31 AM  
**To:** UDGA Administration  
**Subject:** Comox Development

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Aaron,  
Well done on your 'concerned citizen' postcard. It is indeed an important issue for all residents.  
Thank you.  
John Ingram  
1595 Comox Ave.  
Sent from my iPad

## Caitlyn Learman

---

**From:** Terrance Chenard <terrance.chenard@gmail.com>  
**Sent:** Tuesday, March 7, 2023 10:38 AM  
**To:** UDGA Administration  
**Cc:** council@comox.ca  
**Subject:** Proposal 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Terrance & Sarah Chenard  
1609 Cypress Ave  
204-296-4369

Good day,  
cc: Comox Town Council (For Information)

In regards to the redevelopment proposal of 215 Port Augusta I have a number of concerns. The feel of the neighborhood is currently 2/3 story buildings and having a building double this size (at six stories) would completely change the nature and feel of the neighborhood.

Traffic on Comox Ave is already congested and the 4-way stop on Comox and Port Augusta would require redevelopment to control traffic flow. The increased units in this development would adversely affect current infrastructure in the Town of Comox. Who would pay for this redevelopment? The Town of Comox already has a stretched budget and this is a burden that should not be on the local taxpayer.

What portion of the development is allocated to affordable housing? if none, then will the units be sold below market value? This proposal has the optics of a boutique build that will not offer much to young families or the current unhoused population.

This development is also in the vicinity of the approach to Runway 31 at the Comox Airfield (CYQQ) and at 6 stories has real possibility to act as a hazard to aviation under the federal aeronautic act and will require separate approval.

The footprint of this redevelopment should be reduced to 2-3 stories to fit the character and style of the neighborhood. Approval of this development in the current state would set a precedent that would force the Town of Comox to lose its look and feel, a look and feel that can never be restored. I urge the developer to reconsider their proposal.

Please feel free contact me if you require any amplification of my feedback.

Regards,

Terrance Chenard



## Caitlyn Learman

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**From:** claire.donovan <merryfish@shaw.ca>  
**Sent:** Tuesday, March 7, 2023 9:16 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I cannot attend the open house on Thursday. Please send info. about the development so I can send my comments,

thanks

Claire Donovan

## Caitlyn Learman

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**From:** John North <johnrnorthca@shaw.ca>  
**Sent:** Thursday, March 9, 2023 5:38 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for creating the Open House today concerning the proposed 6 storey development at the SW corner of the Comox Mall.

I am delighted that such a development is being proposed and am strongly in favour of it.

In my view, it is extremely important to create more living spaces in the centre of Comox – Very much better than continuing to take over potential farmland, forest and other spaces outside the urban area, which we should be re-wilding rather than covering in buildings. I have no concerns about the building being 6 stories tall – while this will certainly have an impact on the appearance of our downtown area, I do not regard that as a bad thing and it will – in due course – lead to the replacement of old buildings in that part of town with taller buildings – adding further to the number of people living there.

While I do have some concern about the loss of the parking area on that side of the Mall, I hope that the proposed underground parking will more than compensate for that loss.

Yours sincerely

Dr. John R. North  
1685 Beaufort Avenue.  
Comox. BC V9M 1R8  
778 585 9044  
JohnRNorthca@shaw.ca



## Caitlyn Learman

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**From:** Lois North <loisnorthincomox@gmail.com>  
**Sent:** Thursday, March 9, 2023 6:23 PM  
**To:** UDGA Administration  
**Subject:** 315 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I hope that the project will be approved because it will be a wonderful addition to our town of Comox. I love it!  
Lois

Lois North  
1685 Beaufort Ave, Comox, BC  
V9M 1R8

## Caitlyn Learman

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**From:** James Godwin <jplgodwin@gmail.com>  
**Sent:** Thursday, March 9, 2023 8:20 PM  
**To:** UDGA Administration  
**Subject:** Consultation Comments: Proposed Development on Comox Avenue

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for the informative open house today, it was great to see the team and the proposed concept for this exciting part of Comox. I've attached some thoughts below that I hope are helpful:

- The corner of Port Augusta and Comox Avenue is the 'heart' of our main street, and the current corner plaza plays a big role in the community
- I appreciate the tight site you are working with has forced a lot of compromises (the frontage to Port Augusta is narrow and has a big blank wall, the tight frontage to Comox Avenue reduces public space in this key area, a narrow half-above ground parkade with two entries)
- My concern is this is a prime site in town, and without a proper understanding of the larger mall's ultimate plans, or the renewal plan for Comox Avenue's main street, this development will force a lot of decisions that set a pattern before that pattern is properly understood (eg. what is the proper streetwall setback from Comox Avenue to set for the future remainder of the street)
- My request would be that the mall site needs a larger schematic master plan developed before this work commences, as well as a proper plan by the Town for Comox Avenue
- If housing and development is required to start sooner, perhaps a better first phase location is in the NE corner of the mall site (the parking across from the Independent) where a more unencumbered first phase can commence

This would allow the Town of Comox to properly study their plans for downtown, and preserve the prime corner open space until a time development can offer a public open space of equal value.

Best regards,  
James Godwin

## Caitlyn Learman

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**From:** Claire O'Meara <claire.om@gmx.com>  
**Sent:** Thursday, March 9, 2023 8:12 PM  
**To:** UDGA Administration  
**Subject:** Proposed Development at 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Evening,

Thank you for hosting the open house this evening. I'm sorry I was not able to chat to you but I would like to write some of my comments below.

And just to introduce myself, I am an Urban and Environmental Planning consultant who has lived in Comox for the last 4 years. I have a vested interest in the community and feel that development will boost the downtown both economically and aesthetically.

From what I was told the development is being proposed by the owner of the Port Augusta Mall. Do they have a masterplan for the site? What is their vision and objective with this proposed building?

*The positives*, infill development is amazing. So happy to see it being proposed overtop of the parking lot. I'm sure it boasts incredible views of the Marina and waterfront. More retail space downtown is exactly what we need!

*The negatives*, not enough setbacks. Far too much dead space behind and beside the building (towards the Mall). Not enough public space/amenities along Comox Ave.

There is a huge need for commercial/residential development in Comox. I am in support of development as long as it aligns with the overall downtown vision and aesthetic. Unfortunately, this specific building does not fit the current aesthetic of the downtown in my opinion.

Again, from comments heard at the open house, it seems people are concerned about the height of this building. What concerns me is the lack of amenities/public space along Comox Ave. The pictures showed a little extra width in the sidewalk with a few benches and trees but nothing that adequately serves that specific corner. This specific area is where we meet for many public events such as the Christmas tree lighting, the Remembrance Day parade, Comox Days, Halloween and a few summer market days (to name a few). The corner (at Comox Ave and Port Augusta St) is where they often set up activities because it is the only part of the sidewalk where there is some seating and a little extra space. People often sit and relax under the wisteria vines. I feel that this is one of the most important corners in downtown area and the proposed development has an opportunity to provide some much needed public space, and landscape design if we really want to revitalize part of the downtown.

Development is such an incredible opportunity to help the Town of Comox revitalize and enhance their existing amenities.

I don't understand all of the limitations but with my background I am aware that there are some spatial constraints for this development to be setback much more than it is. But I do feel some serious consideration should be given to the space along Comox Ave and the corner of Comox Ave and Port Augusta St as it is such an important space for public events and day to day pedestrian traffic. Would a residential building of this scale make more sense in the corner by the John's Independent Grocer? Can the lower commercial level designs be enhanced with additional space for patios, courtyards and other areas for people to meet? Could there be more emphasis on landscape design and beautification of the streetscape, maybe even the space for some public art?

Thank you for taking the time to read my thoughts and comments and I look forward to hearing any updates.

with kind regards,  
Claire O'Meara

## Caitlyn Learman

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**From:** Terrance Chenard <terrance.chenard@gmail.com>  
**Sent:** Thursday, March 9, 2023 6:22 PM  
**To:** UDGA Administration  
**Subject:** Re: Proposal 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I was unable to attend the meeting today. I kindly request confirmation that my feedback was received and added to the documents that will be presented to council. Subsequently, I would also request a copy of the presentation or slide deck of the presentation for review.

Regards,

Terrance Chenard

On Tue, Mar 7, 2023 at 10:38 AM Terrance Chenard <[terrance.chenard@gmail.com](mailto:terrance.chenard@gmail.com)> wrote:

Terrance & Sarah Chenard  
1609 Cypress Ave  
204-296-4369

Good day,  
cc: Comox Town Council (For Information)

In regards to the redevelopment proposal of 215 Port Augusta I have a number of concerns. The feel of the neighborhood is currently 2/3 story buildings and having a building double this size (at six stories) would completely change the nature and feel of the neighborhood.

Traffic on Comox Ave is already congested and the 4-way stop on Comox and Port Augusta would require redevelopment to control traffic flow. The increased units in this development would adversely affect current infrastructure in the Town of Comox. Who would pay for this redevelopment? The Town of Comox already has a stretched budget and this is a burden that should not be on the local taxpayer.

What portion of the development is allocated to affordable housing? if none, then will the units be sold below market value? This proposal has the optics of a boutique build that will not offer much to young families or the current unhoused population.

This development is also in the vicinity of the approach to Runway 31 at the Comox Airfield (CYQQ) and at 6 stories has real possibility to act as a hazard to aviation under the federal aeronautic act and will require separate approval.

The footprint of this redevelopment should be reduced to 2-3 stories to fit the character and style of the neighborhood. Approval of this development in the current state would set a precedent that would force the Town of Comox to lose its look and feel, a look and feel that can never be restored. I urge the developer to reconsider their proposal.

Please feel free contact me if you require any amplification of my feedback.

Regards,

Terrance Chenard

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: March 9/23

Name: Scott Messing

Address: 215 PA Street, business owner

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023

via email [administration@udga.com](mailto:administration@udga.com)

or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

* What, if any, will be the impact on businesses in the area?
* Will current/all existing services be improved - sewer/water services
* How will the impact of the project be supported by developer or Town? (Financial) / <del>one</del> event/attraction support?
* Will there be any interruptions of operations for current tenants?

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 8, 2023



# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: MAR 9/23 Name: M. BUCKHAM Address: 1686 BALMORAL AVE  
COMOX.

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

- traffic congestion anticipated
- Comox Ave has narrow lanes; need dedicated bike lanes wider sidewalks, wider lanes
- like that this bldg. does not affect the mall tenants; hopefully it will enhance the mall which is badly needed
- would like to see condos to be less upscale; seniors often downsize from larger homes to have more money in their pockets for travel, hobbies and the like.
- like the opportunity for input by local residents.
- do not like the height of the proposed bldg but perhaps this is the way of the future.

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 8, 2023



# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: Mar 9/23 Name: Lee Bartlett

Address: 3796 Laurel Dr  
Royston BC

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

This is a beautiful plan & downtown housing is really needed.

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 8, 2023

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: Mar. 9 / 23 Name: Maureen Denny Address: 1515 Balsam Ave  
Comox BC V9M 2P3

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

I think the location of these condos don't work because the height of this unit will block the views we now have going down Pt. Augusta to the Mainna - I feel the structure will seem entirely out of place on this corner - looming up!

I am also concerned about the fact that there are so many people here without a doctor, we have water shortages in the summer and our roads (17th st bridge) cannot handle increased traffic.

Development needs to slow down here. If the development goes ahead I would like to see all waste water generated in the building used to water the

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 8, 2023

landscaping around the building  
Oct 18, 2023 RCM Agenda

- Maureen Denny Page 255

## SIX LEVELS OF MADNESS

To date the Town has had a restriction to 3 levels \_ ??  
has that changed and who approved that change. ??

- Is this a timber frame building.
- How deep a hole has to be dug for the parking garage for 65 cars etc.
- How many dump truck loads of soil will it take.
- How long will it take before they start the actual above ground structure.
- Where will these 65 cars enter and exit - to what street.
  
- Will the Developer fund and secure a new doctor in Comox.
- Will they provide a upper level roadway into Comox.  
OR
- Do they plan to join up Buena Vista street to Balmoral ave through the golf course.
  
- How will they compensate the surrounding community for loss of quiet enjoyment of their town.  
Dust and Noise Pollution of the air from endless trucks and machinery.

We may as well shut down the village of Comox its over and now endless 6 story developments will turn us into a sad, once happy, place.





# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date:

Name:

Address:

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023  
via email [administration@udga.com](mailto:administration@udga.com)  
or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

I BELIEVE THE TOWN OF COMOX NEEDS AN OVERALL LONG TERM PLAN.
IN THIS CASE <del>WE</del> ONE BUILDING IS BEING PROPOSED. IN THE LONG TERM WILL OTHER CURRENT BUILDINGS BE DEMOLISHED AND REPLACED BY SIMILAR CONDOS? THIS COULD LEAD TO MAJOR TRAFFIC PROBLEMS.
THIS CURRENT PROPOSAL IS ALREADY GOING TO BE AN ISSUE AS IT IS BEING PROPOSED FOR ONE QUADRANT OF THE LAND AT THE BUSIEST CORNER IN THE TOWN.
<i>EW Harkin P. Eng.</i>
1942 TAYLOR AVE.

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 8, 2023

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: MARCH 9 Name: STARON Address: GLACIER VIEW DR.  
2023 NEVILLE COMOX.

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

I LOVE THIS PROPOSAL.

ADDING HOUSING + DIVERSIFICATION  
IS NECESSARY.

THE MALL IS NOT RESPONSIBLE  
FOR PROVIDING PARKING  
FOR THE TOWN OF COMOX.

I LOVE THE DESIGN.

THE COMMUNAL AREA IN THE  
FRONT ON COMOX AVE  
WILL CREATE A GREAT SPACE

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 8, 2023

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: MAR 9<sup>th</sup> 2023 Name: T. Leon

Address: 1517 Chinook Dr, Comox.

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

<p>Very much approve mixed-use development, especially in the heart of town. I think the height is a little higher than what the community is comfortable with but I think even 4-5 floors will be a happy medium. Appreciate the public amenities (seating, gathering spaces for community events, art, etc) Without them, it'll feel like a soulless condo building parked in the middle of our "cute little town" not contributing to its vibrancy. Best of luck in finding a happy solution.</p>

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 8, 2023

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: March 9th Name: Delva Calderett Address: 628 Woodland Drive Comox

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

It is too high, this will no longer be a village, I can handle 4 stories but no more. Traffic will be terrible, parking is awful now. Aural tones did a good job of Comox Quay. We need to maintain the integrity of the downtown core. Build up on Arderton, Pritchburch but not this small stretch. Can we assure this will not be affordable housing?

*Delva Calderett*

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 8, 2023

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: 9 MARCH  
2023

Name: SUZANNE  
ALESSANDRO  
BON

Address: 423 GARDENER WAY  
COMOX, B.C.

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

WE ARE AGAINST SUCH A BUILDING ON THAT SPOT. IT WILL BE AN EYESORE AND NOT FIT IN WITH THE REST OF THE MAIN SHOPPING AREA. 6 STORIES ARE NOT SUITABLE IN THAT LOCATION.

THANKS

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 8, 2023

## Caitlyn Learman

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**From:** Pamela Edwards <pamie647@gmail.com>  
**Sent:** Friday, March 10, 2023 10:35 AM  
**To:** town@comox.ca  
**Subject:** 215 Port Augusta Street, Comox, B.C.

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Council,

I attended the Open House March 9th, 2023 at Comox Centre Mall (South Mall). I viewed all the plans for this new development and I have the following feedback to submit.

I can see that these plans are well thought out and are pleasing to the eye. However, I do have some concerns that need to be addressed by the Municipal Councils in both Courtenay & Comox.

When you are wanting to densify any village, town or city in a particular area of Vancouver Island there has to be the infrastructure in place to support these new developments. I personally don't see it!

In case you the reader are not aware of what is NOT in place at this time in the Comox Valley let me enlighten you.

Currently we have 2 walk-in clinics both in the Courtenay region and one of those walk-in clinics housed above the SuperStore is about to close its doors. We have 1 Lifelab clinic to service the needs of the entire Comox Valley which is situated in the old part of Courtenay. On any given day or time this clinic is over-run with patients needing blood work, ECG's etc. There is another Lab situated in the new Hospital located in Courtenay but the wait times are significant with often patients waiting more than several hours or longer. Lab technicians are leaving their jobs due to very poor pay from V.I.H.A. and a shortage of qualified Lab technicians who are overworked. This same scenario is happening at our hospital with dire shortages of Nurses, Doctors and other necessary personnel in the various departments.

If you happen to purchase a new condo or home here having moved from another location or already reside here there is a very long wait-list in acquiring a family doctor or Nurse Practitioner. I know as we have been waiting over a year for acquiring a new physician.

For several summers like the one we experienced last year brought a long drought in the Comox Valley with most of our rivers drying up and our Comox Lake dropping well below the level of supplying drinking water to all the residents in this Valley. Fortunately, although it came close we still had some water. Increasing population densification can easily increase the chances of our precious water supplies drying up sooner than before.

On any given day when needing to travel from Comox across either bridges into Courtenay whether that be for shopping, a medical appointment or other; one can experience traffic jams with the steady increases in population that has descended upon this region over the past several years as well in other parts of Vancouver Island.



I think I have outlined some of the reasons that I am not in support of more density not only in my own community of Comox but on Vancouver Island UNTIL such time we have the vision and the foresight to have in place the necessary infrastructures to support densifying these communities.

It's very easy to build and they will come BUT it's not easy to support and provide for those who do!

Kind Regards,

Pamela Edwards  
#102 - 1700 Balmoral Ave., Comox, B.C. V9M 2N1

## Caitlyn Learman

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**From:** Carl Graves <bgrave@telus.net>  
**Sent:** Friday, March 10, 2023 2:05 PM  
**To:** UDGA Administration  
**Subject:** Comments of 215 Port Augusta St. Comox, BC proposed development

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I attended the open house for the above proposed development in Comox at the site of the existing downtown mall. I was able to review the drawings and speak with some of the realtors involved along with the owner, David. I am a long time resident of Comox and live within walking distance of the mall, which serves as a great hub for urban living in a small town. I raised a family in this community and I am recently retired. Like many residents, I have concerns about balancing a small town with reasonable growth to keep the community thriving.

I understand that the site is probably only available portion of the mall area. However, my main criticism is the size and actual placement. I am unsure of the height limits but 6 stories seems excessive for the local geography and buildings. Five stories would seem so much less imposing. Furthermore, the building would sit almost directly on the sidewalk, and even with sidewalk widening would remain imposing for pedestrians. I note that it also results in the removal of the present sitting area with a lovely semicircular natural awning of a wisteria. Presently, it serves as a pleasant area to congregate in a sunny spot in the heart of Comox. So in summary, the building should be limited to 5 stories and have a more robust set back off the sidewalk.

I also understand that there will be no affordable housing units in the plans. This is truly unfortunate and surely there are opportunities for private public partnerships with funding from local, provincial or federal agencies that have the duty to provide for the housing crisis facing lower economic groups.

I also hope that in the era of climate crisis, that the building be much greener than planned. Examples include solar panels for alternate energy source, prohibition of gas installation for heating as there are much greener solutions, and the provision of EV charging that will be suitable for the future growth of this mode of transportation.

I hope that this feedback is of help and can be incorporated into what will be a major change for the heart of Comox.

With Thanks,

Carl Graves

## Caitlyn Learman

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**From:** Patti Willis <pattiwillis2020@gmail.com>  
**Sent:** Friday, March 10, 2023 7:32 PM  
**To:** UDGA Administration  
**Subject:** Comox Development

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello - I do not live in Comox, though my family does. I do part-time work, use medical services and shop in Comox.

I was unable to attend the information open house; however, I have a few questions:

1. Is there a website that provides information about the development?
2. Does the residential component of the development accommodate some % of affordable rental opportunities (that is, below market value)?
3. I have some concern about the precedent a 6-story building may have for other potential development along Comox Avenue and the risk of losing the modest, accessible scale, and welcoming feel of Comox.
4. Does the development include some "green space" and/or public space at the corner? Having travelled widely, towns with public space (be it public squares, public gardens, etc) are the most human and inviting. The corner at which this development is planned is the key corner in the town.

Many thanks,

Patti Willis

## Caitlyn Learman

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**From:** Sharon Daly <ocean\_breeze@shaw.ca>  
**Sent:** Friday, March 10, 2023 8:19 PM  
**To:** UDGA Administration  
**Subject:** Proposed 6 Story Building

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

## Caitlyn Learman

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**From:** Jani Martinius <janimartinius@googlemail.com>  
**Sent:** Friday, March 10, 2023 1:48 AM  
**To:** UDGA Administration  
**Subject:** Proposed development at 215 Port Augusta in Comox

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

I am writing to express my concerns regarding the proposed development at 215 Port Augusta in Comox. As a resident of this town, I believe it is essential to voice our opinions regarding the development of our community.

Our downtown core is charming because of its lower rise buildings, which are also set back from the road. These features contribute to the unique character of our town and create an attractive atmosphere for visitors and residents alike. However, I am deeply concerned that the proposed six-story building will not suit the style and charm of our town. It will be out of place and stand out for all the wrong reasons.

Furthermore, mass residential development shouldn't occur right in Comox. Our town does not have roads or bridges big enough to accommodate the additional traffic that such a building would bring. I am concerned that this development would create congestion and traffic problems that could have a negative impact on the quality of life for the residents of our town.

This is the kind of building that destroys the town's specialness. We do not want to become just another generic town with tall buildings and busy streets. We value our small-town charm and want to maintain it for future generations.

In conclusion, I urge you to reconsider the proposed development at 215 Port Augusta. I strongly believe that this project is not in the best interest of our town, and I urge you to listen to the concerns of the community.

Thank you for your time and consideration.

Sincerely,

Jani Martinius

--

**Jani Martinius (She/Her)**

Certified Martha Beck Wayfinder Life Coach & Red Seal Carpenter

[www.janimartinius.com](http://www.janimartinius.com)

778-239-2751



*\* I am grateful to live, work and play on the unceded lands of the K'omoks First Nation. You can learn more about the K'omoks First Nation [here](#) \**



## Caitlyn Learman

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**From:** Helen Boyd <gatewaycounsel@gmail.com>  
**Sent:** Sunday, March 12, 2023 2:06 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the opportunity to provide feedback regarding the proposed building at 215 Port Augusta, Comox.

I am a resident who lives in proximity to the downtown core. I embrace the idea of multiple housing units on Comox Avenue. The need for Affordable Housing is undoubtedly a top priority for the Town of Comox. It is laudable that a donation to the Affordable Housing fund of the Town is planned, however, a mix-blend of housing allowing for at least 10% of the units to be for individuals of lower incomes would help build more equitable diversity in Comox. Perhaps, the planned penthouse suite that will occupy the 6th floor and likely to house only 1 family could instead be planned to use this additional space for more affordable housing units in the building.

In many municipalities in BC, some initiatives seek to stop the installation of gas in new buildings because of the powerful GHG emissions caused by the combustion of this fossil fuel which contributes to the worsening of the climate crisis. This is the case for the City of Victoria starting in 2025. Rather than locking a building into another 50 years or more of gas, it would be preferable to aim for an all-electric building with electric heat pumps that provide both necessary heat in winter and cooling in our ever-increasingly hot summers.

Furthermore, medical evidence points to gas stoves causing indoor pollution which exacerbates asthma attacks in young children. The use of electric or induction stoves is therefore preferable for health reasons. People can also enjoy the pleasure of electric fireplaces rather than gas.

It was wonderful to hear at the open house on March 9th that the proposed building has the possibility for EV chargers, hopefully, these will be in sufficient numbers. Bike racks in front of your building on Comox Avenue would also encourage active transportation.

In summary, I am in support of this housing proposal IF the project is revised to consider implementing climate-friendly solutions as mentioned, affordable housing strategies and sufficient set back from the sidewalk.

Thank you,  
  
Helen Boyd

1. No Gas in new buildings: <https://vancouver.sun.com/business/real-estate/by-2025-new-victoria-buildings-cant-use-natural-gas-or-other-fossil-fuels-council-decides>
2. Gas Stove Air Pollution: <https://www.cbc.ca/news/science/gas-stoves-air-pollution-1.6394514>

## Caitlyn Learman

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**From:** Terrance Chenard <terrance.chenard@gmail.com>  
**Sent:** Sunday, March 12, 2023 8:45 PM  
**To:** Caitlyn Learman; UDGA Administration  
**Subject:** Re: Proposal 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for your response. Unfortunately, as my previous email stated I was unable to attend the information session and was making a request for a copy of the information presented at the session.

I also requested confirmation that my feedback on reference development (also quoted in this email chain) was received.

I am looking forward to read the proposed development information,

Terrance Chenard

On Fri, Mar 10, 2023 at 3:04 PM Caitlyn Learman <[CaitlynL@udga.com](mailto:CaitlynL@udga.com)> wrote:

Hi Terrance,

*Thank you for attending our open house and for your continued interest in our exciting project. Our team has been working very closely with The Town of Comox planning department to ensure the proper protocol, notice, etc.. is being followed for the pre-application phase of this development. We hope that the open house showcased our design and that the representatives were able to answer all of your questions.*

Regards,

**Caitlyn Learman**

Administrative Assistant

T [+1\(604\) 687-2334](tel:+1(604)687-2334) Ext 100

E [caitlynl@udga.com](mailto:caitlynl@udga.com)



## URBAN DESIGN GROUP ARCHITECTS LTD

Suite 810 - 675 W Hastings St Vancouver BC V6B 1N2

[www.udga.com](http://www.udga.com)

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**From:** Terrance Chenard <[terrance.chenard@gmail.com](mailto:terrance.chenard@gmail.com)>  
**Sent:** Thursday, March 9, 2023 6:22 PM  
**To:** UDGA Administration <[administration@udga.com](mailto:administration@udga.com)>  
**Subject:** Re: Proposal 215 Port Augusta

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I was unable to attend the meeting today. I kindly request confirmation that my feedback was received and added to the documents that will be presented to council. Subsequently, I would also request a copy of the presentation or slide deck of the presentation for review.

Regards,

Terrance Chenard

On Tue, Mar 7, 2023 at 10:38 AM Terrance Chenard <[terrance.chenard@gmail.com](mailto:terrance.chenard@gmail.com)> wrote:

Terrance & Sarah Chenard

1609 Cypress Ave

[204-296-4369](tel:204-296-4369)

Good day,

cc: Comox Town Council (For Information)

In regards to the redevelopment proposal of 215 Port Augusta I have a number of concerns. The feel of the neighborhood is currently 2/3 story buildings and having a building double this size (at six stories) would completely change the nature and feel of the neighborhood.

Traffic on Comox Ave is already congested and the 4-way stop on Comox and Port Augusta would require redevelopment to control traffic flow. The increased units in this development would adversely affect current infrastructure in the Town of Comox. Who would pay for this redevelopment? The Town of Comox already has a stretched budget and this is a burden that should not be on the local taxpayer.

What portion of the development is allocated to affordable housing? if none, then will the units be sold below market value? This proposal has the optics of a boutique build that will not offer much to young families or the current unhoused population.

This development is also in the vicinity of the approach to Runway 31 at the Comox Airfield (CYQQ) and at 6 stories has real possibility to act as a hazard to aviation under the federal aeronautic act and will require separate approval.

The footprint of this redevelopment should be reduced to 2-3 stories to fit the character and style of the neighborhood. Approval of this development in the current state would set a precedent that would force the Town of Comox to lose its look and feel, a look and feel that can never be restored. I urge the developer to reconsider their proposal.

Please feel free contact me if you require any amplification of my feedback.

Regards,

Terrance Chenard



## Caitlyn Learman

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**From:** Jay Van Oostdam <jvanoostdam@yahoo.com>  
**Sent:** Tuesday, March 14, 2023 12:19 PM  
**To:** UDGA Administration  
**Cc:** Jonathan Kerr; Nicole Minions; Jenn Meilleur  
**Subject:** Development Proposal – “215 Port Augusta St, Comox, BC”

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Urban Design Group Architects Ltd.

e-mail – [administration@udga.com](mailto:administration@udga.com)

Re: Development Proposal – “215 Port Augusta St, Comox, BC”

We are writing about the development proposed for the corner of Comox Ave and Port Augusta St. The six story building is too big to be squeezed into the parking lot of the Comox Mall. It is too close to the street and will leave no space between it and the street. It will seem almost like it is hanging out over the street. Other buildings of this size such as Berwick retirement home are set back significantly from the street with trees and front gardens. If the proponents feel they cannot leave green space in front of the street they should be restricted to 2-3 floors as most of the other buildings that are situated immediately adjacent to the street.

The heat island effect of more buildings and pavement coming to Comox is a concern. A Green roof with living plants can be used by the residents (possibly growing local foods!) and contribute to less of a heat island effect of this new building. How is the building heated and cooled? Heat pumps with electric back up?? Solar cells on part of the roof??

The Comox Valley has experienced significant water shortages over the last few years and the ongoing Climate crisis will only make this problem worse. All new buildings should have water cisterns ( holding many 1000s of gallons) to accumulate water during rain events and this can be used for grey water uses such as toilets and the watering of plants. Since the proponent of this project is also the owner of the Comox Mall, if this project goes ahead at a reduced scale this owner should install a large cistern from all the water that runs off the mall roof. The town of Comox should not allow the construction of any new buildings without the installation of in ground cisterns.

Sincerely

Diane and Jay Van Oostdam

1740 Linden Ave.

Comox, BC

## Caitlyn Learman

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**From:** maria Owen <daleowens711@gmail.com>  
**Sent:** Tuesday, March 14, 2023 9:59 PM  
**To:** UDGA Administration  
**Subject:** Proposed 6 Storey Condo/ Business Centre Downtown Comox

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attn Council administration,

With regards to the proposed 6 storey condo/business centre, downtown Comox at the corner of Port Augusta and Comox Avenue, I am adamantly opposed.

I am employed in the mall and can't even imagine how the construction alone will set back businesses on Comox Ave and the Mall. It's already congested in that corner for parking, so once construction hits, inevitably many consumers will just go somewhere else to make their purchases, instead of trying to find a place to park. Loss of revenue will be inevitable during the construction, with no guarantees to regain that business once the project is complete.

The aesthetic and flow from Comox Ave, will be compromised as well and much less inviting as this monstrosity will overshadow this access point to the mall, removing that quaint seaside town vibe. A building of this proportion is much more conducive to outskirting areas with room for a little yard scape to buffer the magnitude of it all. It really begins to redefine what Comox truly is. No longer a sweet seaside town but a big town, pack the people in concept. There is likely room for such at least a few streets over, closer to the ocean.

This encroachment and congestion will potentially contribute to an undesirable dark back lane effect at this corner mall entrance. I see this as only a hindrance to the better interest of Comox Mall and its patrons.

Take heed and consider the voices of your constituents.

Concerned,  
Maria Owen

## Caitlyn Learman

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**From:** Cathy Owens <owenscathy7@gmail.com>  
**Sent:** Tuesday, March 14, 2023 5:59 PM  
**To:** UDGA Administration  
**Cc:** nminions@comox.ca; sblacklock@comox.ca; kgrant@comox.ca; chaslett@comox.ca; jkerr@comox.ca; jmeilleur@comox.ca; mswift@comox.ca  
**Subject:** Re: Development at Comox Mall

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I am writing to you today with regard to the proposed **6 STOREY BUILDING** development on Comox Avenue within the parameters of the Comox Mall.

I, as well as many others, are **adamantly opposed** to the transformation of this small area into an eyesore 6 storey highrise. It seems like such a ludicrous concept incorporating such a monstrous structure in this particular space and it not impeding in the functionality of this very high traffic area, both vehicular and pedestrian.

While not wholeheartedly opposed to the idea of higher density development in the downtown area, this is an extremely large building in a very tight space, within a tight corner. **Six storey's right in the middle of downtown Comox????** A few storey's may be able to manage the space, but 6 storey's is **the developers dream** with the pot of gold sitting at the end of the rainbow. What will happen to available parking? What will happen with traffic flow, it's already a challenge on these congested streets. How long will small local downtown businesses have to suffer with the construction process, how much business will they lose? How will this appear esthetically....perhaps a new Fan Tan Alley in Comox.

As a longtime resident of Comox, I have seen the many changes made in our quaint beautiful seaside town. Most of these changes and progressions have been positive, unfortunately though, once a developers greenbacks are thrown about, the disease process of uncontrolled development begin and sadly don't stop. **End result - small town turns into over-developed big city!** Do we even have an OCP in the town of Comox anymore or any restrictions on building heights? What we need is affordable housing, not more high end condo's.

Please strongly re-consider this development plan and do not proceed with the construction of this building at the Comox Mall.

Kind regards,

Cathy Owens  
Comox Resident

## Caitlyn Learman

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**From:** Mal Walsh <kminc@shaw.ca>  
**Sent:** Wednesday, March 15, 2023 10:45 AM  
**To:** UDGA Administration  
**Cc:** council@comox.ca  
**Subject:** 7 story building on Comox Avenue

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear  
Comox Mayor and Council.  
cc Aaron Vornbrock (UDGA)

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Overview.

For me and those I have discussed this with, it's really about what is the Vision for Comox. Is it the small village by the sea that we love ? if yes, then the the only way to keep the feeling would be to maintain small, hight sensitive, buildings that maintain the Village trend.

We have achieved that so far, but will lose it with a development of this size and height, placed as is proposed, on one of the highest points of land, right in the centre of the village. 7 stories high above Comox Avenue ——— REALLY.

I am told that local businesses want more people to shop here....really ??? we don't even have a shoe store and anyway almost everyone shops in Courtenay. Why- for selection. Also let them consider that between the sewage line and this building construction the town will be shut down for 3 years.....local business will really be affected by that !.

I would also like to say that Comox is not really a TOWN but more of a Village and a one main street village at that. That is the charm of it.

It is also at the end of a road to nowhere. The Dyke Road is the signposted way here and that road is already on overload from traffic, let alone the rising sea levels in the next 5 to 10 years.

We are a bedroom community to the greater Valley.

We have ample change over of residencies, as we are a retirement community in good part, and have sufficient land already available and in development in the broader area.

We have prior restrictions to 3 and 4 levels that have taken into consideration the grade change of their site.

The proposed building is way out of proportion to the town and will be an eyesore to say the least so one wonders if this is a "bait and switch" approach to approval.

Consider also the following.

2 years of Construction Traffic at an already log jammed area for traffic and pedestrians.

Huge increase in homes in the centre of town with all their associated needs of services and effect on our already crowded downtown core.

We have a popular and wonderful waterfront that attracts folks from all around the valley and beyond.

Traffic and parking even now is an issue let alone during the summer months.

We have lost parking spaces over the past 10 years while increasing the attractions in the area.

We have the only boat launch of any practical use with trailer parking already on overload, boats and trailers have got bigger and bigger and we even propose to add to it all with a farmers market !!( there is already two very good ones in the Valley.

We are short of Doctors and health workers for the residents we have here now.

Roundabouts will not cure the problems so can we now expect Buena Vista street to be connected to Balmoral Avenue as the next solution ???

How will folk be compensated for the traffic delays , noise, pollution of the air from construction services and the loss of business resulting.

Finally just have a scale model made of the Comox downtown area showing local buildings and add in this huge 7 story lump of a design and see how well it all looks.

If Comox allows this building or any reduced form of it to go ahead we may as well shut down the village of Comox as we now now and become a sad, once happy, place.

Mal Walsh

137 Port Augusta Street

Comox.



## Caitlyn Learman

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**From:** Brenda Cardinal <brengolf@gmail.com>  
**Sent:** Wednesday, March 15, 2023 1:42 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### PRE-APPLICATION CONSULTATION - STAGE 2

Brenda Cardinal  
634 Pritchard Road, Comox, BC V9M3J9

#### Points for concern

1. Six story proposal, including the street level commercial stores, is too high.
2. Comox is not designed for tall buildings that remove the skyline and Comox Rd is far too narrow for increased traffic.
3. An increase in downtown traffic will also have a direct impact to local nearby residential streets that already have a substantial increase in traffic.
4. Comox is a small town with a small town feel. I would wager that the majority, if not everyone who lives in Comox lives here because it is a small quaint town. Not interested in turning it into a metropolis or city just for the sake of "development".
5. With a large center/city comes the problems associated to cities; crime, more delivery vehicles, updated infrastructure to mention a few. There are already concerns of what the town's infrastructure can handle and adding more strain on the system will only make it worse.
6. We (Comox residence) are already being directed earlier every year to conserve our water. Why would we want more people in the area when the resources are under conservation notices already?
7. Comox does not need more "density" in population in order to revitalize the town. There are many other ways to revitalize without adding more buildings.
8. If the developer cannot guarantee the purchase cost to be at a reasonable price that local Comox Valley residence can realistically afford, I don't see the point of the development. Let's stop using the words "affordable housing" because that's objective. Let's start using actual cost numbers so "we" the people know what that actually looks like.

Thank you for your time.

Brenda Cardinal  
250-792-5220

## Caitlyn Learman

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**From:** SHARON BEARPARK <sharonbearpark@shaw.ca>  
**Sent:** Wednesday, March 15, 2023 9:53 AM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, BC

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Aaron Vornbrock/Paul Chiu, Urban Design Group Architects Ltd.  
Re: 215 Port Augusta Street, Comox, BC - Proposal for Development

Thank you for the opportunity to comment on this proposal at this stage. I feel compelled to submit my initial comments to ensure that Comox Council are made aware of at least my concerns.

I am a Comox Resident who is worried about how development proceeds in our unique ocean side community. We do not reside in Vancouver, Burnaby or any other area of the Lower Mainland or Victoria. All those living in this area choose to live here for reasons that go beyond 'development that favours only the wealthy'. I believe the proposed design reflects a more urban development that will benefit the developer and the residents who can afford to live there, but will have an overall negative impact to the town, the environment and residents. This is the wrong site for such a complex no matter how attractive the architects endeavor to make it look.

My overall comment about the proposal is the scale is inappropriate for the site chosen. At the public meeting comparisons were made with the property at 1700 Balmoral and one has to say that that particular property backs onto the Comox Golf Course greenspace and does not occupy the primary major and historical 'heart' of Comox with the only intersection within the town to host any community events. Not everyone likes the 1700 Balmoral property, but it is more 'palatable' as it sits back on the Golf Course site and although it impacts directly on the residence adjacent to it, it does provide more of a 'backdrop' to the downtown core and does not block any sightlines for those living behind it (although the eagles, deer and other wildlife might disagree!). The proposed site, puts development front and centre in the heart of downtown Comox.

A 6 story 'highrise' within the heart of our town will serve only the wealthy and will impact all of the sight lines, congestion and access/egress that such a large proposal will entail (Let alone the disruption in building at such a site).

These are some of my additional concerns:

There is no acknowledgement of the history of Comox in the design and choice of this site. Our Indigenous history is unique and essential to this region as well as the importance of Port Augusta Street and Comox Avenue being the historical heart of Comox. In addition, the importance of the Comox Mall and the impact of the loss of this piece of parking on accessibility, parking, greenspace, access and egress to the Mall and the ripple effects of such a 'grandiose' building on all properties adjacent to the Comox Mall has not been addressed. Some effort seems to have been made to avoid aggravating the residents at 1700 Balmoral as this new property at 215 Port Augusta would definitely impact the sight lines of those living in these privileged and expensive living spaces in any location within the footprint of the Comox Mall. Mall owners seem to have chosen the only site that is furthest away from 1700 Balmoral, but this new development would limit visibility and access to the Comox Marina Waterfront Park and pier except for those living closest to it.

The design itself looks impressive for a more appropriate plot of land.

I feel this is the most important intersection in Comox and should not be utilized for the benefit of only a few who can afford it.

Where are the attempts to minimize the environmental impact of this plan, both within the property itself and the exterior?

I'm very concerned about resident safety along Port Augusta Street and Comox Avenue for pedestrians, drivers and cyclists all who will be impacted by this higher density property at the junction of Port Augusta Street and Comox Avenue immediately adjacent/on top of the sidewalks.

The location and access and egress of the underground parking is dangerous as it will impact the four way stop at this intersection.

This is a design flaw that will eliminate sight lines and flow for everyone at that intersection. I recognize that this takes advantage of the slope of the lot, but getting in and out will definitely impact all users of Port Augusta Street and Comox Avenue as well as the local bus routes. It may also negatively impact access by commercial vehicles and visitors to the Mall.

I did not see any acknowledgement of the need for affordable housing in this complex. It favours the rich and also of course the owner/developer who seeks to maximize return on their investment, but at what cost to the community? If the developer is seeking a greater financial return perhaps gift or sell the lot back to the town of Comox to ensure that this particular location is retained as a community space within the heart of the commercial area of Comox. This should not be for limited residential benefit only.

I'm against a 6 story high building along Comox Avenue no matter what it looks like. Berwick had its opponents and we have had to accept this development, but this too is further along Comox Avenue and easily accessed, but not at the very heart or crux of downtown Comox itself. I understand that real estate goes skyward because of the cost of land, however, I'm not a proponent of higher construction anywhere and sadly not in the immediate heart of Comox.

I really don't want Comox to begin to look any bit like Burnaby, downtown Victoria or any other major urban area in the Lower Mainland.

Yes, development is happening faster in all areas of BC and we in the Comox Valley are feeling the pressure. Who would not want to reside here, but developers and local Councils/Politicians and residents have to weigh development pressures with available land, water, air, greenspace, population growth, access to health care personnel and resources, safety, transportation corridors, traffic flow, environmental impact etc. None of these impacts were addressed in the presentation at the Open House. I did appreciate seeing the impact of the height of the building on the loss of sunlight and shadows throughout the calendar year! I found those images enlightening as the height of the building will create a bit of a climate zone itself and will impact all of the area adjacent to the building including that side of the Mall and all commercial areas and residences adjacent to it.

As this is the second stage of the pre-application consultation I appreciate having the opportunity to look at the proposal.

I am disappointed on first pass and worried about what our long term vision might be as a community? The Mall owners have made major investments that are benefitting residents and these are appreciated. To develop a piece of the Mall property to enhance only the lives of 52 residential units is short sighted and the inequities do need to be considered given the overall cost to the community at large - financial, social, environmental, health, safety etc.

I have to applaud the early pioneers who worked hard to protect land in our area from development that overwhelmed the scale of land available.

I am grateful to the Filberg Family, Mack Laing, MacDonald Woods supporters and all others around the valley who have helped to secure our region's environmental protection and the area's unique natural resources. Overdeveloping the Mall with residential units does little but raise the level of density and provides housing only for those who can afford it but at what cost? Among other impacts, higher density living raises blood pressure, increases safety risks and decreases the long term benefits of many.

I appeal to the Mall owners to invest in continued enhancement of the commercial 'life' of the Mall and prohibit residential development on this site OR potentially gift/sell the scope of work property to the Town for sustainable use as a site that ensures access and benefit to all visitors to the community of Comox.

Respectfully,  
Sharon Bearpark  
Owner and full time resident  
635 Church Street  
Comox, BC V9M 4G5



W. GRAHAM ARGYLE 215, PRITCHARD ROAD, COMOX, B.C. V9M 2N3 250.339.1111  
[grahamargyle@icloud.com](mailto:grahamargyle@icloud.com)

Wednesday March 15<sup>th</sup>. 2023

PROPOSED DEVELOPMENT  
PORT AUGUSTA STREET & COMOX AVENUE, COMOX, B.C.

Attention: Aaron Vornbrock  
UDG Architects  
Suite 810-675 West Hastings Street  
Vancouver, B.C., V6B 1N2  
[ADMINISTRATION@UDGA.COM](mailto:ADMINISTRATION@UDGA.COM)

Dear Aaron Vornbrock,

Thank you for the opportunity to view the drawings of the above proposal at the OPEN HOUSE on March 9<sup>th</sup>. 2023 and offer comments.

My response has a lot to do with the Town of Comox, and elsewhere in this region, being subject to development proposals emulating designs with densities and form suited to communities where the scale of development and the architecture is different from that which is already established here.

The Town of Comox Community Plan has a first objective to **“maintain and enhance the small-town atmosphere and attitude in Comox.”**

Six floors are not the scale of this small town, nor are five floors, unless handled skillfully, as will be seen later.

IN MY VIEW, YOUR PROPOSAL FAILS TO MEET THIS PRIMARY COMMUNITY PLANNING CRITERION.

While the presentation showed details on the movement of the sun, an important aspect in a city like high-rise Vancouver, the perspective showed no reference to the relevance of the present architectural scale of the already developed commercial/retail site, nor does it show the existing and neighbouring urban design conditions.



The proposed architectural design is not in scale, nor has it the relevant architectural composition within the whole of the present site to meet the urban design quality sought in the Community Plan.

Critically, the proposed height of six floors above grade sets an unfortunate architectural design precedent.

Existing buildings with a height of five floors in the Downtown Core, with one ill-fitting exception, are in the “valley” of Comox Avenue and to the south. These “valley” developments appear from the higher ground of Balmoral Avenue and nearby, for example, as a satisfactory community height. They fit in. I believe this is an excellent piece of urban planning.

The corner location of your project is located on a higher and visible point of urban land. The proposed scheme of six floors, unless the design is substantially changed, will dominate, and define the architectural massing and composition of the Comox core for a long time to come.

This is not the way to build the the Town of Comox.

FOR THIS PROJECT THE MAXIMUM HEIGHT (possibly excluding a well set-back penthouse) SHOULD BE NO MORE THAN THREE FLOORS ABOVE EXISTING GRADE WITH ENCLOSED PARKING RECESSED INTO THE SLOPING SITE. PARKING ACCESS SHOULD BE SET BACK BY 20 METRES FROM COMOX AVENUE.

With warm regards,

W. G. Argyle

W. Graham Argyle

Copy to:  
Mayor Nicole Minions and Council  
Town of Comox  
town@comox.ca

## Caitlyn Learman

---

**From:** Darrell Tomkins <djoant@telus.net>  
**Sent:** Friday, March 17, 2023 11:27 AM  
**To:** UDGA Administration; Town of Comox Council  
**Subject:** 215 Port Augusta Street, Comox, BC  
**Attachments:** Letter re Development Proposal for the Comox Mall with three photos.docx

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir or Madame:

I have attached a copy of my comments regarding the Open House for Proposed Development at 215 Port Augusta, March 9, 2023. I have also mailed the hard copy to Urban Design Group Architects Ltd.

I have copied this to the Town of Comox Council as these comments echo others who are concerned about the integrity of the Comox-by-the Sea community.

Sincerely yours  
Darrell J. Tomkins

Darrell Tomkins  
137 Port Augusta Street, Apt. 104  
Comox, BC V9M 3N8  
Cell: 1 (250) 890-0283

**215 Port Augusta Street, Comox, BC  
Open House for Proposed Development, March 9, 2023**

March 17, 2023: Comments from Darrell J. Tomkins  
137 Port Augusta Street, Unit 104, Comox, BC V9M 3N8

Thank you for the opportunity to submit comments on the proposal by the owners of 215 Port Augusta Street to develop a 6 storey mixed-use building. I attended the crowded Open House in the Comox Mall on March 9, 2023 and tried to get a good look at the charts that were displayed in corridor. I was able to take a few pictures so I can refresh my understanding of the scope of the development. I have attached them to this submission.

1. Size: The building will be 6 storeys on the high end and 7 storeys on the lower end (Figure 1). No other building in downtown Comox is more than 5 storeys. The proposed mixed-use building at the corner of Comox Avenue and Port Augusta Street will tower over all other commercial and residential buildings in the town.

. **Height**

2. Shadows: The chart showing the possible shadows cast by the proposed building demonstrate that large areas of adjacent properties will be in shadow in the winter (Figure 2).

. **Shadows**

3. Parking: There will be access to the residents parking garage and six visitor exterior parking spaces on the higher end (Figure 3). The footprint of the building will cover over 40 existing parking space for the mall. There needs to be more planning for parking for shoppers at the Comox Centre Mall and downtown businesses.

. **parking**

4. Affordable Housing: There is a housing crisis in the Comox Valley. Therefore, like many models for urban densification, any new development should include a proportion of the proposed apartments to be affordable, whether rented or owned.

. **affordability**

5. More residents: The proposed building will have 52 residential units. Bringing in additional residents without any planning for necessary infrastructure is not a good idea. First consideration should be given to:

. **doctors**

. **roads**

. **schools**

6. Quality of life: Access to businesses and services will be reduced with more residents. Fewer people will find what they want in Comox so increasingly will go to Courtenay for more diversity.

. **stores, including groceries, pharmacies, restaurants**

. **theatres, book stores, galleries**

. **parks, marinas**

7. Crime: More residents with no increase in places to go could lead to increased crime. The Comox Valley RCMP have already requested increasing policing in Comox (Comox Valley Record, March 8, 2023)

. **crime**

8. Urban or rural: According to the latest 2022 Property Tax Notice, properties in the Town of Comox are considered to be Rural for tax purposes. The proposed development by the Urban Design Group Architects Ltd. seems to be an ill-considered densification in a rural town.

. *Comox Business In Action: **Comox by the Sea***. We need more interesting shops, not more density. People will continue to go to Courtenay.

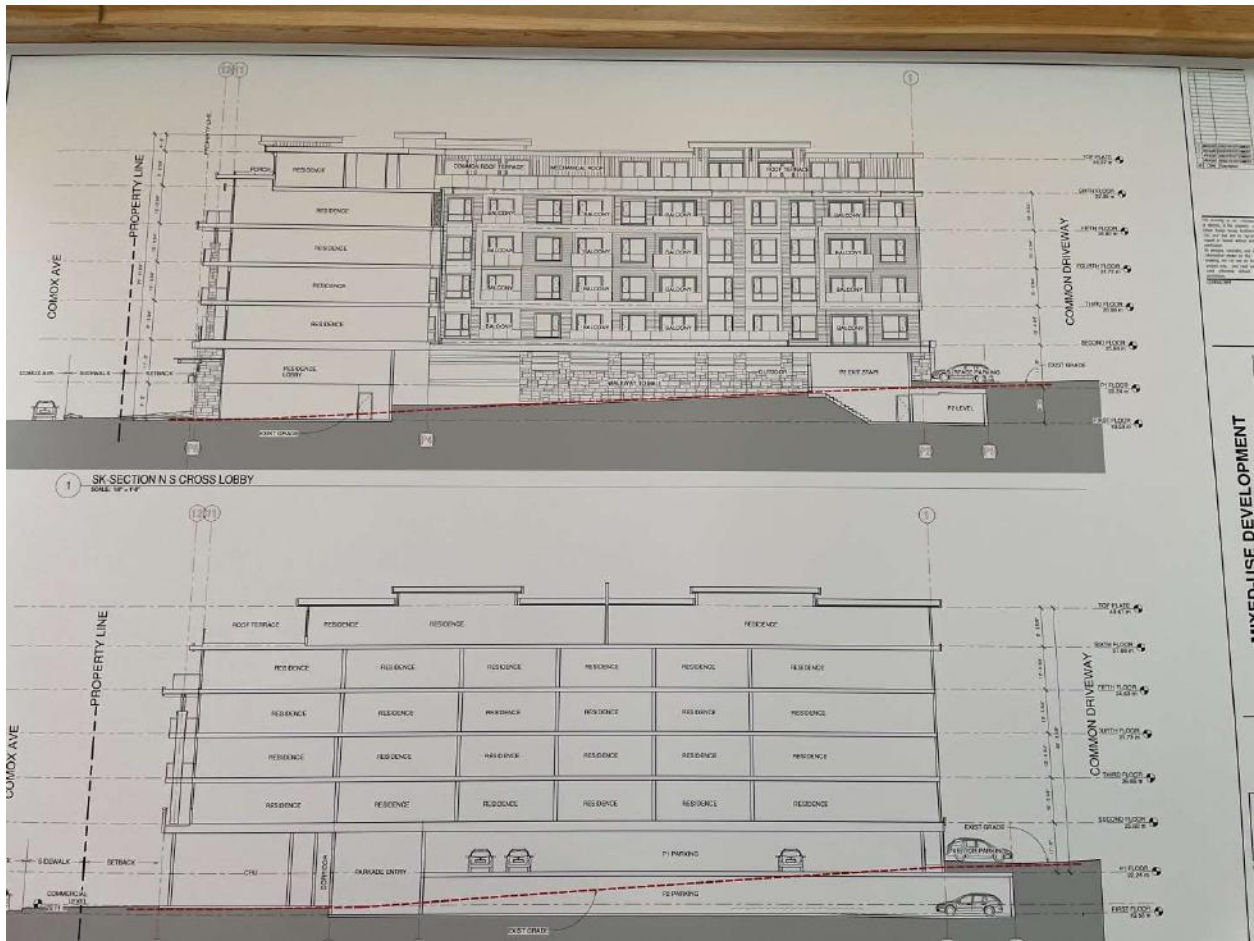


Figure 1. Chart showing seven storeys at the Comox Avenue side



Figure 2. Chart showing the results of a shadow assessment. Cut off are the labels for 3) WINTER SOLSTICE 9:00 AM and 4) WINTER SOLSTICE 3:00 PM



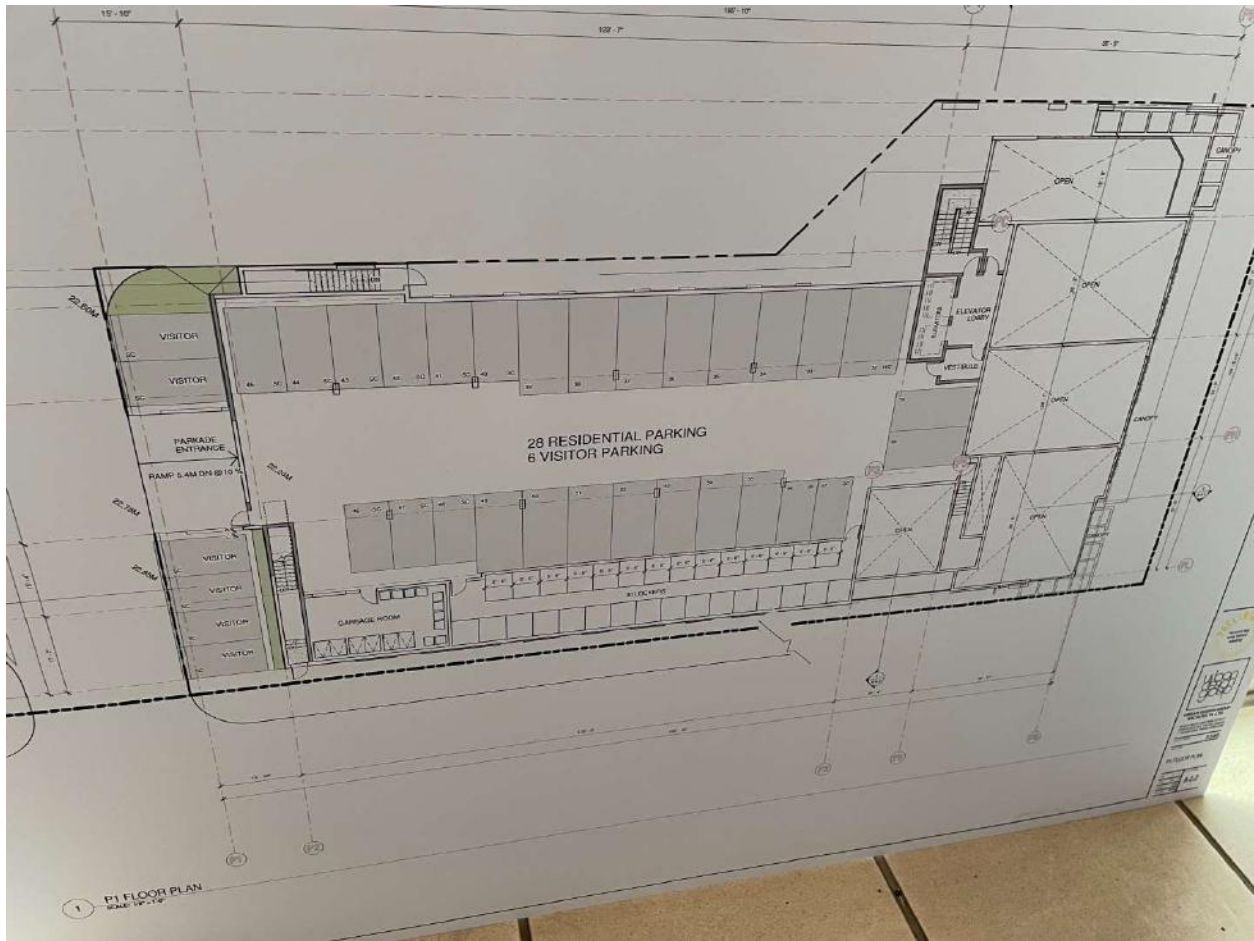


Figure 3. Chart showing the P1 Parking Plan with six outdoor VISITOR parking spaces.

## Caitlyn Learman

---

**From:** Betty-Anne Juba <bettyanne.juba@gmail.com>  
**Sent:** Monday, March 20, 2023 11:17 AM  
**To:** UDGA Administration  
**Subject:** 6 story Unit Comox

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### My suggestions:

This is an excellent opportunity to build living units with the older generation so that they can be independent longer and maybe not be institutionalized but is suitable for everyone. Wider doorways with numbered entry locks, electric plugins outlets higher on the walls, levered facets on the side of the sinks, levered door knobs, wheel/walk-in showers, instant hot water and heated hard flooring, and sliding shelving and drawers. Taller toilets. Balcony coverings with solar to reduce costs. Some parking spaces to be reserved for electric scooters near electrical plugins. Some of the units to be designated affordable. On the top floor a green area. This design cost is minimal when considering the total cost of the building. But it does save the community the costs of being taxed to support another 50-bed aged care facility. Many people move into care because their living situation is too large to care for and impossible to navigate and use the facilities when it is so easy to plan for while building. They will no longer have to drive for shopping saving the cost of maintaining a vehicle as everything will be within walking/wheeling distance.

What a view they will have!  
Thanks for your consideration  
BA

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-----  
Betty-Anne Juba  
668 Hornet Way  
Comox, BC V9M 0A2  
250-339-2132

## Caitlyn Learman

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**From:** Jane Fox <janefoxincomox@gmail.com>  
**Sent:** Monday, March 20, 2023 2:17 PM  
**To:** UDGA Administration  
**Cc:** Jane Fox  
**Subject:** 215 Port Augusta St, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Urban Design Group Architects, Ltd.

The following are some of the concerns some of us in the neighbourhood have about this proposed build. I was unable to speak with anyone at the Open House because of the crowded space and the number of people but I did get a look at some of the photos and plans. I have three main concerns:

1a. Traffic and Parking: There are many businesses that have staff and customers using mall parking and there will be crowding problems when the lot is smaller and the need for more space comes with more residents and businesses expecting to park. Also, there are a lot of people who drive those large pickup trucks and they take up more than a fair share of space.

1b. I know the residents of the new building will have parking underground for one vehicle but many people own two and I know of two in my own strata who use street parking for their second one. How do you plan to limit parking? Will they use the street which is already too crowded? Or will they park in the unmonitored mall lot?

2. Safety of Pedestrians and Quality of Life: The sheer added number of vehicles on the roads will make it more dangerous for cyclists, young people and especially seniors who don't always see or hear well. It will be more challenging for all of us not in a car! There will be a higher level of noise and exhaust as well and we already have an air quality problem here at times.

3. Size and Height of the Building: This is a high density project in a small downtown. It appears to be a nice enough looking building but it belongs further away from the main part of Comox. It affects the views of many. And I know for a fact from my own experience of living here that it will create wind tunnels, especially when the winds are from the south east. We have strong south easterly winds in all seasons that drive rain into all kinds of spaces. Has any research been done on this? The height will also create much shading which affects how well some people, drivers and pedestrians alike, will be able to see, especially at the intersection so this is also a safety concern.

My hope is that you will honestly give some attention to my and others' concerns because the safety, ambience and personality of this beloved town will be very much altered by this project and it will be a real shame. I don't deny that homes are needed, and I hope they are going to be affordable, but is there no other space that would be safer for the new residents as well as those of us already here?

Thank you for the opportunity to give more feedback.

Jane Fox  
22-1646 Balmoral Avenue, Comox



**215 Port Augusta Street, Comox, BC  
Open House for Proposed Development, March 9, 2023**

March 17, 2023: Comments from Darrell J. Tomkins  
137 Port Augusta Street, Unit 104, Comox, BC V9M 3N8

Thank you for the opportunity to submit comments on the proposal by the owners of 215 Port Augusta Street to develop a 6 storey mixed-use building. I attended the crowded Open House in the Comox Mall on March 9, 2023 and tried to get a good look at the charts that were displayed in corridor. I was able to take a few pictures so I can refresh my understanding of the scope of the development. I have attached them to this submission.

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. **Height**

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. **Shadows**

3. Parking: There will be access to the residents parking garage and six visitor exterior parking spaces on the higher end (Figure 3). The footprint of the building will cover over 40 existing parking space for the mall. There needs to be more planning for parking for shoppers at the Comox Centre Mall and downtown businesses.

. **parking**

4. Affordable Housing: There is a housing crisis in the Comox Valley. Therefore, like many models for urban densification, any new development should include a proportion of the proposed apartments to be affordable, whether rented or owned.

. **affordability**

5. More residents: The proposed building will have 52 residential units. Bringing in additional residents without any planning for necessary infrastructure is not a good idea. First consideration should be given to:

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. **roads**

. **schools**

6. Quality of life: Access to businesses and services will be reduced with more residents. Fewer people will find what they want in Comox so increasingly will go to Courtenay for more diversity.

. **stores, including groceries, pharmacies, restaurants**

. **theatres, book stores, galleries**

. **parks, marinas**

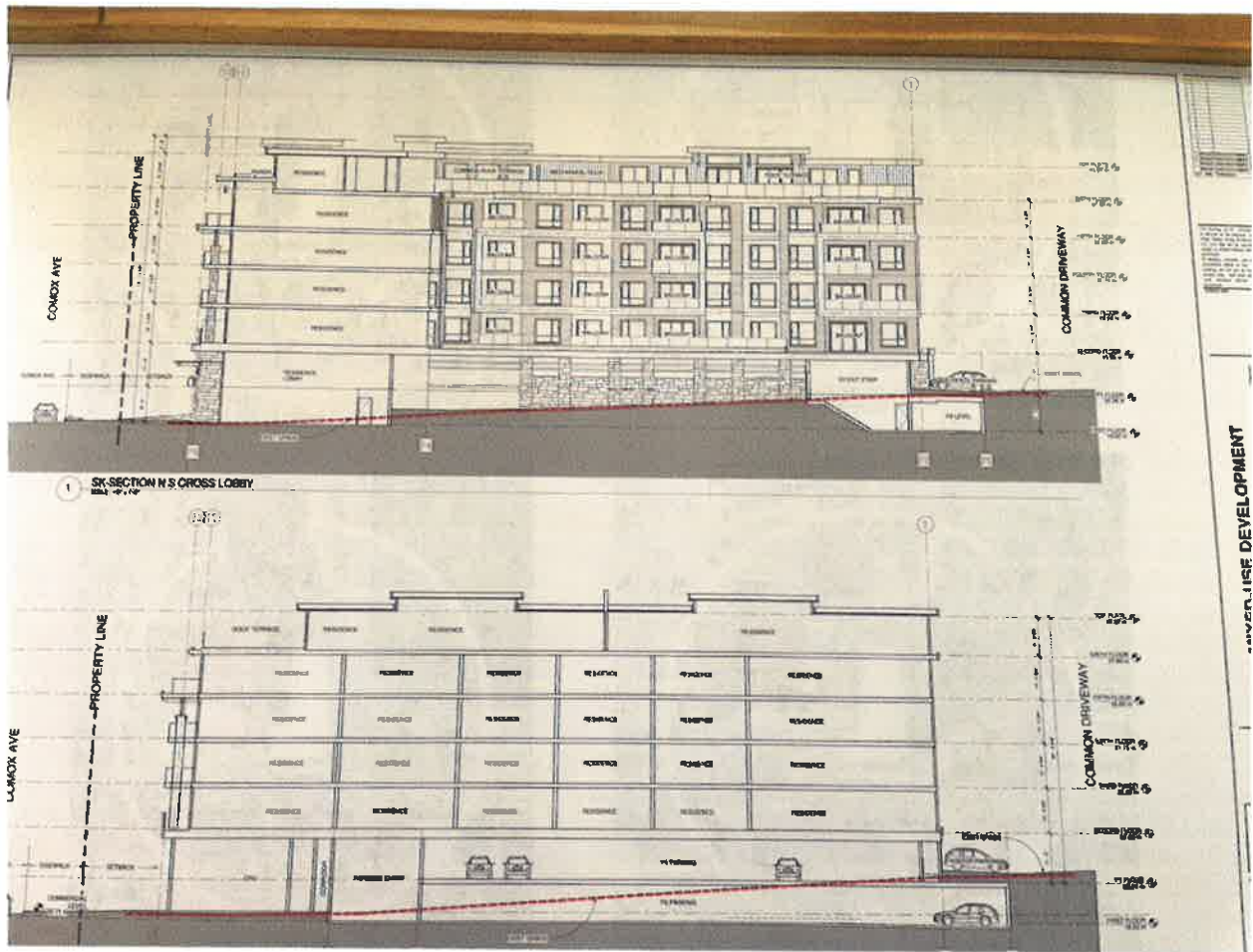


Figure 1. Chart showing seven storeys at the Comox Avenue side



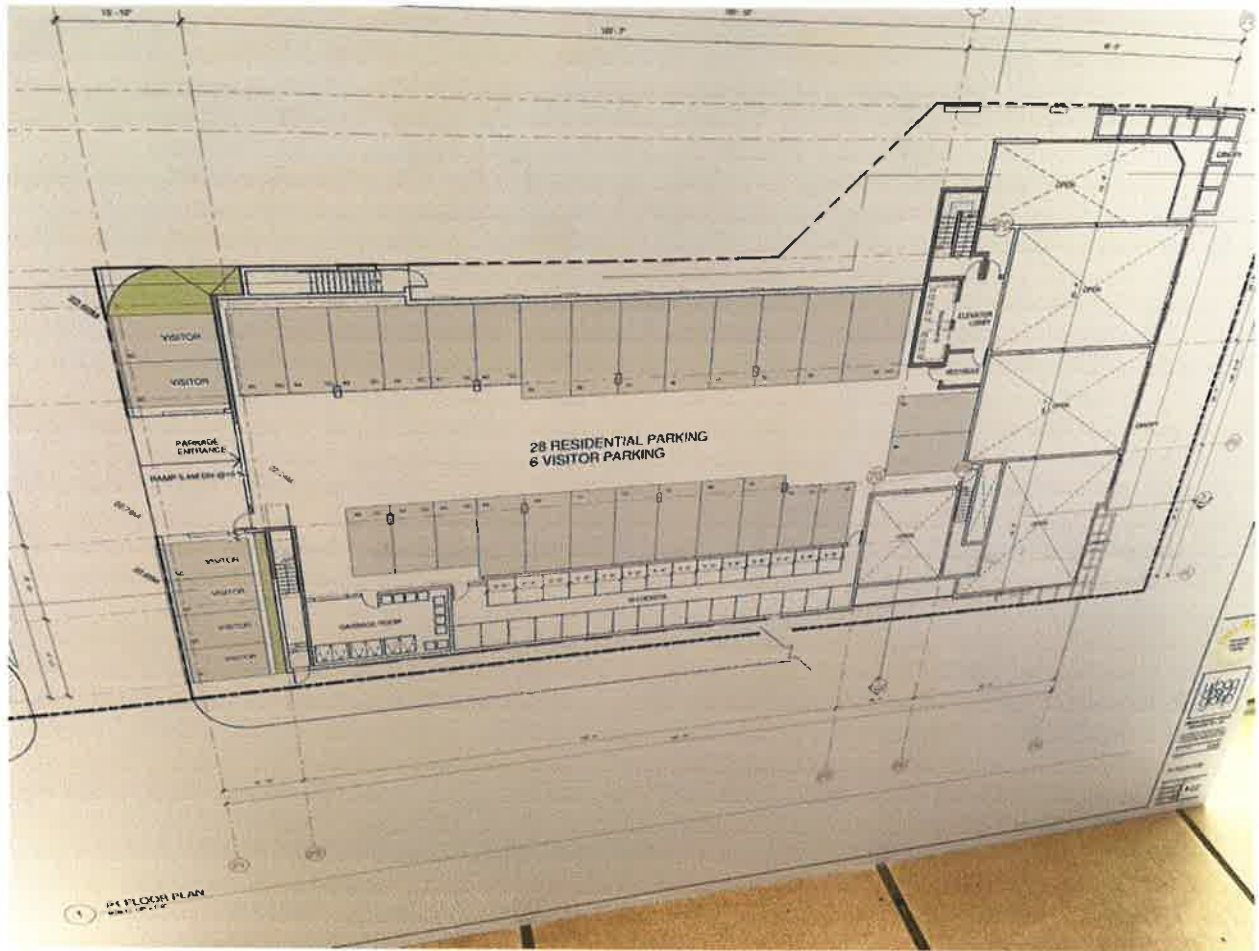


Figure 3. Chart showing the P1 Parking Plan with six outdoor VISITOR parking spaces.

# PRE-APPLICATION CONSULTATION - STAGE 2

215 Port Augusta Street, Comox, BC

Date: *MARCH 11/23* Name: *JOANNA ROSS*

Address: *302-1705 COMOX AVE  
COMOX B.C.*

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email [administration@udga.com](mailto:administration@udga.com) or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

*I really like the concept of densification in downtown Comox, the design concept is good... support the idea of ground floor commercial space and underground parking and support the location. Height of development is my only concern - would prefer 5 stories or a stepped design for the building - look forward to seeing this project go forward.*

*Joanna Ross*



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 8, 2023

## Caitlyn Learman

---

**From:** Shirley Dumas <shirley.dumas@icloud.com>  
**Sent:** Monday, March 20, 2023 2:31 PM  
**To:** UDGA Administration  
**Subject:** Development proposal at Port Augusta & Comox Avenue

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello:

Thank you for the invitation to respond to the development proposal at the corner of Port August and Comox Avenue in Comox. This will be brief. However, you're welcome to simply add it to the the data collection in the "Objections" column.

Surely the architects of this preliminary proposal are aware of the lack of aesthetics of a 6-storey building that rises right at the sidewalk. And surely the developers are aware there is a 4-storey limit on the Comox Official Community Plan. Perhaps it's the typical situation where the developers plan to reduce the building height for other negotiated benefits.

Berwick, the retirement accommodation, is an example of an attractive 4-storey building on Comox Avenue—attractive because it is set back from the street. Has there been consideration to build at a different location on the mall property? Is there space close to Berwick and Stevenson's Place? On the other hand, there would still be vehicle traffic challenges with additional residents in the area.

Aware that central residential density has long been the planner's strategy for efficient land use and reduced commuter traffic, another fifty-two residential units right smack dab in the middle of the commercial centre of Comox, would be detrimental to the current traffic problem. Cars are often backed up and waiting for opportunities to proceed. It's a challenge to imagine how vehicles moving to and from the proposed underground parking would jostle to wedge into the existing lines. If there were to be a crisis such as an earthquake or major fire, presently it would be difficult to escape along the road to Courtenay and across the river. Already there are too many drivers. Another potentially fifty-two plus residents on main street would certainly compound such an emergency.

Aesthetics, environment, and housing needs are challenges to negotiate. Hopefully, a development can be considered somewhere other than central "down town" Comox.

With gratitude for the opportunity,  
Shirley Dumas

## Caitlyn Learman

---

**From:** Margaret <mstefanowicz@shaw.ca>  
**Sent:** Sunday, March 19, 2023 9:57 AM  
**To:** UDGA Administration  
**Cc:** nminions@comox.ca; sblacklock@comox.ca; kgrant@comox.ca; chaslett@comox.ca; jkerr@comox.ca; jmeilleur@comox.ca; mswift@comox.ca  
**Subject:** Re Pre-application Consultation Stage 2 215 Port Augusta Street Comox BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### RE : New build proposal for - 215 Port Augusta Street, Comox, BC

Downtown Comox has a long tradition of supporting architectural design projects that are heavily inspired by an obvious "Marine style". In fact, many projects have either required significant changes or were withdrawn altogether because they didn't adhere to this town value.

The Town needs to maintain a long-term vision to balance design, density and approaches with a liveable and functional place.

#### Concerns:

1. The area in question is already under increasing pressure from vehicle, pedestrian and cycling traffic, and a shortage of public parking. The loss of nearly 42 existing public parking spaces will be significant. As well, this project will significantly increase congestion rather than thoughtful density in a very small area. Indeed, the proposed site will create a traffic bottleneck.
2. In terms of design, **any building over 3 storeys** in this area will be an immediate eye-sore and block beautiful vistas of the waterfront for everyone. Building such a tall tower on the tight corner of Port Augusta and Comox Ave, which is also the main street of town, will change the balance of the whole area of downtown.
3. In addition, the proposed structure will block sunlight access for many nearby structures. Most taller buildings along Comox Ave are 2, 3 storeys tall and have a significant set-back, which is not the case for the proposed structure. The tower will be squeezed into the very corner of Port Augusta and Comox Ave. While there is one other condo tower at the other end of the mall on Balmoral Ave, which is over 3 storeys, it forms a backdrop and well hidden by trees and greenery from one's view. The existing condo tower also doesn't hinder supply vehicle traffic entering in and out of the mall.
4. In terms of architectural design, the proposed building looks more like an ugly transport ship with a supply of cargo containers stuck on top of each other - not something Comox has traditionally looked for in its marina-inspired design.



5. There is a significant concern about how huge trucks that daily deliver supplies to the grocery store and other mall vendors will be able to manoeuvre around this corner area if a high-rise is added in this proposed corner so tightly. There is also an issue of the entry and exit to the new proposed building underground parking – very difficult to enter and exit. The proposed 62 parking spots will barely satisfy the 52 units offered.

6. Lastly, the historical and impressive old wisteria and quiet sitting area will be destroyed if this project is approved. It is at this point a central meeting spot for the town in all seasons.

To sum up, the proposed building does not meet the town size, town design vision and criteria and is **not** suitable for the area.

In summary, at a very minimum, should the Town seek to approve this project, it should be scaled back considerably to no more than 3 storeys and include prominent marine-inspired style. Such a development would run counter to the Town's heretofore success maintaining suitable height restrictions and wonderful vistas with a marine theme.

Respectfully submitted,  
Margaret Stefanowicz, resident of Comox

Urban Design Group Architects Ltd.  
810-675 W. Hastings Street  
Vancouver BC V6B 1N2

By email to: [administration@udga.com](mailto:administration@udga.com)  
Attention: Aaron Vornbrock

March 21, 2023

**Subject: 215 Port Augusta Street, Comox BC**

I am writing to convey my strong objection to the proposed new development on this property, as presented at the Open House hosted by your company on March 9<sup>th</sup>. The style of architecture as shown in the photographs appears to be sympathetic to the local character. However, the overall height of the proposed structure and its scale relative to the site and adjacent development is most definitely not.

I offer the following observations:

- The current Town of Comox Official Community Plan (OCP)<sup>1</sup> followed “... a broad program of public consultation...” A primary objective stated in the OCP is to “...**maintain and enhance the small-town atmosphere and attitude in Comox**”.
- The present zoning of the property in the Town of Comox Zoning Bylaw<sup>2</sup> is C4.1, for Core Commercial Use. Article 307.8 regarding Height and Storeys states: “**Height shall not exceed 10.00 metres**”.
- The two tallest buildings in the downtown area of Comox, namely the apartment complex at 1700 Balmoral Avenue and the Berwick Comox Valley development at 1700 Comox Avenue both have 5 storeys plus underground parking. However, they are on the periphery of the downtown core and the visual impact of their height is mitigated by the close proximity of tall mature fir trees.
- There are no buildings or other features adjacent to the site of the proposed 6 storey development that would have a similar mitigating impact and give a sense of scale. If it proceeds as proposed in this critical and pivotal location, it will completely dominate and overwhelm the visual quality and character of the downtown core. **It will not maintain and enhance the small-town atmosphere of Comox.**

For these reasons, I believe the project height should be reduced to 4 floors plus underground parking.

I welcome the opportunity to respond to this proposal.

Louise Argyle, 215 Pritchard Road, Comox BC V9M 2N3

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<sup>1</sup> Town of Comox Official Community Plan Bylaw adopted July 2011

<sup>2</sup> Town of Comox Zoning Bylaw 1850, May 3 2017.



## Caitlyn Learman

---

**From:** Marcus Aartsen <marcuscomox@hotmail.com>  
**Sent:** Tuesday, March 21, 2023 4:31 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta street. Comox , BC

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marcus Aartsen (Martine's Bistro owner)  
1754 Beaufort Ave  
Comox BC  
V9M1R6

I am in favour, and fully support the development of the proposed condo building in the Comox town centre. I support higher density development in the core of Comox for many reasons. The main reason being economical. The development of the condo building will benefit the property tax base. As well, the new condo residence in the downtown core, will increase business for all Comox businesses and as a local business owner myself, I think that is a definite gain.

As well, higher density development is an environmentally more friendly option as opposed to having large single dwelling residences in the neighbourhood core of Comox. The proposal of ground level retail with five upper levels of residential further maximizing space utilization. The proposed plans will also enhance the present parking lot into a space with a beautiful residential building with very minimal impact on present parking.

The proposed six story building has been thoughtfully developed into the natural slope of the lot, thus decreasing obstruction of the water front views. As well, the building roofline will be flat which decreases the overall height. In contrast, the recent addition to the Comox Bewick building of five stories has a steep roofline making that particular building as high as this particular proposed one.

In knowing the present owners of the mall have made such a positive transformation to the mall over the last few years, I have no doubt that their proposed condo development will be of the same quality and benefit to the neighbourhood.

Yours Marcus Aartsen

## Caitlyn Learman

---

**From:** Pat Allan <heypatallan@gmail.com>  
**Sent:** Monday, March 20, 2023 9:10 PM  
**To:** UDGA Administration  
**Cc:** jkerr@comox.ca  
**Subject:** 215 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The proposed development of a six-story building 215 Port Augusta Street in Comox is completely out of step with the downtown core. It stands by itself, on the most prominent corner of downtown Comox, six stories straight up surrounded on all sides by one-story buildings and a vacant lot. On a personal level I find it offensive and worrying that such a proposal should even be given the benefit of the full planning process even though it is so clearly designed not with our seaside town in mind, but rather is focused on maximizing profits for the property owner who does not even live here or understand our community.

We are not Vancouver, Victoria or Nanaimo. Many of us chose to live here specifically because it is not a large urban centre. Our downtown is made up of single- and two-story buildings, a very human, personal scale. To thrust a six-story development into the very heart of our downtown would ruin the small-town culture that we residents of Comox have nurtured. It would be an in-your-face insult looming over the street of every person who goes downtown, dominating all the other buildings and completely changing the atmosphere that we value. This would not be an improvement in the lives of Comox residents. It would forever change the town from the unique and gentle place it feels like now, to one where profit for developers takes precedence over the open, natural environment that is the legacy of generations of people who have all followed the same vision: a town focused on meeting the needs of its residents.

At the open house, much was made of the positive impact on retail of having three new retail spaces and 52 units of new residents to shop in downtown. I have lived in Comox for 30 years. In that time, condos have gone up along Comox Ave, on Balmoral behind the mall, and in many other locations. The population of the town has at least doubled. We have been losing retailers over all those years, demonstrating clearly that more residents does not mean more retail. If the developer really wants to increase retail, he should put a second story on his mall rather than impose six stories of residential at the most iconic and well-visited corner of our town.

A comment was put to me at the open house on March 9, 2023, to the effect that a lot of people want to move to Comox, so we need to build places for them to live. I strongly feel that decisions about approving developments should not be based on the needs of people who don't even live here over those of the residents. If more housing is needed, it should not negatively impact all the residents who live here now.

I also wonder what Town Council will do regarding the huge increase we have to pay in policing costs once our town reaches a population of 15,000. My guess is that we residents will have to pay higher taxes so that other people can move here, for no added benefit to us. The other demands on infrastructure, water supply and health care don't seem to figure into town planning at all. It's time for big picture thinking, not just isolated decisions based on buzzwords like "densification."

Pat Allan  
2082 Wallace Ave, Comox, BC

## Caitlyn Learman

---

**From:** Joy Dawson <jdawson135@hotmail.com>  
**Sent:** Tuesday, March 21, 2023 3:46 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox (correct version)

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> To whom it may concern:

>>

>> Whilst the proposed building for 215 Port Augusta Avenue is very attractive and likely a wonderful place to be living in, the sad truth is that its placement on such an important corner in the town of Comox is hugely inappropriate.

>>

>> Has anyone considered the scale of this structure? A six-floor building is absolutely out of keeping with this precious site and surrounding areas.

>>

>> This corner is the heart of our town. It's meant to be welcoming to incoming boaters, out-of-town visitors, local residents. It can be and often is a meeting place for festivals, lighting ceremonies, Hallowe'ening families, and it is close to where the Remembrance Day ceremonies are held. Other buildings around it have a more walkable cultural/historical focus, and in the past it was a mustering area for troops about to embark on their troopships. To have this 'beating heart' overtaken by one monster building such as this is to dishonour all that has gone on before. The entire corner should be our beautiful 'centre of welcome', an attractive, leafy centrepiece for the enjoyment of all who visit our seaside town. Crass commercialization of its stunning views should never be what it's all about.

>>

>> On a more practical point, parking spaces have increasingly become scarce around town. Why take out much of the mall parking for the sake of this one building?

>>

>> Additionally, I, who currently live right on Comox Avenue, know how distressingly congested this noisy, busy street is. I don't think Town Council understands or takes into account how dangerous it is now to just get out of the condos that line it. All the new bikes lanes recently built and one more huge condo will paralyze traffic.

>>

>> We need less traffic, lower speed limits, a lovely heart-of-town, not a six-floor building that dominates all.

>>

>> Sincerely,

>>

>> Joy Dawson

## Caitlyn Learman

---

**From:** Peter Crawford <planit14@shaw.ca>  
**Sent:** Monday, March 20, 2023 8:42 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Aaron Vornbrock/ Paul Chiu

I attended the open house you held at the Comox Mall to show the public your development proposal for a 6 storey mixed-use building and submit the following comments.

1. You need to prepare a master plan for the entire mall property before any consideration is given to a change. A piece meal approach to any re-development is not acceptable.
2. follow the theme of Village by the Sea for the Town of Comox, which shall emphasize a pedestrian feel on the street not some Highstreet Design Theme which is not suited for this corner.
3. Do not remove the small pedestrian square on the corner but increase it's presence.
4. Pull the building back from the streets and stagger the stories.
5. Look at the details in the condo building on the north side of the street adjacent to the Mall Building and include such detail in your building design.

A comprehensive look at your entire site and how it can be developed with regard to the existing adjacent developed properties could lead to more density not less.

Thanks,  
Peter Crawford

## Caitlyn Learman

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**From:** Carol Baert <csbaert@telus.net>  
**Sent:** Tuesday, March 21, 2023 2:29 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street Comox BC

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I attended the stage 2 consultation meeting on March 9th. I am a resident of Comox and live less than 2 blocks from the proposed project.

Overall, I do not have a problem with a residential development on a section of the existing shopping mall property but I do have a number of objections to the project as presented.

First, a six-storey building is not appropriate on the corner of Port Augusta and Comox Ave. A limit of 3 stories is more consistent with the height of condominium buildings in the town. I do not think a zoning change from retail to residential should be approved for a building of the height proposed.

In particular, I am not in favour of setting a precedent for 5-6 storey buildings on the main street. Comox Ave is not a wide street. If 5-6-storey buildings are built we run the risk, as more sites are redeveloped, of making the main street dark from the shadows of tall buildings. It would feel like a tunnel. This will have a negative impact on the appeal of the street.

If the developer wants a higher building, it would be better situated at the back of the property - fronting on Balmoral - instead of the corner of Comox Ave and Port Augusta where it would not be in scale with the neighbourhood.

Parking is another issue. With construction of the building, there will be a loss of parking spaces at the mall. While this in itself is probably not a big problem, it will be if the condominium development is allowed to proceed without the number of parking spaces required by Comox bylaws. Developers like to make a case for fewer parking spaces because they add to construction costs, but the impact of reductions in parking requirements is usually felt by residents in the area.

My final concern is that it appears the construction of the building will eliminate the current gathering space at the north east corner of Port Augusta and Comox Ave. While this gathering space is on mall property, it is a pleasant space that is an enhancement to the corner and the town. I would like to see this maintained as a public gathering space and also as a buffer between the proposed building and Comox Ave.

Thank you for the opportunity to respond to your proposal. I will continue to watch as the development process moves forward especially any rezoning application.

Regards,  
Carol Baert  
1719 Beaufort Ave  
Comox, BC V9M1R8

## Caitlyn Learman

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**From:** Dave Hone <davehone@telus.net>  
**Sent:** Tuesday, March 21, 2023 8:37 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, BC

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

After careful consideration of the streetscape along Comox Avenue, I found that a 3 story building would be more appropriate for this site. The building you are proposing is way too high for the space. The second issue is: once a 6 story building has been built, that will become the new benchmark, used as an example for any future projects. Any new development will be presented as 6 stories or higher. Before long the whole ambience of the street and the town will be changed for the worse. Comox Avenue will be a dark corridor, like any big city street. There is also the issue of parking. We are told that parking doesn't have to be provided for every suite, because some people don't have cars. In fact, many people have more than one car! Those extra vehicles will be parked on the street, most likely. That, combined with the building footprint taking up most of an existing parking lot, results in an overall reduction of downtown parking. I am not in favour of this project being built as presented at the meeting of March 9th.

Dave Hone, 1719 Beaufort Avenue, Comox



April 21, 2023

Pre-Application Consultation-Stage 2  
215 Port Augusta St. Comox

Dear Mayor and Council

cc administrationudga.com

For this specific proposal I have the following observations and questions:

1. does Comox not have an overall plan for development, particularly for high-rises, or despite the current OCP, will they just be allowed to grow like wild mushrooms, “popping up” wherever a developer sees an opportunity?
2. the location of this proposed project would be at one of the busiest corners in Comox and would have a very negative impact on pedestrian and vehicle flow;
3. the height would impede the view of our beautiful scenery; does the current OCP not emphasize guarding the concept of Comox as a beautiful village?
4. the number of dwelling units would attract too many residents to the centre of Comox;
5. the additional number of people would require additional essential services, such as medical, which we are lacking now;
6. construction would impose much more inconvenience for several more years when there will already be road blockages for the construction of a large sewer line on the street below.

Sincerely,

Jim Hentschel  
74 Orchard Park Drive, Comox

## Caitlyn Learman

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**From:** Jan&Helen Juurlink <jjuurlink77@gmail.com>  
**Sent:** Tuesday, March 21, 2023 8:29 PM  
**To:** UDGA Administration  
**Cc:** council@comox.ca  
**Subject:** 215 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re- Development 215 Port Augusta St. Comox BC

I attended the Open House for the development of a 6 storey mixed use building on the parking lot of the Comox Centre Mall on March 9, 2023.

It was a beautiful presentation, many were impressed by the attractive pictures of the design of the new building.

However, after spending time studying the pictures and trying to visualise what the actual building would look like at the location, I quickly changed my opinion. This development would completely change the traditional, open image of downtown Comox. It would destroy the character of this nice town. A 6 storey eye-sore to be built on a well used parking lot, almost on top of Comox Ave.

A monumental mistake!

At this moment there is ample parking at the Comox Centre Mall, but if this plan gets the go-ahead, soon there will probably not enough. Even if a few storeys would be removed from the top of the building, the footprint would still be too big for the available space. Next to spacial problems at the mall area, serious traffic problems can be expected at the very close Comox Ave and Port Augusta intersection.

Comox Centre Mall Ltd, contemplating a good investment, asked Urban Design Group Architects *to fit a square peg into a round hole.* A nice plan on the wrong spot.

I hope I will get a chance to further explain my objections during a public meeting organized by the Town of Comox at a later time.

Regards,

Mr. Jan Juurlink  
204-1912 Comox Ave  
Comox BC V9M 3M7  
[jjuurlink77@gmail.com](mailto:jjuurlink77@gmail.com)  
250-941-3640

## Caitlyn Learman

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**From:** Linda and Peter Hilhorst <p.hilhorst@shaw.ca>  
**Sent:** Tuesday, March 21, 2023 2:13 PM  
**To:** UDGA Administration  
**Cc:** council@comox.ca  
**Subject:** Proposed Development at 215 Port Augusta

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To those this may concern re the proposed development,

I have been a resident of the Comox Valley and Comox for 47 years. I have seen a lot of development in our valley. I am very concerned about this development.

I am not sure why this new development is not on the old Lorne Pub Property. I think it might have been a better choice. It would not stick out.

A good example of a development that sticks out is in Parksville. Right down on the main strip like this one will be. It is an eye sore and blocks the view of the water and it does not blend in with the buildings that are already there.

I am against the 6 stories. I would want to keep downtown Comox blending nicely together. The existing buildings blend nicely. To stick a six story right in the middle of the low rising buildings would be an eyesore. I would hate to see our downtown turn into an eyesore. It has a lot of character right now. Berwick did a lovely job with its roof lines and back from the road. The development behind the mall next to the golf course also blend in. Perhaps a three story with roof lines that keep the character of downtown Comox. Not 6.

Sincerely,

Linda Hilhorst

## Caitlyn Learman

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**From:** Comox Chats <comoxchats@gmail.com>  
**Sent:** Wednesday, March 22, 2023 1:39 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta, Comox, Public Comments at a pdf attachment  
**Attachments:** 215PortAugustaProposalCommunityCommentsMarch222023.pdf

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please find attached my written comments to the Open House for proposed development at 215 Port Augusta that was held on March 9th, 2023.

I understand that these written comments are collected pursuant to Section 26 of the Freedom of Information Act and Protection of Privacy Act and will be made public and provided to Council.

Look forward to seeing the re-working on the proposal!

Kindly,  
Vivian Dean  
303 Church Street, Comox, B.C.

215 Port Augusta Proposal by Comox Mall Ltd.  
Public comments - 6 Storey Mutil-Use Residential/Commercial proposal - March Open House.

I am a property taxpayer; local development consultant and I reside in downtown Comox.

I fully support downtown densification. I fully support providing housing options to respond to the needs of this community. I fully support the natural evolution of change to ensure the downtown thrives. And I appreciate the services the mall provides for daily living and the facade updates that have assisted in revitalizing the downtown core.

With 20+ years working in the development industry, I understand as a professional, that one primary way to achieve higher density is by adopting more height and massing in building types.

However, as proposed in the March Open House by the developer, **I am not in support of the application.**

*The following changes are needed to turn my no into a supportive yes, please:*

1. OCP 3.1.5.2 states 'The objective with new buildings is to respect and emphasize the small-town scale and waterfront character of Comox.

*Rework #1: The developer has clearly not met the intention or direction of the Town of Comox's OCP Downtown Building Guideline.*

Whether this building is proposed under the current zoning that permits up to 32' 7" (4 stories) or it goes forward as a rezoning to the proposed new height top plate of 133ft, the proposed *massing does not respect the pedestrian scale or emphasize small town scale.*

A building height massed straight up to visual eye of 114ft to 124 ft will completely alter Comox Avenue and the downtown. While conversations are now starting to take place about what the future identity of this town will be, currently it is a quaint seaside waterfront town and proposals must reflect this.

Proposed Solutions:

#5) While the 1<sup>st</sup> retail floor steps back 5ft feet at 2<sup>nd</sup> floor, to ensure human scale, pedestrian activity, the 3<sup>rd</sup> and 4<sup>th</sup> floor should be pushed back/recessed to reduce a 'wall effect', as the OCP clearly encourages.

*There is no reason that the Town needs to accept this proposed design, as a massed wall straight up. Other downtown developments have done it.*

- The Berwick building clearly demonstrates the OCP can be followed from the sidewalk up. There, the height is pushed up and terracing back off the street, so the pedestrian scale is maintained.
- The Balmoral building also adequately responded to the OCP requirements, as it steps back, terraces up and maintained a mature tree to reduce overall massing impact.

Reflective comments:

Professional experience in planning and architecture has shown that very few people really get building massing as it is presented in colorful images or 3d presentation renderings. Building massing and height can truly only be experienced in 3d fly throughs or at best, as a direct experience, at a site.

The Developer shared in a conversation that this proposal was no higher on Comox Avenue than The Balmoral's fullest height. Exactly. This is the reason I am not in support of how it is proposed today. The Balmoral followed OCP requirements. It is set back off street, well terraced, offset by a mature tree, backs onto a golf course, does not remove a town square or overshadow commercial units in the Comox Mall.

***So, I encourage anyone that is seriously considering this proposal to stand right in front of The Balmoral and then go stand in front of the bookstore across from the proposed site. The proposed building will be 2x higher than the blue streetlamp on the corner.***

## **2. Open House 3D Perspectives**

*Rework #2: Most of the 3d renderings and perspective presented do not reflect what the actual built building will feel like, at street level. Architects and developers understand there are ways to reduce visual impact in presentation drawings.*

- Of the 3d renderings presented, only one perspective reflected the actual proposed relationship to a person on the street. The other 3d renderings, as pretty as they may feel, make Comox Avenue out to be a wide boulevard rather than the actual size of street it is. Several of the 3d renderings are taken from eye level (rather than street level), which diminishes the impression of height.

### Proposed Solutions:

It is up to the developer's team to demonstrate what a real built building will be like. If this goes to application, providing street level perspectives and 3d fly throughs will ensure decision makers understand the actual height and massing of this proposal. Any design software today has 3d fly throughs built in and it is an easy requirement for developers to fulfill.

Reflective comments:

What was presented at the Open House is not providing the community with an actual experience of what the proposed building will be like. *It is imperative that the Town of Comox staff and Council fully understand the reality of what is being proposed and it is up to the developer to demonstrate this properly.*

## **3. Existing façade elements & Overall site aesthetic integration**

*Rework #3 - There is no aesthetic integration or site continuity between the updated façade of the Comox Mall, the 2 new retail buildings and this proposed new building.*

The developer shared that there is no integration due to Town of Comox's staff suggestions to remove design aspects at the height of the building, as they would draw the eye upwards.

Proposed Solutions:

Incorporate design elements, at street level (not high up that will draw the eye up). Add design elements that create aesthetic continuity and integrity for the entire site. Particularly between the proposed new building and the updated facade details and the two new retail buildings.

#### 4. OCP Waterfront character & marine theme

*Rework #4 - The OCP asks that the waterfront character of Comox is respected and emphasized. There is nothing in the proposed building that says this. The generic flavour of the proposed building could be in White Rock, Surrey, Langford, Saanich, Nanaimo, anywhere. Many residents of Comox are expressing they don't want to be just an anywhere town.*

Proposed Solutions:

Add design elements that highlight waterfront character and a seaside town. Offer a aesthetic distinction to the building.

Reflective comments:

Today, Comox has charm, some character and attracts tourists to the downtown businesses for its quaint seaside feeling. If this direction is to change, the appropriate mechanism for that do so, is updating the OCP. This will provide a clearer vision and direction for the future for residents and developers alike. As this is now scheduled for the end of this year, into 2024 by the Town of Comox, the **developer may want to consider waiting until that is completed before putting in their application.**

#### 5. Port Augusta Street

*Rework #5 – It appears that Port Augusta Street is being treated like a side street or laneway. Why commercial units do not extend more than one unit on Port Augusta, is unclear. More commercial units are needed downtown. And it is accepted that the old Lorne site will be developed as well. Port Augusta should be considered as part of 3.1.5.2 #3), at least part of the way.*

Proposed Solutions:

Include additional commercial units along Port Augusta, recognizing that this street is integral to the 'town square' corner.

#### 6. Parking

Rework #6 – The Open House proposal addressed how parking will be addressed for the high end condos that are being proposed. It is not clear how retail parking for the existing mall businesses will be affect or where the parking gets shifted to.



Proposed Solutions:

Prepare a new parking diagram that demonstrates parking requirements for existing retail businesses and where their customers will go.

Reflective comments:

There is lots of conversation around parking. The developer shared it is not in their mandate to accommodate the community's downtown parking needs. Fair enough and while this is correct, any contributing developer, would ask for a sit-down meeting to understand how best to work with the Town to find real tangible solutions to an already existing problem that will get augmented by the proposal.

## 7. Public Event Area

Rework #7 – The developer recognizes they are removing an important 'Sense of Place' that many feel is 'the Town Square'. A new public event temporary area has been allocated. However, it is unclear whether what is being proposed will work. And, will it inadvertently affect the existing businesses on the bottom floor when the area is closed off? It was not clear how the logistics of this area would work.

Proposed Solutions:

Prepare a working logistical plan and annual calendar of event that is acceptable to the existing retail businesses that will temporarily lose their parking. Demonstrate clearly how the community can access and use this space.

## 8. Community Engagement

Rework #8 - There has been no conversation with the community, let alone real engagement by the developer.

- For a seasoned residential developer, the importance of working directly with a community process would be evident. Even Crown Isle gets this. Any proposal that could change the direction of a Town, in height and massing, traffic patterns, downtown parking, the overall character and nature, needs to engage the community. Particularly when the heart of the town is part of the conversation.
- As the owner of the mall, this developer had easy access to a variety of people and age groups that they could simply notify of the Open House. Which is what most projects would want to do. Yet, even after an email asking if they would put up posters at the mall, as no one I spoke to knew about it, they still chose not to do so.
- No information on the proposal has been available to the public prior to or after the proposal. No information has been available online nor was any project information added to the Comox Mall website. At the Open House, no handout materials were provided for people to take home to review. When public requested further information by email, as they were not able to attend the Open House, none was provided.

*It is 2023! In Post-Covid environment. This is not acceptable. At best, this is public notification with presentation boards. This is not community consultation.*

## Proposed Solutions:

Start the conversation again. Hold a community workshop and have discussion groups on the proposal, focused on finding working solutions.

### Reflective Comments:

Let's get real here. Post-covid, many people are still not comfortable in large public settings. Younger generations only exist online. Even a council member shared they do not read the local newspaper. The intent of the pre-application Stage 1 & Stage 2 is to ensure the community has had adequate time to discuss, review, converse with the applicant about their proposal, so changes can be made before it goes to application.

As this proposal opens the conversation on the future direction of the Town of Comox, it is essential that a broad range of people get to talk about future height, building massing and what our visions are for densifying the downtown. Questions around what livability is downtown, possible range of housing types, how to build for climatic events, and what does care for an aging population, in place, look like on the ground, are questions this Town is starting to look at.

That the developer chooses to not hear the importance of these conversations to this community, is disappointing. As there are many solution-oriented developers these days, it is also quite surprising.

If the proposed project goes forward to application, the developer is asking property taxpayers, other residents, the Town of Comox staff, and Council to consider a major change for our community. This will be a milestone decision with lasting effects that will be made by the decisions makers, in trust.

Yet to date, there is nothing in the developer's approach on this residential proposal, that demonstrates the OCP's intent was respected, the public was conversed with or any long-term solutions to densification are being offered. Currently zoned for 4 stories, 48 high end residential units are a given.

Trust is a three-way conversation. The Developer, The Town, The Community.

Any building built in next couple of years will last between 120 to 150 years, if not more. On this key downtown site, the Town of Comox deserves to see a long-term vision, beyond a piece meal approach. One where forward thinking, progressive, sustainable, and inclusive development provides substantial housing solutions to this community.

## **The Downtown's Jewel – Missing the Most Beneficial Opportunity for Long Term Densification.**

### Reflective Comments:

#### **Master Site Plan**

As a development consultant, I find this to be the most perplexing part of this proposal. No master site plan was shown and no supporting documents that led to choosing only this corner for one type of housing solution (high end condos), was given.

- When asked directly, the developer's team spoke about some site constraints. For the most part, what was mentioned could be considered standard limitations that any

development could foresee. If the commitment was there to provide this community with long term solutions around densification, it is likely most of the limitations would be addressed.

This site is the Jewel of Downtown Comox.

The entire mall site consists of 7.981 acres. This is the largest single owner site in downtown. This site could give the Town of Comox many more times the amount of proposed units, more retail units along the whole of Comox Avenue. If terraced back, off the street, density, with height, could be still maintain the human scale of Comox Avenue and increase vitality, vibrancy and bring a distinct flavour to this town.

So, every time I consider this proposal, the burning question remains. Why is the developer not offering many more needed units, over a larger site area? Why is the entire site not being looked at to provide long term solutions to densifications?

Can a Town require a developer to think bigger? Of course not. Typically, it is the developer that sees the potential and offers a vision back to the community.

In summary, as a professional in the development industry, I am asking the proposal to:

1. **To follow OCP intent and details as other local developers have had to do.** Whether 4 storeys or higher, SIGNIFICANTLY push back 3 & 4<sup>th</sup> floors, so there is no massed wall effect on either Comox Avenue or Port Augusta, as has been done in other developments downtown.
2. **Create a signature design that says distinctly, Comox, not just anywhere.** Integrate design elements so there is some common aesthetic.
3. **Be transparent.** Present 3d fly throughs along Comox Avenue, as per actual dimensions, with existing height and massing. Let us see what this really feels like. If the developer believes what has been put forth is of merit and adds value to this corner, then showing 3d fly throughs, will enhance that.
4. **Be understanding.** As mall owners, it is perfectly reasonable and completely understandable that becoming residential developers and then developing for the long term, is not in your proforma or vision.

**However**, if you are not wanting to be involved in providing substantial densification for downtown on the largest site for potential housing re-development, then please let the Town and the Community have these milestone conversations and get a new OCP in place, before application.

Densification is here. Many know and understand this. By respecting what the current OCP states, it says to this community, we are listening. We hear your challenges. Here's how we are helping them. This town deserves the best. I, like many others, look forward to the re-working of this proposal and trust that everyone at that table is working their best to enhance the viability and livability of this lovely, waterfront town.

With respect of the work done to date, kindly,

Vivian Dean - 303 Church Street, Comox

## Caitlyn Learman

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**From:** jrc chislettark.com <jrc@chislettark.com>  
**Sent:** Wednesday, March 22, 2023 2:21 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Public Comment - Proposed 52 unit residential development at the corner of Port Augusta Street and Comox Avenue ( Comox Center Mall )

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Aaron,

I attended the recent Open House where both you and the developer were on hand to display presentation drawings of The Proposal.

I am a current resident in downtown Comox, a business owner (Chislett Architecture and Planning) and an architectural and planning practitioner with experience in Comox since 1982.

I wish to offer the following comments requesting modification and advancement of this proposal.

1) Kudos--

First of all kudos to the owner/developer for his interest and confidence in our community. His investment in and commitment to the ongoing redevelopment of an aging but landmark facility in our town is appreciated.

2) Good architecture - Bad Planning

The current proposal shows a failure on the part of the Town of Comox to guide development in the interest of the community.

The building is well crafted but inappropriate to its site and immediate context. It's massing overpowers the scale of the existing Comox Avenue streetscape; it's siting blocks pedestrian flow into the mall, obscuring two of the four main mall entrances shown on your drawings.

The relatively blank ground level treatments at east, north and west street frontages fail to promote or enhance street level interest and activity. (With only the south frontage engaging pedestrians at street level this siting will actually inhibit vitality in an area where street activity and visual interest should provide an anchor for the entire business district.)

3) Start with a Master Plan -

"Patching in" your building in this wrong location will inhibit and impede growth of the Mall over time. Your proposal should be part of an overall strategy for the evolution and intensification of the entire Mall property in harmony with its context at the heart of Comox.

The six-story "slab" massing, although deftly sculpted and articulated, is crowded into one corner of the site with very minimal terracing and with an exceedingly poor interrelationship with both the existing Mall and it's downtown context

#### 4) Economic Impact --

The addition of residential density is needed in downtown Comox.

However by overshadowing the existing retail on Comox Avenue the form of this added density will not promote downtown renewal and revitalization.

#### 5) Community Amenities --

The Proposal removes an existing community amenity. The circular landscape feature at the corner of Port Augusta and Comox Avenue provides a visual and functional focal point marking the principle intersection in town. The developer's pledge to block off an adjacent parking area to the east for use in special events does not replace or compensate for this loss.

The overall contribution of this proposal to pedestrian street life and to the 'sense of place' of downtown Comox is negative. In that respect it is clearly a step backwards.

I hope my comments aren't overly harsh -- it is my hope that they help persuade the developer to reconfigure and take better advantage of the opportunities offered by this site.

Respectfully,  
John Chislett

Sent from my Bell Samsung device over Canada's largest network.

## Caitlyn Learman

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**From:** Dirk BLUE HERON BOOKS <bluehero@shaw.ca>  
**Sent:** Wednesday, March 22, 2023 3:01 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Unfortunately this building proposal is exactly what I expected and worse. The building looks like an "anywhere" design and what surprised me is that there is no requirement to have the whole ground floor as commercial space. The three small shop spaces on Comox Ave will be hidden behind the small town square, while along Port Augusta the mall seems to shut itself off from the surrounding businesses.

This is the central intersection in Comox and I don't think this is the development we want to see in this location. There was lots of talk about legacy recently and this is not a legacy building. I also fear that the mall property will be developed in a piecemeal sort of way, instead of thinking this through and presenting an overall vision of what the mall should look like in 2033 and 2043. There could be living spaces above the mall and design could be stepping up to give it a more organic look. I am not against building but would like to see even more and if a stepping up approach was taken towards the east end of the mall along Comox Ave I could even see an 8 or 10 floor building work. Starting with 4 floors on the west end.

Regards

Dirk Meckert  
Owner of Blue Heron Books, 1775 Comox Ave



## Caitlyn Learman

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**From:** Alora Griffin <alora@citywest.ca>  
**Sent:** Wednesday, March 22, 2023 5:58 PM  
**To:** UDGA Administration  
**Subject:** FW: 215 Port Augusta Street, Comox BC  
**Attachments:** Comox Town Circle. jpg.jpg; Town Circle Medical Clinic.jpg

**Importance:** High

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Second try!

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**From:** Alora Griffin <[alora@citywest.ca](mailto:alora@citywest.ca)>  
**Date:** Wednesday, March 22, 2023 at 11:10 AM  
**To:** Urban Design Group Architects <[administration@udg.com](mailto:administration@udg.com)>  
**Subject:** 215 Port Augusta Street, Comox BC

Aaron Vornbrock,

I attended the open house your firm hosted in the Comox Mall last week and discussed the following items with you.

1. Please maintain the existing Town Circle at the corner of Comox Ave & Port Augusta St. since it's the only non-commercial meeting place on Comox Ave. near the centre of the town.

In the summer months it's used by seniors as a place to stop and rest in the shade of the Wisteria vines. Please see the attached photos.

2. Consider reducing the height of the building to 4 stories so it's closer in scale with the neighbouring commercial buildings. Perhaps by designing an angled entrance behind the existing Town Circle the upper stories could be stepped back on the corner of Comox Ave. and Port Augusta Street.

Sincerely,

*Alora*

Alora Griffin  
MAIBC Architect ( Retired )  
Comox, BC

## Caitlyn Learman

---

**From:** Pat Carl <pat.carl0808@gmail.com>  
**Sent:** Wednesday, March 22, 2023 1:11 PM  
**To:** UDGA Administration; nminions@comox.ca; sblacklock@comox.ca; kgrant@comox.ca; chaslett@comox.ca; jkerr@comox.ca; jmeilleur@comox.ca; mswift@comox.ca  
**Cc:** Pat Carl  
**Subject:** 215 Port Augusta Street, Comox, BC

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Please see below for the writer's name and full address.**

I am writing this email to provide comments regarding the 215 Port Augusta Street proposed apartment complex in Comox, BC.

I am concerned about the height of the building as proposed by Urban Design Group Architects. Rather than 6 stories, I believe a better fit in the neighbourhood would be 3 stories.

If the proposed apartment building is approved, I believe that unground parking should be included with the building. Also, EV charging stations for the public and residents must be included as well as each slot in the underground parking structure should be EV Charger ready.

Rentals, as well as apartments for purchase, are necessary to address housing issues in the area as well as some below market value apartments for seniors. More housing is simply not enough; more affordable housing is required in the area.

Buyers from out of the area must intend at a date certain to move to/reside in Comox in order to avoid the trend to purchase apartments as investments.

Patricia A. Carl  
#404 - 695 Aspen Road  
Comox, BC V9M 4H6

*With gratitude, I acknowledge that for thousands of years the peoples of the Pentlatch, E'y7ikw7sen (Eiksan), 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.*

## Caitlyn Learman

---

**From:** Jill White <thewhites205@gmail.com>  
**Sent:** Thursday, March 23, 2023 3:51 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta St.

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPadAtt: Aaron Vombrock/Paul Chiu

As a resident in Comox, I realize that the proposed development in the Comox Mall will no doubt have a great impact on the downtown core of this small retirement community. The biggest impact will be to the existing traffic and parking systems. The removal of existing parking in the Plaza which is highly utilized at present, will place an added burden, with development of condo residency ,their parking requirements, and visitors to their units. The 52 units will generate more than the proposed 65 parking space, as at least 50 percent of residence require at least 2 spaces for personal use, with at least one visitor space for each 5 units. Since I live in a 14 unit condo, I have observed that our existing 4 visitor spaces, has at times not been enough. Comox Avenue in the core area is at most times, backed up with traffic through the two main intersections downtown. The four way stop conditions presently in use will not be able to handle the increased traffic without causing extensive traffic problems and will, likely require the installation of interconnected traffic signals to handle the cross traffic at Church St. And Port Augusta St. This will add an addition cost to the Town for there installation and maintenance. The mall itself will suffer from inadequate available parking for patrons due to the additional "mixed" use retail space and the loss of the existing parking. Increases in traffic flow will no doubt discourage people from coming downtown to shop or carry on business. In summery, I feel that this 6 store development will not compliment the down town section of Comox and would be better suited in a area outside the core of Comox. Respectfully a concerned citizen. Frank White

## Caitlyn Learman

---

**From:** Heather Crandall <heather849@icloud.com>  
**Sent:** Thursday, March 23, 2023 2:48 PM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street, Comox BC V6B 1N2

Email Security Warning : This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear UDGA,

Thank you for attending the Open House for the Stage 2 of the consultation phase for the proposed building in Comox on Port Augusta Street by the Comox Centre Mall. I spoke to some of you while I was at the Open House.

I believe many people know that density is a good idea or a necessary idea for Comox. I have some comments on the plans that you propose for this site that largely focus on traffic and use of the street. I will leave other points to other people to comment on.

1. The four-way corner that the proposed building site is on is the busiest corner in Comox. Pedestrians, cars, bicycles, strollers, people with walkers-people cross the four corners and walk those blocks all day every day. Already the pedestrian traffic and car and truck traffic is very high. Proposing to bring the new building nearly to the sidewalks is going to create blind spots for pedestrians as well as cars and trucks to get around safely. Exiting the proposed garage entry is a concern as it will impede the vehicle traffic that is turning off Comox Ave as well as traffic along Port Augusta Street that is approaching Comox Ave. Also, the additional traffic is a very significant concern for that area as well as the parking issues that removing the parking and putting in a building will create. Already there is often no parking available in that area including along the store fronts where the Woofy's is.

Parking will be a real issue for everyone whether it is on the street or in the remaining mall parking lot. Safety of the pedestrians is a concern. Street traffic will lose its flow as more cars turn to exit and enter the parking garage.

Comox has a certain feel and charm to it that is recognized by those who live here as well as visitors to the town. The idea of a six story building dominating that corner will change the way our small town works and the feel it has managed to promote and maintain. The proposed building will dwarf the remaining commercial and residential buildings in the area which will take away the small town feel which contributes to making Comox a gem of a place to live. One or two blocks further back from the proposed site would not be as great an impact on this commercial, high-traffic area.

Also, sight lines for existing views and increase in shadows is always a concern as we watch the view lines disappear and the separation from nature increase as we lose the views of the ocean, trees and mountains. This is happening all over Comox. This high building in this location would add to the disconnect and shadows that are spreading around town.

The proposal should keep the small town feel we have without dwarfing the downtown area.

When it comes to the parking garage, I would like to see the street front along Port Augusta St. be fronted by commercial businesses and not the emptiness of a parking garage. The parking garage and commercial space should be working together. Commercial business space along Port Augusta St. would allow Port Augusta St. to be active and thrive as it will on the Comox Ave store front side. Having 200 feet of non-business frontage deadens the street. Eventually the vacant land across the street will be developed and the two sides of the same street should be "talking to each other" and enhance the draw to the area for small businesses by the townspeople. Cafes, bistros, small shops on

one side of the street should have support from the other side. This also improves foot traffic and draw in the area and feels much safer after dark.

This is a brief description of some of my concerns about the proposed 6 story building. I would like to see fewer stories, a cut out on the corner to allow people to congregate and see the foot and vehicle traffic on the corner, the garage entry side have commercial business along it to bring in vibrancy and eventually mirror and support the development that will eventually be built on the other side of Port Augusta.

As this proposal stands right now, I know that when I drive down Comox Ave content in being in a beautiful small seaside town that I have lost some of the beauty and charm that drew us to Comox 30 years ago to raise a family and run a business.

Thank you for your efforts so far.

Heather Crandall  
73 Orchard Park Drive  
Comox, B.C. V9M 2S9

## Caitlyn Learman

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**From:** Joanne McKechnie <joanne.jemwellness@gmail.com>  
**Sent:** Thursday, March 23, 2023 8:34 AM  
**To:** UDGA Administration  
**Subject:** 215 Port Augusta Street Comox BC  
**Attachments:** Letter to Urban Design Group.docx

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr David Coon

Please find attached my comments on your proposed development at 215 Port Augusta St, Comox.  
Please include these comments in your application submission to Comox Council.

Thank you,  
Joanne McKechnie  
1611 Noel Ave.  
Comox BC  
V9M 3K2  
Cell: 250 465 1201

## Caitlyn Learman

---

**From:** Cynthia Gunaratnam <cynthiagunaratnam@gmail.com>  
**Sent:** Thursday, March 23, 2023 1:06 PM  
**To:** UDGA Administration  
**Subject:** Comox Mall development

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron Vornbrock

I am a physician who recently moved into Comox and I was drawn by the charm of the downtown area. I live walking distance from the Comox Mall. I am writing to thank you for your efforts in developing the downtown Comox area.

However 6 storey's for this development is not appropriate. It does not suit the community feel that has carefully been developed in this region. A commercial residential mix, with a focus on walkability, along with a lower community focused height would be much more appropriate.

The development plans should be adjusted to have something more suited to the nature of this community and to maintain the type of Comox that we enjoy living in.

Thank you

--

Lourdes Cynthia Gunaratnam



## Caitlyn Learman

---

**From:** Arsalan Hassan <arsalan2@ualberta.ca>  
**Sent:** Thursday, March 23, 2023 1:02 PM  
**To:** UDGA Administration  
**Subject:** Comox mall development

**Email Security Warning :** This e-mail originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Aaron Vornbrock

As a local resident and a physician in this community I am writing to thank you for your efforts in developing the downtown Comox area.

However I do not think that 6 storey's is appropriate for the area. I think a more humanscale development mix of commercial and residential would be much more appropriate for the nature of this community and to maintain the type of Comox that we enjoy living in.

In addition it should be walkable with a focus on pedestrian traffic and awnings for rain, etc.

The development plans should be adjusted to have something more appropriate and community focused, and not 6 storeys tall.

Thank you

--

Arsalan Hassan  
BSc, MD, CCFP (EM)  
Emergency Physician  
Clinical Lecturer, University of Alberta

**ATTACHMENT 7**

**PUBLIC COMMENTS RECEIVED BY THE TOWN TO DATE**

Mail    Contacts    Calendar    Tasks    Preferences

New Message

Reply

Reply to All

Forward

Delete

Spam

Actions

Read More

View

Mail Folders

- Inbox
- Sent
- Drafts
- Junk
- Trash
- siefert truck

December 2022

S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

Sort    **proposed development at 215 Port Augusta Street, Comox, B.C.**    December 29, 2022 1:32 PM

From: Brenda Pearson

To: administration

I am replying to your Pre-Application consultation Stage 1, as a resident of Balmoral Avenue, Comox, B.C.

You have not given sufficient information for anyone to make a properly informed decision. However, as it stands, I DO NOT think this is an appropriate development for Comox Avenue.

You suggest six stories, there is no other building for the whole length of Comox Avenue that is higher than four stories, with underground parking.

Six stories would, I assume, require a variance in city planning, and frankly would stick out like a sore thumb. I would be against allowing a variance.

We already have sufficient retail space along the Avenue as it is.

An apartment/condo building on a shopping centre makes no sense and I cannot imagine it being an attractive position to live.

No mention is made of the intended prices of the proposed apartments/condos but if such a building, no higher than four stories was to be built it should be priced for the more modest income families and not for luxury accommodation. Brenda L. Pearson #13-1646 Balmoral Avenue.

To Comox Council,

Herewith a copy of my reply to the proposal for 215 Port Augusta.

*B Pearson*

**RECEIVED**

JAN 03 2022

**TOWN OF COMOX**

LOG: 23-001	REFER:	AGENDA:
FILE: 3040-20/	ACTION: MR	

2022/02/02

O-c file  
Copies - Council  
- JW/MK/SR/LP

03Jan23

Town of Comox – Administration

TOWN OF COMOX

From: Brenda Cardinal <brengolf@gmail.com>  
Sent: January 3, 2023 10:10 AM  
To: Town of Comox – Administration  
Subject: Re: Black Out Periods for Development Proposals in Comox

Follow Up Flag: Follow up  
Flag Status: Flagged

LOG: 23-002	REFER:	AGENDA: RCM 11Jan23
FILE: 3010-01	ACTION: MR	

Hi Tracy,

Thanks for your response.

My details are as follows:

Brenda Cardinal  
634 Pritchard Rd  
Comox, BC  
V9M3J9

250-792-5220

Sent from my iPhone

o - cfile 3010-01  
Copies - Council  
-JW/MK/SR/LP

On Jan 3, 2023, at 9:55 AM, Town of Comox – Administration <town@comox.ca> wrote:

Good morning,

Thank you for your email to Mayor and Council.  
Please be advised that your email may be circulated to all members of Council and will tentatively appear on the 11 JAN 2023 Regular Council agenda for consideration.  
Per council policy, correspondence to be circulated or placed on an agenda *must* include the full name, civic address and municipality of the author for information purposes but will be redacted on correspondence published to the website.  
Can you please provide your civic address?

Kind regards.



**Tracy Cox**  
Casual - Administration Department  
Town of Comox  
250-339-2202 – [Comox.ca](http://Comox.ca)  
[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

I respectfully acknowledge that the land on which we gather and work is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

**From:** Brenda Cardinal <[brengolf@gmail.com](mailto:brengolf@gmail.com)>

**Sent:** Monday, January 2, 2023 12:06 PM

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

**Subject:** Black Out Periods for Development Proposals in Comox

Good day ladies and gentlemen,

I noticed the last Development proposal for Comox was in the 14 December 2022 "The Record" on page A6 for the UDGA proposal at the Comox Mall.

The deadline for community residents to respond is 4 January 2023, which gives only 3 weeks.

I have concerns about development proposals being submitted during a busy holiday season. Many residents are away on vacation, visiting family and are distracted with the additional demands that come with the holidays.

This means that many have not had the chance to respond, or even be aware of the proposal that could have a direct impact on them.

I have to admit I question the purpose of submitting such a proposal in the midst of the holidays.

To allow for residents to have a fair opportunity to respond, I'd like to offer a suggestion.

1. I submit that there should be black out periods for development proposals during main holiday seasons. For example: During the Christmas Season, no proposals can be submitted from 1 Dec to 31 Dec. (Black out period) This way residents that are away will not be left out of the input process.

2. I also think that 3 weeks to respond seems to be a very short time frame. Is there/could there be a minimum requirement for responses to be at least 4 weeks?

Thank you for your time and consideration.

Brenda Cardinal  
Comox, BC  
250-792-5220

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** Town of Comox – Administration  
**Sent:** January 4, 2023 2:16 PM  
**To:** Town of Comox – Administration  
**Subject:** Proposed Development 215 Port Augusta St Comox

<b>LOG:</b> 23-003	<b>REFER:</b>	<b>AGENDA:</b>
<b>FILE:</b> 3040-20/20	<b>ACTION:</b> MR	

**From:** Brenda Cardinal <[brengolf@gmail.com](mailto:brengolf@gmail.com)>  
**Sent:** Monday, January 2, 2023 11:33 AM  
**To:** [administration@udga.ca](mailto:administration@udga.ca) <[administration@udga.ca](mailto:administration@udga.ca)>; council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Proposed Development 215 Port Augusta St Comox

o - cfile 3040-20/2022/02/02  
Copies - Council  
-JW/MK/SR/LP

Good day,

I have reviewed the proposal from Urban Design Group Architects Ltd and would like to share some initial responses.

I have to say NO, to a 6 story building.

This is a small town with a small town atmosphere and myself, along with many other residents, want to keep it a small town. Not interested in a city feel. If I wanted that, I'd move to the city.

When we start looking at large towering buildings in an area such as ours, it changes the scene and dynamics.

And please don't use the excuse that this is the way of development, because I don't believe that to be true. It's private parties encroaching their own agendas into an area that has a direct impact on the local community.

On top of my personal opinion, a 6 story building surpasses the height restrictions for the town. Perhaps a 4 story with shops on the bottom would be more suitable.

This also brings up the question again, can the town's old infrastructure and resources handle another increase of demand?

If the town approves additional residential units, then I believe it should be an affordable priority focus for the local younger generation to be able to buy.

(IE: not pricing where only non-locals can afford.) If we as a community cannot support the younger generation with the same opportunities we've had, then I don't see the point of building.

Thank you for your time and consideration.

Brenda Cardinal  
634 Pritchard Rd.  
Comox, BC  
250-792-5220

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** Karen MacDonald <iam.kmacdonald@icloud.com>  
**Sent:** January 3, 2023 10:53 AM  
**To:** administration@udga  
**Cc:** Town of Comox – Administration  
**Subject:** Community consultation development proposal Port Augusta St. / Balmoral Ave Comox

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

<b>LOG:</b> 22-004	<b>REFER:</b>	<b>AGENDA:</b>
<b>FILE:</b> 3040-20/20	<b>ACTION:</b> MR	

o - cfile 3040-20/2022/02/02  
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Good morning,

Thank you for the invitation to provide feedback.

I would like you to disclose the data upon which you have determined a proposal for a 2800 sq ft six story mixed use structure in the heart of Comox.

I am sure you are well aware of the current Comox building policies and framework for development. The reason for certain limitations, restrictions, bylaw in the frameworks is, among other strategic goals the Council defines, to ensure the integrity of the community character and prosperity of the area, and minimize undesirable public impact not the least of which includes impact on the quality of life and ability to ensure Comox is a vibrant attractive community, to ensure sustainable community character, minimize traffic and traffic management requirements, and ensure both public safety and public services.

\*There is no need for a six story structure rising above all other buildings in the town site... blocking views, impacting community character in a negative way and increasing density and traffic thereby impacting public safety.

\* Consider reducing your footprint to be within the current standards. A Mixed use structure may be of benefit the the community. Such a structure does not in any way require six stories. Further defining your proposal as mixed use to slide it in as a residential solution (a questionable pretext and not validated with any data that suggests a pressing need for a specific type of residential housing is needed in Comox - given location and your present proposal) in order to build higher is not necessary nor acceptable.

\*While underground parking may be beneficial in increasing use of the footprint space from a commercial perspective, it will serve to increase traffic snarls and density in the downtown core. Noise levels will be seriously & tremendously with this proposal and this in turn will impact both quality of life and community character.

\* access and egress issues have not Been discussed. Data in reference to safe access / egress for traffic and pedestrians is an absolute and not transparent.

To the City of Comox and town Council - The rationale for development cannot and should not be solely driven by increasing tax base. It strikes that this proposal is designed with that as the primary rationale. You really must be transparent here in entirety of your end goal .



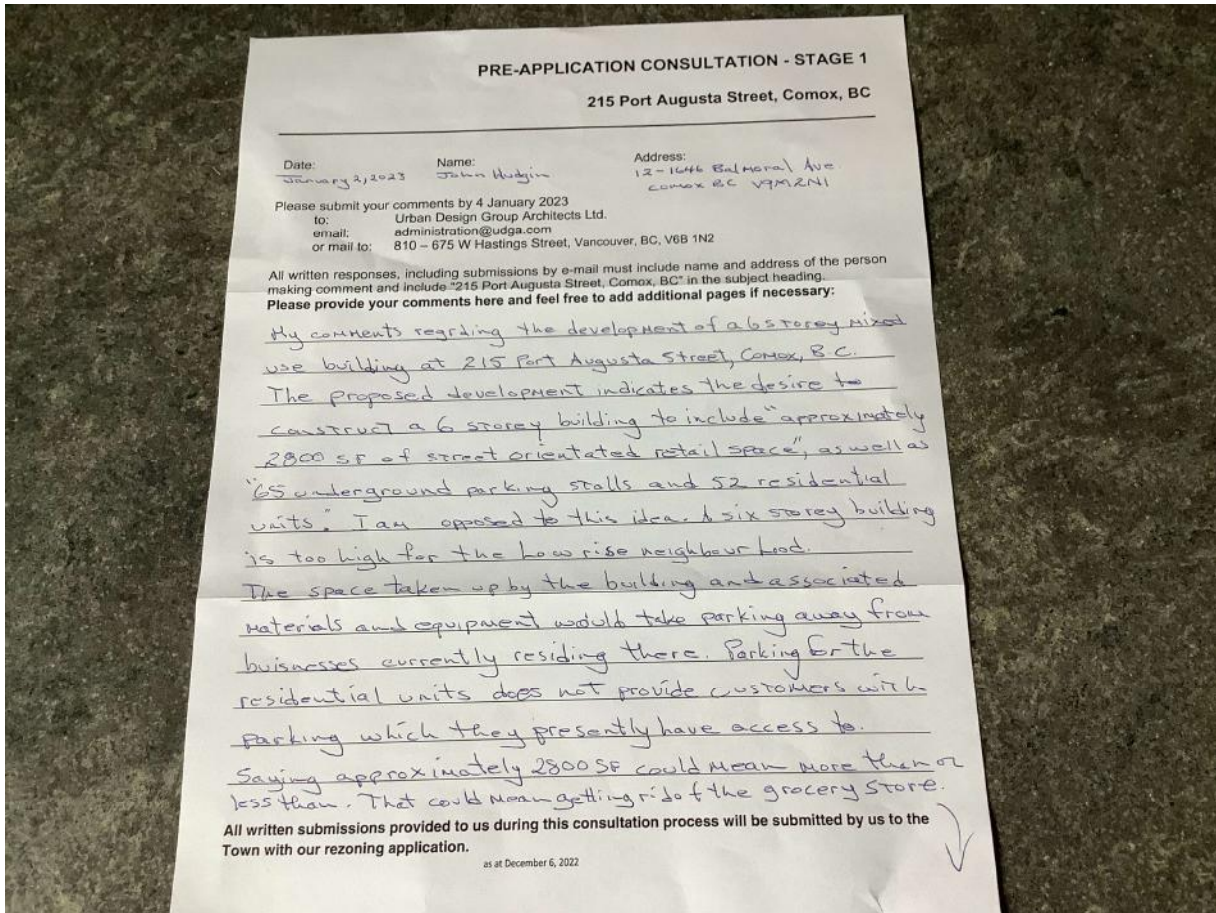
Thank you  
K MacDonald

04Jan23

TOWN OF COMOX

LOG: 23-005	REFER:	AGENDA:
FILE: 3040-20/2C	ACTION: MR	

o - cfile 3040-20/2022/02/02  
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Many people in the near by Apartments, condos  
and town houses as well as home owners  
shop at the grocery store and the other  
stores which come under the 215 port Augusta  
street location.

John Hudg

cc. Town of Cornox

**RECEIVED**

04Jan23

**TOWN OF COMOX**

LOG: 23-006	REFER:	AGENDA:
FILE: 3040-20/2C	ACTION: MR	

o - cfile 3040-20/2022/02/02  
Copies - Council  
-JW/MK/SR/LP

**From:** Lucy Hawa <[alicelucypt@gmail.com](mailto:alicelucypt@gmail.com)>  
**Sent:** December 30, 2022 11:03 PM  
**To:** [administration@udga.com](mailto:administration@udga.com)  
**Cc:** Planning Dept <[Planning@comox.ca](mailto:Planning@comox.ca)>  
**Subject:** Community Consultation @ 215 Port Augusta St (Comox Mall)

Hello,

I read in the local paper that there is a proposal for a 6-story mixed use building with ~2800 SF of street orientated retail, 65 underground parking stalls and 52 residential units on the corner of Comox Ave and Port Augusta St.

Whereas, I am all for downtown vitalization, I have some concerns re: this proposal:

- 6 stories is DOUBLE the stories what everything else is around there (most buildings along Comox Ave are 3 stories); it will be sort of mini high-rise, create massive shadow and will stick out; also, it will create a precedent for everything else to go super high and that will take away from the ambiance of this sweet neighbourhood area
- 65 underground parking spots....you are aiming for car-based visits and supporting "car culture" vs. public transit/cycling/ and pedestrian culture... the more cars, the more traffic and the more obnoxious this becomes for all the pedestrians/cyclists/scooter users/dog walkers/children going to school etc;
- Comox Ave is currently heavily used by pedestrians (this is wonderful)...add more cars and it will negatively impact pretty much everybody; car-wise, it is already too busy; imagine the traffic on that corner when 52 residential units are also part of the mix; please consider the multiple other developments around that area and how it's bottle-necking Comox Ave and forcing increased traffic into all the side streets and neighbourhoods - this will not be safe for our kids.

I am not against development but too much, too high, too quickly and without intelligent long-term design and consideration of the end users will result in places that feel cramped, unattractive and unhealthy for the residents of Comox. I realize that development companies are meant to create profits but I encourage you to engage in altruistic connection to the community you build in...consider the environment and the residents, now and in the future.

Sincerely,

Alice Hawa  
Comox, BC

**RECEIVED**

22Feb23

**TOWN OF COMOX**

LOG: 23047	REFER:	AGENDA:
FILE: 3040-20-20	ACTION: MR	

o - cfile 3040-20/2022/02/02  
Copies - Council  
-JW/MK/SR/LP

**From:** dawn stranberg <[dstranberg@shaw.ca](mailto:dstranberg@shaw.ca)>  
**Sent:** Wednesday, February 22, 2023 8:28 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** 215 Port Augusta Street

To the mayor and town councilors of the Town of Comox,

I have been residing in Comox for the past few years caring for my mother in her home until she passed and am now a trustee of her Comox property. I have been coming to the area for over 60 years and was pleased to see the direction the town was taking in the development of the town centre with the beautiful flower planters, lights, street trees and the pier but in the last several years things are starting to go awry.

The Comox Avenue retail district is a jewel that should be preserved as a quaint, walkable area with boutique shops, eateries, coffee shops, galleries etc. and with a friendly vibrancy. It has the perfect backdrop of the ocean set against the mountains with the glacier as the crown jewel. I was saddened to see that the "Harbour Centre" office building was allowed to be built on Beaufort Ave., blocking the beautiful view of the ocean as you drive down Comox Avenue. As that building seemed to have sat empty for sometime after completion, I am sure it was entirely unnecessary and office space was likely available elsewhere. Also not knowing the owners of the land behind the building or the engineering concerns of the land I wonder if the building could have been set back further so as not to destroy the view from Comox Ave. or it could have been reduced to one story and parking.

Another build that seemed poorly thought out was the structures at the front of Marina Park which now serve to almost completely obliterate the view of the marina from the park creating a rather sad juxtaposition.

I now understand that there is an application to build a six story residential building at the corner of Port Augusta and Comox Avenue across from the previous Lorne Hotel site. This will be the end of the chance to preserve and further develop a special, quaint area in Comox for all residents and visitors to enjoy and it will reduce already much needed parking along Comox Ave. I can not understand the lack of vision on the part of Comox city planners. If there is more residential it should be limited to three or maximum four stories and the design should be in keeping with historical buildings and with the newer buildings such as the Comox Medical Clinic building.

I do not know what is planned for the Lorne Hotel site but a replica type building with a large veranda for having a meal, a coffee, a refreshment all while people watching and enjoying the flower planters, the views down Port Augusta Avenue to the ocean and the charming area would be wonderful with some residential above, and possibly markets on the street level with a farmers market vibe.

In closing I would like to say that I am opposed to the plan to build a six story building on the proposed corner of the parking lot of Comox Mall and I have spoken to many people who feel the same so I would implore the Comox Town council to seriously consider how this decision would irreversibly change what is a special little area of Comox. I believe that any buildings of that height should be placed on the back side of Balmoral and beyond. If a three or maximum four story building was to be built on the parking lot why would it not be built at the back adjacent to Stevenson Place and in front of Berwick. That is away from Comox Ave. and in the least used area of the parking lot.

I certainly would not want to be in anyway responsible for ruining Comox Ave. I hope you do not either.

Sincerely,  
Dawn Stranberg  
1518 Bryant Ave, Comox, B.C. 778 268 0663





WD I won't be in town on March 9/23 for the Open House so I am mailing this.

**PRE-APPLICATION CONSULTATION - STAGE 2**

215 Port Augusta Street, Comox, BC

Date: Feb 19 / 23 Name: Terry Folks Address: 201-1705 Comox Avenue Comox, BC V9m 3m1

Please submit your comments at the Open House, or if you cannot attend the Open House, to Urban Design Group Architects Ltd. by: 23 March 2023 via email administration@udga.com or mail to: 810-675 W Hastings Street, Vancouver, BC, V6B 1N2

All written responses, including submissions by e-mail must include name and address of the person making comment and include "215 Port Augusta Street, Comox, BC" in the subject heading. Please provide your comments by 23 March 2023.

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

There is a beautiful old tree facing West - the Golf course - on this particular property. Can it be saved please. I didn't really want to start a petition to save this particular tree, but you could do the right thing and let people know you plan to save it.

LOG: 23-050	REFER:	AGENDA:
FILE: 3040-20/20	ACTION: MR	

o - cfile 3040-20/2022/02/02  
Copies - Council  
- JW/MK/SR/LP

**RECEIVED**

FEB 23 2023

**TOWN OF COMOX**

*Preventing Petition*  
*[Signature]*

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 8, 2023



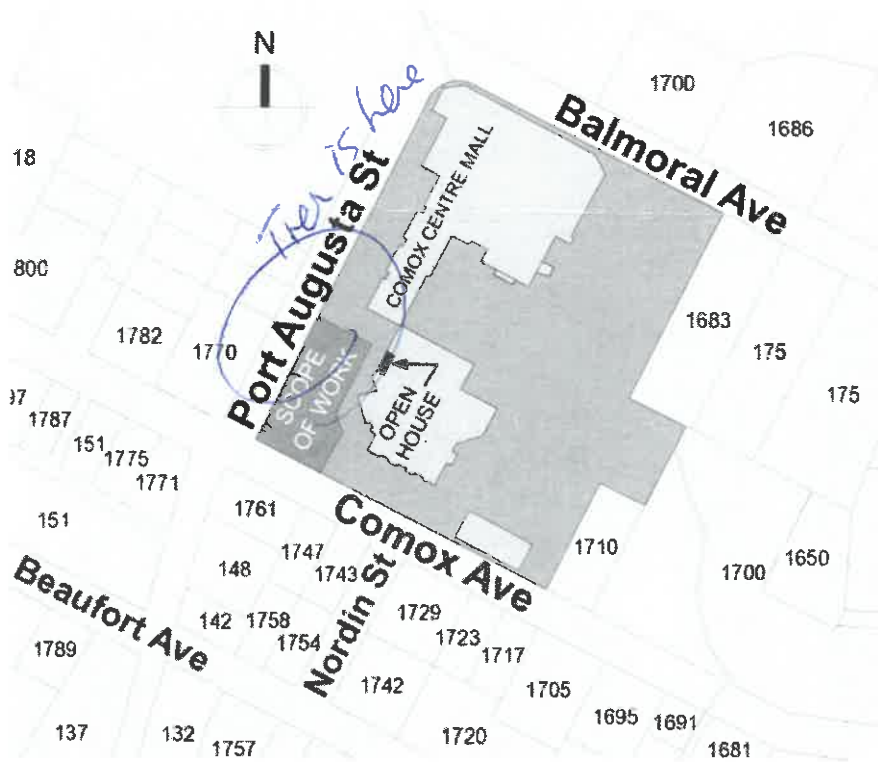
# PRE-APPLICATION CONSULTATION - STAGE 2

## 215 Port Augusta Street, Comox, BC

To the Resident or Commercial Space Occupant,

Comox Centre Mall Ltd. or Assignee, the owner of 215 Port Augusta Street, Comox, BC 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> Att: Aaron Vornbrock / Paul Chiu Urban Design Group Architects Ltd.
<b>Mailing Address:</b> 810-675 W Hastings Street Vancouver, BC V6B 1N2
<b>Phone Number:</b> 604-687-2334
<b>E-mail:</b> administration@udga.com

As the owner of 215 Port Augusta Street, Comox, BC shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, this parcel is the Comox Centre Mall and the scope of work shown on the map above is comprised of surface parking for the Mall. The development proposal is for a 6 storey mixed-use building, with approximately 2,800 SF of street orientated retail space, 65 underground parking stalls and 52 residential units.

**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

**9 March 2023**  
**Comox Centre Mall (South Mall)**  
**215 Port Augusta Street**  
**COMOX**

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

as at February 8, 2023

**RECEIVED**

07Mar2023

**TOWN OF COMOX**

LOG: 23-061	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
- JW/MK/SR/LP

**From:** Terrance Chenard <[terrance.chenard@gmail.com](mailto:terrance.chenard@gmail.com)>  
**Sent:** Tuesday, March 7, 2023 10:38 AM  
**To:** [administration@udga.com](mailto:administration@udga.com)  
**Cc:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Proposal 215 Port Augusta

Terrance & Sarah Chenard  
 1609 Cypress Ave  
 204-296-4369

Good day,  
 cc: Comox Town Council (For Information)

In regards to the redevelopment proposal of 215 Port Augusta I have a number of concerns. The feel of the neighborhood is currently 2/3 story buildings and having a building double this size (at six stories) would completely change the nature and feel of the neighborhood.

Traffic on Comox Ave is already congested and the 4-way stop on Comox and Port Augusta would require redevelopment to control traffic flow. The increased units in this development would adversely affect current infrastructure in the Town of Comox. Who would pay for this redevelopment? The Town of Comox already has a stretched budget and this is a burden that should not be on the local taxpayer.

What portion of the development is allocated to affordable housing? if none, then will the units be sold below market value? This proposal has the optics of a boutique build that will not offer much to young families or the current unhoused population.

This development is also in the vicinity of the approach to Runway 31 at the Comox Airfield (CYQQ) and at 6 stories has real possibility to act as a hazard to aviation under the federal aeronautic act and will require separate approval.

The footprint of this redevelopment should be reduced to 2-3 stories to fit the character and style of the neighborhood. Approval of this development in the current state would set a precedent that would force the Town of Comox to lose its look and feel, a look and feel that can never be restored. I urge the developer to reconsider their proposal.

Please feel free contact me if you require any amplification of my feedback.

Regards,

Terrance Chenard

07Mar23

TOWN OF COMOX

Dear Council,

I understand the need for housing in the Comox Valley.

However I do object to the height of the proposed building on Port Augusta and Comox Avenue. Six stories is way too high for the location in our town. May I refer to the two 10 story buildings in downtown Parksville which are a real eyesore to the town setting.

The apartment complex by the golf course is five stories but it blends in with the trees and other complex.

Please reconsider the height and what compliments our town.

Yours,

Jean Douglas

#16-2197 Murrelet Rd  
Comox

LOG: 23-062	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
-JW/MK/SR/LP

10Mar23

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** Pamela Edwards <pamie647@gmail.com>  
**Sent:** March 10, 2023 10:35 AM  
**To:** Town of Comox – Administration  
**Subject:** 215 Port Augusta Street, Comox, B.C.

<b>LOG:</b> 23-069	<b>REFER:</b>	<b>AGENDA:</b>
<b>FILE:</b> 3040-20/22	<b>ACTION:</b> file	

o - cfile 3040-20/22-02/03

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JW/MK/SR/LP

To Council,

I attended the Open House March 9th, 2023 at Comox Centre Mall (South Mall). I viewed all the plans for this new development and I have the following feedback to submit.

I can see that these plans are well thought out and are pleasing to the eye. However, I do have some concerns that need to be addressed by the Municipal Councils in both Courtenay & Comox.

When you are wanting to densify any village, town or city in a particular area of Vancouver Island there has to be the infrastructure in place to support these new developments. I personally don't see it!

In case you the reader are not aware of what is NOT in place at this time in the Comox Valley let me enlighten you.

Currently we have 2 walk-in clinics both in the Courtenay region and one of those walk-in clinics housed above the SuperStore is about to close its doors. We have 1 Lifelab clinic to service the needs of the entire Comox Valley which is situated in the old part of Courtenay. On any given day or time this clinic is over-run with patients needing blood work, ECG's etc. There is another Lab situated in the new Hospital located in Courtenay but the wait times are significant with often patients waiting more than several hours or longer. Lab technicians are leaving their jobs due to very poor pay from V.I.H.A. and a shortage of qualified Lab technicians who are overworked. This same scenario is happening at our hospital with dire shortages of Nurses, Doctors and other necessary personnel in the various departments. If you happen to purchase a new condo or home here having moved from another location or already reside here there is a very long wait-list in acquiring a family doctor or Nurse Practitioner. I know as we have been waiting over a year for acquiring a new physician.

For several summers like the one we experienced last year brought a long drought in the Comox Valley with most of our rivers drying up and our Comox Lake dropping well below the level of supplying drinking water to all the residents in this Valley. Fortunately, although it came close we still had some water. Increasing population densification can easily increase the chances of our precious water supplies drying up sooner than before.

On any given day when needing to travel from Comox across either bridges into Courtenay whether that be for shopping, a medical appointment or other; one can experience traffic jams with the steady increases in population that has descended upon this region over the past several years as well in other parts of Vancouver Island.

I think I have outlined some of the reasons that I am not in support of more density not only in my own community of Comox but on Vancouver Island UNTIL such time we have the vision and the foresight to have in place the necessary infrastructures to support densifying these communities.

It's very easy to build and they will come BUT it's not easy to support and provide for those who do!

Kind Regards,

Pamela Edwards



**Town of Comox – Administration**

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**From:** Nicole Minions  
**Sent:** March 12, 2023 9:17 AM  
**To:** Shelly Russwurm: Town of Comox; Town of Comox – Administration  
**Subject:** Fwd: Proposed Development 215 Port Augusta

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**RECEIVED**

13Mar23

**TOWN OF COMOX**

Hi Shelly,

Can the below be added into our correspondence. It came to my email directly but it was asked to be forwarded to all.

Thanks,  
Nicole

**From:** Jani Martinius <janimartinius@googlemail.com>  
**Sent:** Friday, March 10, 2023 1:58 AM  
**To:** Nicole Minions <NMinions@comox.ca>  
**Subject:** Proposed Development 215 Port Augusta

<b>LOG:</b> 23-075	<b>REFER:</b>	<b>AGENDA:</b>
<b>FILE:</b> 3040-20/22	<b>ACTION:</b> MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
-JW/SR/MK/SA/LP

Dear Nicole,

I am writing to express my concerns regarding the proposed development at 215 Port Augusta in Comox. As a resident of this town, I believe it is essential to voice our opinions regarding the development of our community.

Our downtown core is charming because of its lower rise buildings, which are also set back from the road. These features contribute to the unique character of our town and create an attractive atmosphere for visitors and residents alike. However, I am deeply concerned that the proposed six-story building will not suit the style and charm of our town. It will be out of place and stand out for all the wrong reasons.

Furthermore, mass residential development shouldn't occur right in Comox. Our town does not have roads or bridges big enough to accommodate the additional traffic that such a building would bring.

I am concerned that this development would create congestion and traffic problems that could have a negative impact on the quality of life for the residents of our town.

This is the kind of building that destroys the town's specialness. We do not want to become just another generic town with tall buildings and busy streets. We value our small-town charm and want to maintain it for future generations.

I urge you to reconsider the proposed development at 215 Port Augusta. I strongly believe that this project is not in the best interest of our town, and I urge you to listen to the concerns of the community.

Thank you for your time and consideration.

Sincerely,

Jani Martinius  
251 Quarry Park Road

--

**Jani Martinius (She/Her)**

Certified Martha Beck Wayfinder Life Coach & Red Seal Carpenter

[www.janmartinius.com](http://www.janmartinius.com)

778-239-2751



***\* I am grateful to live, work and play on the unceded lands of the K'omoks First Nation. You can learn more about the K'omoks First Nation [here](#) \****



**RECEIVED**

13Mar23

**TOWN OF COMOX**

LOG: 23-076	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03

Copies - Council

- JW/SR/MK/SA/LP

**From:** C O'Meara <[claire.om@gmx.com](mailto:claire.om@gmx.com)>  
**Sent:** Saturday, March 11, 2023 3:07 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Fwd: Re: Proposed Development at 215 Port Augusta

Good afternoon,

I wanted to forward Comox Council the email below which I sent to the architect in response to the open house last night for the Proposed Development at 215 Port Augusta.

I wanted to include Council in the conversation about whether this development aligns with the vision for downtown Comox.

Thank you in advance for taking the time to read my comments.

With warmest regards,  
Claire O'Meara

Good Evening,

Thank you for hosting the open house this evening. I'm sorry I was not able to chat to you but I would like to write some of my comments below.

And just to introduce myself, I am an Urban and Environmental Planning consultant who has lived in Comox for the last 4 years. I have a vested interest in the community and feel that development will boost the downtown both economically and aesthetically.

From what I was told the development is being proposed by the owner of the Port Augusta Mall. Do they have a masterplan for the site? What is their vision and objective with this proposed building?

*The positives*, infill development is amazing. So happy to see it being proposed ovetop of the parking lot. I'm sure it boasts incredible views of the Marina and waterfront. More retail space downtown is exactly what we need.

*The negatives*, not enough setbacks. Far too much dead space behind and beside the building (North and East of the proposed building). Not enough public space/amenities along Comox Ave.

There is a unquestionable need for commercial/residential development in Comox. I am in support of development as long as it aligns with the overall downtown vision and aesthetic. Unfortunately, this specific building does not fit the current aesthetic of the downtown in my opinion.

From comments heard at the open house, it seems people are concerned about the height of this building. What concerns me is the lack of amenities/public space along Comox Ave. The pictures showed a little extra width in the sidewalk with a few benches and trees but nothing that adequately serves that specific corner. This specific area is where we meet for many public events such as the Christmas tree lighting, the Remembrance Day parade, Comox Days, Halloween and a few summer market days (to name a few). The corner (at Comox Ave and Port Augusta St) is where they often set up activities because it is the only part of the sidewalk where there is some seating and

a little extra space. People often sit and relax under the wisteria vines. I feel that this is one of the most important corners in downtown area and the proposed development has an opportunity to provide some much needed public space, and landscape design if we really want to revitalize part of the downtown.

Development is such an incredible opportunity to help the Town of Comox revitalize and enhance their existing amenities.

I don't understand all of the limitations but with my background I am aware that there are some spatial constraints for this development to be setback much more than it is. But I do feel some serious consideration should be given to the space along Comox Ave and the corner of Comox Ave and Port Augusta St as it is such an important space for public events and day to day pedestrian traffic. Would a residential building of this scale make more sense in the corner by the John's Independent Grocer? Can the lower commercial level designs be enhanced with additional space for patios, courtyards and other areas for people to meet? Could there be more emphasis on landscape design and beautification of the streetscape, maybe even the space for some public art?

Thank you for taking the time to read my thoughts and comments and I look forward to hearing any updates.

with kind regards,  
Claire O'Meara

**RECEIVED**

13Mar23

**TOWN OF COMOX**

LOG: 23-079	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
-JW/SR/MK/SA/LP

**From:** Helen Boyd <[gatewaycounsel@gmail.com](mailto:gatewaycounsel@gmail.com)>  
**Sent:** Monday, March 13, 2023 2:51 PM  
**To:** council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Feedback re: 215 Port Augusta Street, Comox

Dear Mayor and Council,

Please find attached my comments regarding the project application currently before the Town of Comox. These comments were also sent to the e-mail address provided at the Open House of March 9th.

Sincerely,  
Helen Boyd

Thank you for the opportunity to provide feedback regarding the proposed building at 215 Port Augusta, Comox.

I am a resident who lives in proximity to the downtown core. I embrace the idea of multiple housing units on Comox Avenue. The need for Affordable Housing is undoubtedly a top priority for the Town of Comox. It is laudable that a donation to the Affordable Housing fund of the Town is planned, however, a mix-blend of housing allowing for at least 10% of the units to be for individuals of lower incomes would help build more equitable diversity in Comox. Perhaps, the planned penthouse suite that will occupy the 6th floor and likely to house only 1 family could instead be planned to use this additional space for more affordable housing units in the building.

In many municipalities in BC, some initiatives seek to stop the installation of gas in new buildings because of the powerful GHG emissions caused by the combustion of this fossil fuel which contributes to the worsening of the climate crisis. This is the case for the City of Victoria starting in 2025. Rather than locking a building into another 50 years or more of gas, it would be preferable to aim for an all-electric building with **electric** heat pumps that provide both necessary heat in winter and cooling in our ever-increasingly hot summers.

Furthermore, medical evidence points to gas stoves causing indoor pollution which exacerbates asthma attacks in young children. The use of electric or induction stoves is therefore preferable for health reasons. People can also enjoy the pleasure of electric fireplaces rather than gas.

It was wonderful to hear at the open house on March 9th that the proposed building has the possibility for EV chargers, hopefully, these will be in sufficient numbers. Bike racks in front of your building on Comox Avenue would also encourage active transportation.

In summary, I am in support of this housing proposal IF the project is revised to consider implementing climate-friendly solutions as mentioned, affordable housing strategies and sufficient set back from the sidewalk.

Thank you,

Helen Boyd

1. No Gas in new buildings: <https://vancouversun.com/business/real-estate/by-2025-new-victoria-buildings-cant-use-natural-gas-or-other-fossil-fuels-council-decides>
2. Gas Stove Air Pollution: <https://www.cbc.ca/news/science/gas-stoves-air-pollution-1.6394514>

**RECEIVED**

15Mar23

**TOWN OF COMOX**

LOG: 23-083	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
- JW/SR/MK/SA/LP

**From:** Cathy Owens <[owenscathy7@gmail.com](mailto:owenscathy7@gmail.com)>

**Sent:** Tuesday, March 14, 2023 5:58:58 PM

**To:** [administration@udga.com](mailto:administration@udga.com) <[administration@udga.com](mailto:administration@udga.com)>

**Cc:** Nicole Minions <[NMinions@comox.ca](mailto:NMinions@comox.ca)>; Steve Blacklock <[sblacklock@comox.ca](mailto:sblacklock@comox.ca)>; K Grant <[kgrant@comox.ca](mailto:kgrant@comox.ca)>; Chris Haslett <[chaslett@comox.ca](mailto:chaslett@comox.ca)>; Jonathan Kerr <[jkerr@comox.ca](mailto:jkerr@comox.ca)>; Jenn Meilleur <[jmeilleur@comox.ca](mailto:jmeilleur@comox.ca)>; m swift <[mswift@comox.ca](mailto:mswift@comox.ca)>

**Subject:** Re: Development at Comox Mall

To whom it may concern:

I am writing to you today with regard to the proposed **6 STOREY BUILDING** development on Comox Avenue within the parameters of the Comox Mall.

I, as well as many others, are **adamantly opposed** to the transformation of this small area into an eyesore 6 storey highrise. It seems like such a ludicrous concept incorporating such a monstrous structure in this particular space and it not impeding in the functionality of this very high traffic area, both vehicular and pedestrian.

While not wholeheartedly opposed to the idea of higher density development in the downtown area, this is an extremely large building in a very tight space, within a tight corner. **Six storey's right in the middle of downtown Comox????** A few storey's may be able to manage the space, but 6 storey's is **the developers dream** with the pot of gold sitting at the end of the rainbow. What will happen to available parking? What will happen with traffic flow, it's already a challenge on these congested streets. How long will small local downtown businesses have to suffer with the construction process, how much business will they lose? How will this appear esthetically....perhaps a new Fan Tan Alley in Comox.

As a longtime resident of Comox, I have seen the many changes made in our quaint beautiful seaside town. Most of these changes and progressions have been positive, unfortunately though, once a developers greenbacks are thrown about, the disease process of uncontrolled development begin and sadly don't stop. **End result - small town turns into over-developed big city!** Do we even have an OCP in the town of Comox anymore or any restrictions on building heights? What we need is affordable housing, not more high end condo's.

Please strongly re-consider this development plan and do not proceed with the construction of this building at the Comox Mall.

Kind regards,

Cathy Owens  
Comox Resident

**RECEIVED**

15Mar23

**TOWN OF COMOX**

LOG: 23-084	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
- JW/SR/MK/SA/LP

**From:** Betty-Anne Juba <bettyanne.juba@gmail.com>  
**Sent:** March 14, 2023 11:03 PM  
**To:** Nicole Minions <NMinions@comox.ca>  
**Subject:** New 6 floor apartments in the mall

My suggestions:

This is a great opportunity to build living units with the older generation so that they can be independent longer and maybe not be institutionalized but is suitable for everyone. Wider doorways with numbered entry locks, electric plugins outlets higher on the walls, levered facets on the side of the sinks, levered door knobs, wheel/walk-in showers, instant hot water and heated hard flooring, and sliding shelving and drawers. Taller toilets. Balcony coverings with solar to reduce costs. Some parking spaces to be reserved for electric scooters near electrical plugins. Some of the units to be designated affordable. On the top floor a green area. This design cost is minimal when considering the total cost of the building. But it does save the community the costs of being taxed to support another 50-bed aged care facility. Many people move into care because their living situation is too large to care for and impossible to navigate and use the facilities when it is so easy to plan for while building. They will no longer have to drive for shopping saving the cost of maintaining a vehicle as everything will be within walking/wheeling distance.

What a view they will have!  
Thanks for your consideration  
BA

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-----  
Betty-Anne Juba  
668 Hornet Way  
Comox, BC V9M 0A2  
250-339-2132

**RECEIVED**

15Mar23

**TOWN OF COMOX**

LOG: 23-085	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
- JW/SR/MK/SA/LP

**From:** Mal Walsh <kminc@shaw.ca>  
**Sent:** Wednesday, March 15, 2023 10:45 AM  
**To:** administration@udga.com  
**Cc:** council <council@comox.ca>  
**Subject:** 7 story building on Comox Avenue

Dear  
 Comox Mayor and Council.  
 cc Aaron Vornbrock (UDGA)

-----  
Overview.

For me and those I have discussed this with, it's really about what is the Vision for Comox. Is it the small village by the sea that we love ? if yes, then the the only way to keep the feeling would be to maintain small, high sensitive, buildings that maintain the Village trend.

We have achieved that so far, but will lose it with a development of this size and height, placed as is proposed, on one of the highest points of land, right in the centre of the village. 7 stories high above Comox Avenue ——— REALLY.

I am told that local businesses want more people to shop here....really ??? we don't even have a shoe store and anyway almost everyone shops in Courtenay. Why- for selection. Also let them consider that between the sewage line and this building construction the town will be shut down for 3 years.....local business will really be affected by that !.

I would also like to say that Comox is not really a TOWN but more of a Village and a one main street village at that. That is the charm of it.

It is also at the end of a road to nowhere. The Dyke Road is the signposted way here and that road is already on overload from traffic, let alone the rising sea levels in the next 5 to 10 years.

We are a bedroom community to the greater Valley.

We have ample change over of residencies, as we are a retirement community in good part, and have sufficient land already available and in development in the broader area.

We have prior restrictions to 3 and 4 levels that have taken into consideration the grade change of their site.

The proposed building is way out of proportion to the town and will be an eyesore to say the least so one wonders if this is a "bait and switch" approach to approval.



Consider also the following.

2 years of Construction Traffic at an already log jammed area for traffic and pedestrians.

Huge increase in homes in the centre of town with all their associated needs of services and effect on our already crowded downtown core.

We have a popular and wonderful waterfront that attracts folks from all around the valley and beyond.

Traffic and parking even now is an issue let alone during the summer months.

We have lost parking spaces over the past 10 years while increasing the attractions in the area.

We have the only boat launch of any practical use with trailer parking already on overload, boats and trailers have got bigger and bigger and we even propose to add to it all with a farmers market !!( there is already two very good ones in the Valley.

We are short of Doctors and health workers for the residents we have here now.

Roundabouts will not cure the problems so can we now expect Buena Vista street to be connected to Balmoral Avenue as the next solution ???

How will folk be compensated for the traffic delays , noise, pollution of the air from construction services and the loss of business resulting.

Finally just have a scale model made of the Comox downtown area showing local buildings and add in this huge 7 story lump of a design and see how well it all looks.

If Comox allows this building or any reduced form of it to go ahead we may as well shut down the village of Comox as we now now and become a sad, once happy, place.

Mal Walsh

137 Port Augusta Street

Comox.

**RECEIVED**

Wednesday March 15<sup>th</sup>. 2023

15Mar23

**TOWN OF COMOX**  
PROPOSED DEVELOPMENT  
PORT AUGUSTA STREET & COMOX AVENUE, COMOX, B.C.

Attention: Aaron Vornbrock  
UDG Architects  
Suite 810-675 West Hastings Street  
Vancouver, B.C., V6B 1N2  
[ADMINISTRATION@UDGA.COM](mailto:ADMINISTRATION@UDGA.COM)

LOG: 23-086	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
- JW/SR/MK/SA/LP

Dear Aaron Vornbrock,

Thank you for the opportunity to view the drawings of the above proposal at the OPEN HOUSE on March 9<sup>th</sup>. 2023 and offer comments.

My response has a lot to do with the Town of Comox, and elsewhere in this region, being subject to development proposals emulating designs with densities and form suited to communities where the scale of development and the architecture is different from that which is already established here.

The Town of Comox Community Plan has a first objective to **“maintain and enhance the small-town atmosphere and attitude in Comox.”**

Six floors are not the scale of this small town, nor are five floors, unless handled skillfully, as will be seen later.

IN MY VIEW, YOUR PROPOSAL FAILS TO MEET THIS PRIMARY COMMUNITY PLANNING CRITERION.

While the presentation showed details on the movement of the sun, an important aspect in a city like high-rise Vancouver, the perspective showed no reference to the relevance of the present architectural scale of the already developed commercial/retail site, nor does it show the existing and neighbouring urban design conditions.

The proposed architectural design is not in scale, nor has it the relevant architectural composition within the whole of the present site to meet the urban design quality sought in the Community Plan.

Critically, the proposed height of six floors above grade sets an unfortunate architectural design precedent.

Existing buildings with a height of five floors in the Downtown Core, with one ill-fitting exception, are in the “valley” of Comox Avenue and to the south. These “valley” developments appear from the higher ground of Balmoral Avenue and nearby, for example, as a satisfactory community height. They fit in. I believe this is an excellent piece of urban planning.

The corner location of your project is located on a higher and visible point of urban land. The proposed scheme of six floors, unless the design is substantially changed, will dominate, and define the architectural massing and composition of the Comox core for a long time to come.

This is not the way to build the the Town of Comox.

FOR THIS PROJECT THE MAXIMUM HEIGHT (possibly excluding a well set-back penthouse) SHOULD BE NO MORE THAN THREE FLOORS ABOVE EXISTING GRADE WITH ENCLOSED PARKING RECESSED INTO THE SLOPING SITE. PARKING ACCESS SHOULD BE SET BACK BY 20 METRES FROM COMOX AVENUE.

With warm regards,

W. G. Argyle

W. Graham Argyle

Copy to:  
Mayor Nicole Minions and Council  
Town of Comox  
town@comox.ca

Robert Benson

Comox BC

Sent by email: [argeebie@shaw.ca](mailto:argeebie@shaw.ca)

**RE: 215 PORT AUGUSTA**

---

Thank you for your interest in the proposed development at 215 Port Augusta Street. The community consultation notification or advertisement currently circulating is part of a Preliminary Application process, which the Town of Comox requires to be completed before an application can be submitted for development. At this point, there is not an application before Town Council for a proposed development at 215 Port Augusta Street.

The Preliminary Application process provides the applicant an opportunity to inform the public about their proposal, identify neighbourhood impacts, and obtain public feedback at an early stage. In the event that an application is submitted for this proposal, your comments will be included with any report to Council on the matter. If Council passes a resolution to forward the application to a Public Hearing, your comments will also be included along with all other submissions as background material for the Public Hearing.

At this stage, it is important to provide comments directly to the applicant.

If you're seeking information or would like to submit feedback on this pre-application, please contact:

Urban Design Group Architects Ltd.  
Aaron Vornbrock or Paul Chiu  
Phone: 604-687-2334  
Email: [administration@udga.com](mailto:administration@udga.com)

Thank you for taking the time to share your feedback and comments.



Nicole Minions, Mayor

Tel: 250-339-2202

Fax: 250-339-7110

Email: [town@comox.ca](mailto:town@comox.ca)

Address:

1809 Beaufort Avenue

Comox, B.C. V9M 1R9

We respectfully acknowledge that we gather and work on the traditional territory of the K'ómoks First Nation, the traditional keepers of this land.

**RECEIVED**

16Mar23

**TOWN OF COMOX**

LOG: 23-089	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: MR	

o - cfile 3040-20/22-02/03  
Copies - Council  
- JW/SR/MK/SA/LP

**From:** Brenda Cardinal <brengolf@gmail.com>  
**Sent:** Thursday, March 16, 2023 10:01 AM  
**To:** council <council@comox.ca>  
**Subject:** Fwd: 215 Port Augusta Street, Comox, BC

Good morning council members,

Information only for your records on the 215 Port Augusta Street Proposal.

Thanks

Brenda Cardinal  
634 Pritchard Rd, Comox  
250-792-5220

----- Forwarded message -----  
**From:** **Brenda Cardinal** <brengolf@gmail.com>  
**Date:** Wed, Mar 15, 2023 at 1:41 PM  
**Subject:** 215 Port Augusta Street, Comox, BC  
**To:** <administration@udga.com>

PRE-APPLICATION CONSULTATION - STAGE 2  
Brenda Cardinal  
634 Pritchard Road, Comox, BC V9M3J9

Points for concern

1. Six story proposal, including the street level commercial stores, is too high.
2. Comox is not designed for tall buildings that remove the skyline and Comox Rd is far too narrow for increased traffic.
3. An increase in downtown traffic will also have a direct impact to local nearby residential streets that already have a substantial increase in traffic.
4. Comox is a small town with a small town feel. I would wager that the majority, if not everyone who lives in Comox lives here because it is a small quaint town. Not interested in turning it into a metropolis or city just for the sake of "development".

5. With a large center/city comes the problems associated to cities; crime, more delivery vehicles, updated infrastructure to mention a few. There are already concerns of what the town's infrastructure can handle and adding more strain on the system will only make it worse.

6. We (Comox residence) are already being directed earlier every year to conserve our water. Why would we want more people in the area when the resources are under conservation notices already?

7. Comox does not need more "density" in population in order to revitalize the town. There are many other ways to revitalize without adding more buildings.

8. If the developer cannot guarantee the purchase cost to be at a reasonable price that local Comox Valley residence can realistically afford, I don't see the point of the development. Let's stop using the words "affordable housing" because that's objective. Let's start using actual cost numbers so "we" the people know what that actually looks like.

Thank you for your time.

Brenda Cardinal  
250-792-5220

**RECEIVED**

20Mar23

**TOWN OF COMOX**

LOG: 23-095	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

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Copies - Council  
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**215 Port Augusta Street, Comox, BC  
Open House for Proposed Development, March 9, 2023**

March 17, 2023: Comments from Darrell J. Tomkins  
137 Port Augusta Street, Unit 104, Comox, BC V9M 3N8

Thank you for the opportunity to submit comments on the proposal by the owners of 215 Port Augusta Street to develop a 6 storey mixed-use building. I attended the crowded Open House in the Comox Mall on March 9, 2023 and tried to get a good look at the charts that were displayed in corridor. I was able to take a few pictures so I can refresh my understanding of the scope of the development. I have attached them to this submission.

1. Size: The building will be 6 storeys on the high end and 7 storeys on the lower end (Figure 1). No other building in downtown Comox is more than 5 storeys. The proposed mixed-use building at the corner of Comox Avenue and Port Augusta Street will tower over all other commercial and residential buildings in the town.

. **Height**

2. Shadows: The chart showing the possible shadows cast by the proposed building demonstrate that large areas of adjacent properties will be in shadow in the winter (Figure 2).

. **Shadows**

3. Parking: There will be access to the residents parking garage and six visitor exterior parking spaces on the higher end (Figure 3). The footprint of the building will cover over 40 existing parking space for the mall. There needs to be more planning for parking for shoppers at the Comox Centre Mall and downtown businesses.

. **parking**

4. Affordable Housing: There is a housing crisis in the Comox Valley. Therefore, like many models for urban densification, any new development should include a proportion of the proposed apartments to be affordable, whether rented or owned.

. **affordability**

5. More residents: The proposed building will have 52 residential units. Bringing in additional residents without any planning for necessary infrastructure is not a good idea. First consideration should be given to:

. **doctors**

. **roads**

. **schools**

6. Quality of life: Access to businesses and services will be reduced with more residents. Fewer people will find what they want in Comox so increasingly will go to Courtenay for more diversity.

. **stores, including groceries, pharmacies, restaurants**

. **theatres, book stores, galleries**

. **parks, marinas**



7. Crime: More residents with no increase in places to go could lead to increased crime. The Comox Valley RCMP have already requested increasing policing in Comox (Comox Valley Record, March 8, 2023)

. **crime**

8. Urban or rural: According to the latest 2022 Property Tax Notice, properties in the Town of Comox are considered to be Rural for tax purposes. The proposed development by the Urban Design Group Architects Ltd. seems to be an ill-considered densification in a rural town.

. *Comox Business In Action: **Comox by the Sea***. We need more interesting shops, not more density. People will continue to go to Courtenay.

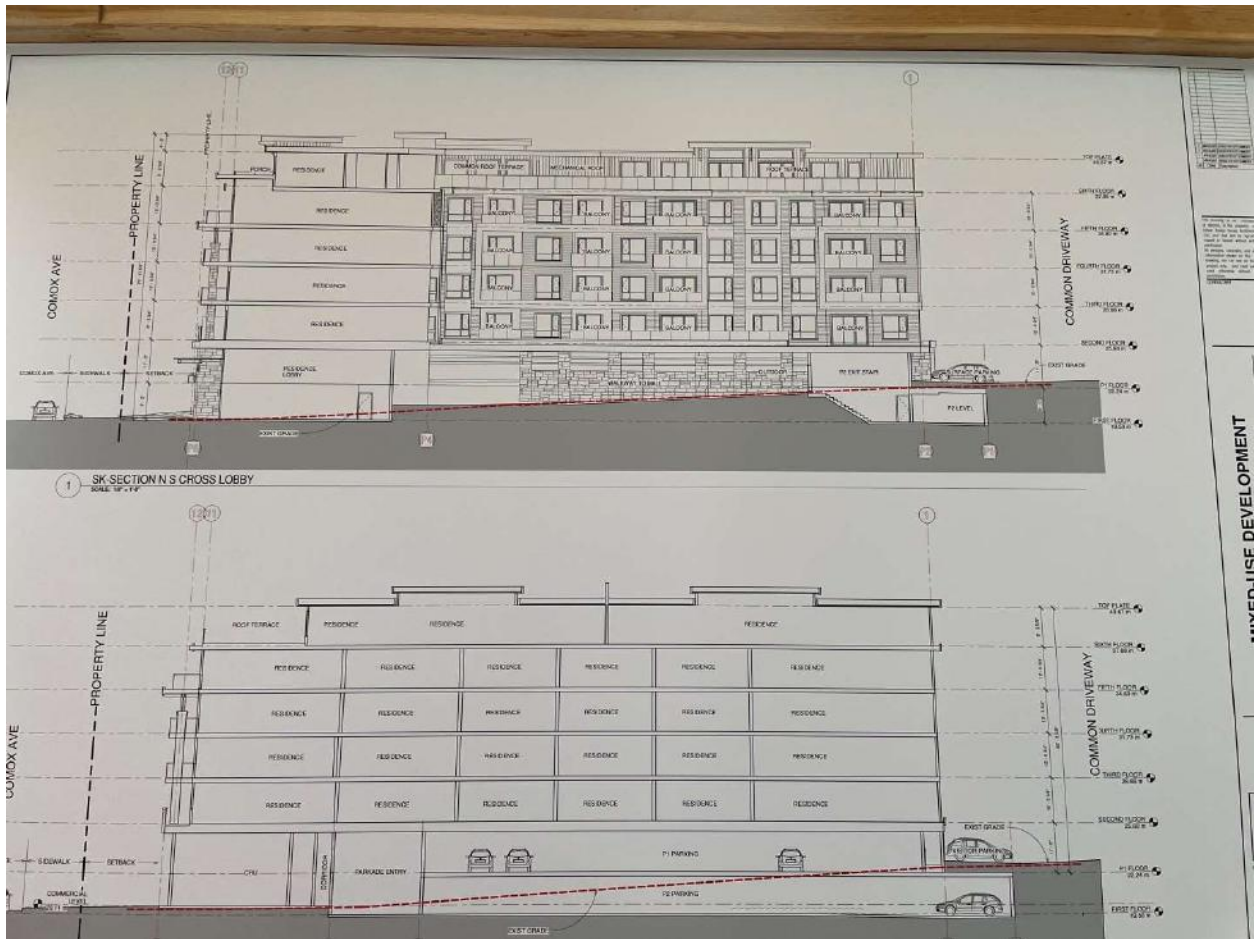


Figure 1. Chart showing seven storeys at the Comox Avenue side

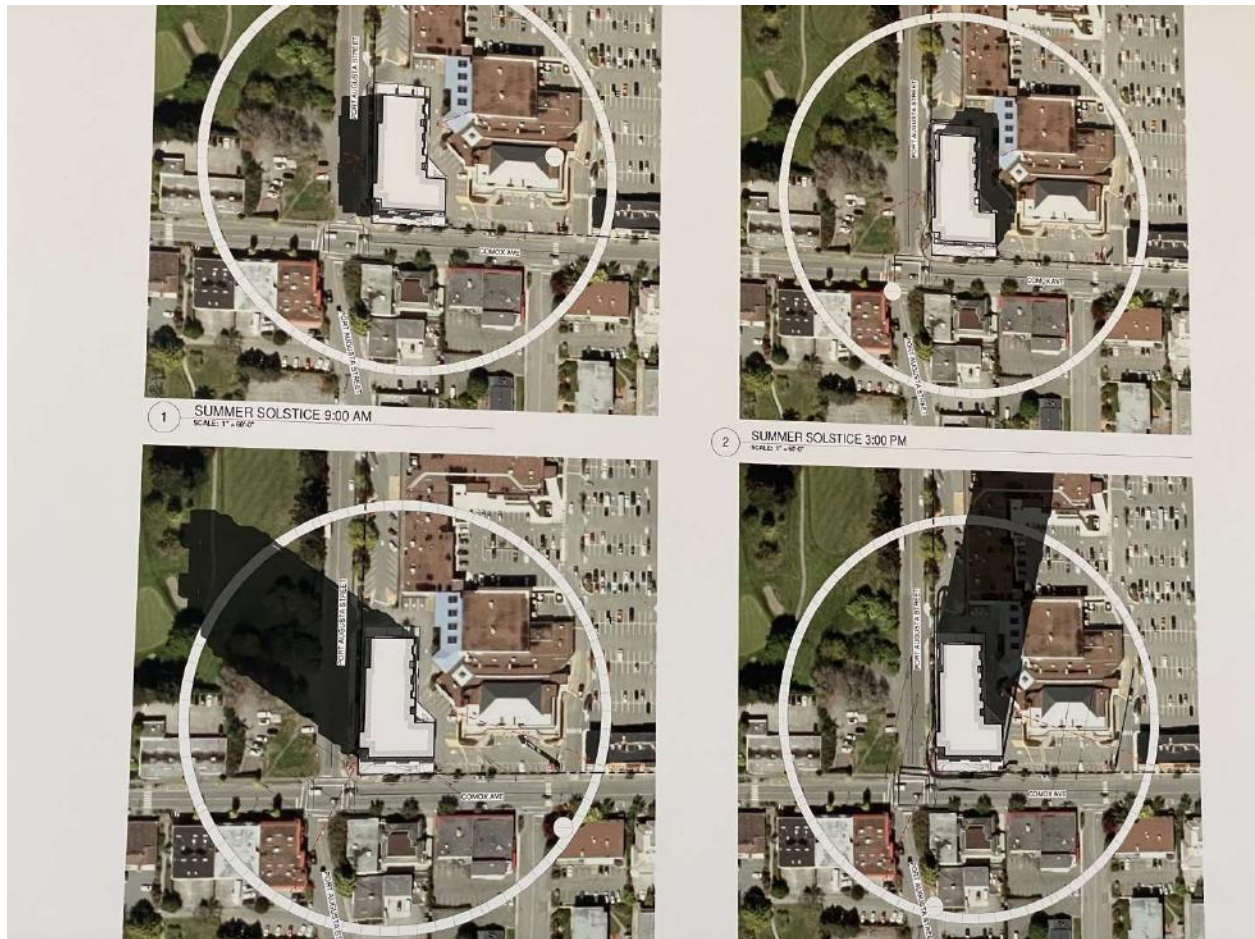


Figure 2. Chart showing the results of a shadow assessment. Cut off are the labels for 3) WINTER SOLSTICE 9:00 AM and 4) WINTER SOLSTICE 3:00 PM

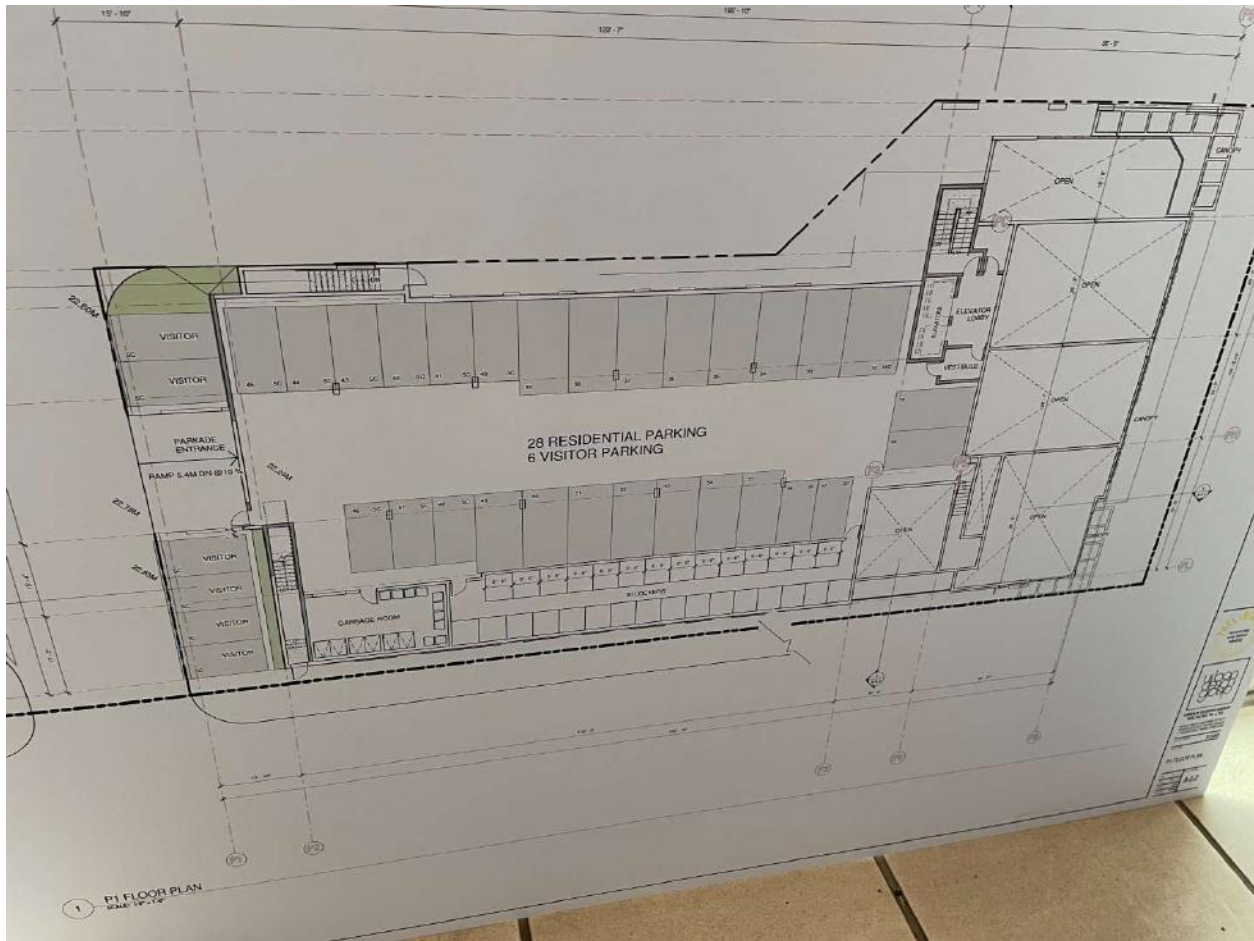


Figure 3. Chart showing the P1 Parking Plan with six outdoor VISITOR parking spaces.

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21Mar23  
**TOWN OF COMOX**

LOG: 23-097	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

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

**Sent:** Sunday, March 19, 2023 9:57 AM

**To:** [administration@udga.com](mailto:administration@udga.com) <[administration@udga.com](mailto:administration@udga.com)>

**Cc:** Nicole Minions <[NMinions@comox.ca](mailto:NMinions@comox.ca)>; Steve Blacklock <[sblacklock@comox.ca](mailto:sblacklock@comox.ca)>; K Grant <[kgrant@comox.ca](mailto:kgrant@comox.ca)>; Chris Haslett <[chaslett@comox.ca](mailto:chaslett@comox.ca)>; Jonathan Kerr <[jkerr@comox.ca](mailto:jkerr@comox.ca)>; Jenn Meilleur <[jmeilleur@comox.ca](mailto:jmeilleur@comox.ca)>; m swift <[mswift@comox.ca](mailto:mswift@comox.ca)>

**Subject:** Re Pre-application Consultation Stage 2 215 Port Augusta Street Comox BC

**RE : New build proposal for - 215 Port Augusta Street, Comox, BC**

Downtown Comox has a long tradition of supporting architectural design projects that are heavily inspired by an obvious "Marine style". In fact, many projects have either required significant changes or were withdrawn altogether because they didn't adhere to this town value.

The Town needs to maintain a long-term vision to balance design, density and approaches with a liveable and functional place.

**Concerns:**

1. The area in question is already under increasing pressure from vehicle, pedestrian and cycling traffic, and a shortage of public parking. The loss of nearly 42 existing public parking spaces will be significant. As well, this project will significantly increases congestion rather than thoughtful density in a very small area. Indeed, the proposed site will create a traffic bottleneck.
2. In terms of design, **any building over 3 storeys** in this area will be an immediate eye-sore and block beautiful vistas of the waterfront for everyone. Building such a tall tower on the tight corner of Port Augusta and Comox Ave, which is also the main street of town, will change the balance of the whole area of downtown.
3. In addition, the proposed structure will block sunlight access for many nearby structures. Most taller buildings along Comox Ave are 2, 3 storeys tall and have a significant set-back, which is not the case for the proposed structure. The tower will be squeezed into the very corner of Port Augusta and Comox Ave. While there is one other condo tower at the other end of the mall on Balmoral Ave, which is over 3 storeys, it forms a backdrop and well hidden by trees and greenery from one's view. The existing condo tower also doesn't hinder supply vehicle traffic entering in and out of the mall.





4. In terms of architectural design, the proposed building looks more like an ugly transport ship with a supply of cargo containers stuck on top of each other - not something Comox has traditionally looked for in its marina-inspired design.

5. There is a significant concern about how huge trucks that daily deliver supplies to the grocery store and other mall vendors will be able to manoeuvre around this corner area if a high-rise is added in this proposed corner so tightly.

There is also an issue of the entry and exit to the new proposed building underground parking – very difficult to enter and exit. The proposed 62 parking spots will barely satisfy the 52 units offered.

6. Lastly, the historical and impressive old wisteria and quiet sitting area will be destroyed if this project is approved. It is at this point a central meeting spot for the town in all seasons.

To sum up, the proposed building does not meet the town size, town design vision and criteria and is **not** suitable for the area.

In summary, at a very minimum, should the Town seek to approve this project, it should be scaled back considerably to no more than 3 storeys and include prominent marine-inspired style. Such a development would run counter to the Town's heretofore success maintaining suitable height restrictions and wonderful vistas with a marine theme.

Respectfully submitted,  
Margaret Stefanowicz, resident of Comox

21Mar23

**Town of Comox – Administration**

**TOWN OF COMOX**

**From:** Joy Dawson <jdawson135@hotmail.com>  
**Sent:** March 21, 2023 12:12 PM  
**To:** administration@udga.com  
**Cc:** Town of Comox – Administration  
**Subject:** Re: 215 Port Augusta Street, Comox, BC

LOG: 23-098	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

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To whom it may concern:

- >
- > Whilst the proposed building for 215 Comox Avenue is very attractive and likely a wonderful place to be living in, the sad truth is that its placement on such an important corner in the town of Comox is hugely inappropriate.
- >
- > Has anyone considered the scale of this structure? A six-floor building is absolutely out of keeping with this precious site and surrounding areas.
- >
- > This corner is the heart of our town. It's meant to be welcoming to incoming boaters, out-of-town visitors, local residents. It can be and often is a meeting place for festivals, lighting ceremonies, Hallowe'ening families, and it is close to where the Remembrance Day ceremonies are held. Other buildings around it have a more walkable cultural/historical focus, and in the past it was a mustering area for troops about to embark on their troopships. To have this 'beating heart' overtaken by one monster building such as this is to dishonour all that has gone on before. The entire corner should be our beautiful 'centre of welcome', an attractive, leafy centrepiece for the enjoyment of all who visit our seaside town. Crass commercialization of its stunning views should never be what it's all about.
- >
- > On a more practical point, parking spaces have increasingly become scarce. Why take out much of the mall parking for the sake of this one building?
- >
- > Additionally, I, who currently live right on Comox Avenue, know how distressingly congested this noisy, busy street is. I don't think Town Council understands or takes into account how dangerous it is to just get out of the condos that line it now. All the new bikes lanes recently built and one more huge condo will paralyze traffic.
- >
- > We need less traffic, lower speed limits, a lovely heart-of-town, not a six-floor building that dominates all.
- >
- > Sincerely,
- >
- > Joy Dawson



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21Mar23

**TOWN OF COMOX**

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

From: Linda and Peter Hilhorst <p.hilhorst@shaw.ca>  
Sent: Tuesday, March 21, 2023 2:13 PM  
To: administration@udga.com  
Cc: council <council@comox.ca>  
Subject: Proposed Development at 215 Port Augusta

To those this may concern re the proposed development,

I have been a resident of the Comox Valley and Comox for 47 years. I have seen a lot of development in our valley. I am very concerned about this development.

I am not sure why this new development is not on the old Lorne Pub Property. I think it might have been a better choice. It would not stick out. A good example of a development that sticks out is in Parksville. Right down on the main strip like this one will be. It is an eye sore and blocks the view of the water and it does not blend in with the buildings that are already there.

I am against the 6 stories. I would want to keep downtown Comox blending nicely together. The existing buildings blend nicely. To stick a six story right in the middle of the low rising buildings would be an eyesore. I would hate to see our downtown turn into an eyesore. It has a lot of character right now. Berwick did a lovely job with its roof lines and back from the road. The development behind the mall next to the golf course also blend in. Perhaps a three story with roof lines that keep the character of downtown Comox. Not 6.

Sincerely,

Linda Hilhorst

Town of Comox – Administration

TOWN OF COMOX

Subject: FW: 215 Port Augusta Street, Comox, BC

From: Jan&Helen Juurlink <jjuurlink77@gmail.com>  
Sent: Tuesday, March 21, 2023 8:29 PM  
To: administration@udga.com  
Cc: council <council@comox.ca>  
Subject: 215 Port Augusta Street, Comox, BC

LOG: 23-104	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

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Re- Development 215 Port Augusta St. Comox BC

I attended the Open House for the development of a 6 storey mixed use building on the parking lot of the Comox Centre Mall on March 9, 2023.

It was a beautiful presentation, many were impressed by the attractive pictures of the design of the new building.

However, after spending time studying the pictures and trying to visualise what the actual building would look like at the location, I quickly changed my opinion. This development would completely change the traditional, open image of downtown Comox. It would destroy the character of this nice town. A 6 storey eye-sore to be built on a well used parking lot, almost on top of Comox Ave.

A monumental mistake!

At this moment there is ample parking at the Comox Centre Mall, but if this plan gets the go-ahead, soon there will probably not enough. Even if a few storeys would be removed from the top of the building, the footprint would still be too big for the available space. Next to spacial problems at the mall area, serious traffic problems can be expected at the very close Comox Ave and Port Augusta intersection.

Comox Centre Mall Ltd, contemplating a good investment, asked Urban Design Group Architects *to fit a square peg into a round hole.* A nice plan on the wrong spot.

I hope I will get a chance to further explain my objections during a public meeting organized by the Town of Comox at a later time.

Regards,

Mr. Jan Juurlink  
204-1912 Comox Ave  
Comox BC V9M 3M7  
jjuurlink77@gmail.com  
250-941-3640

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22Mar23

**TOWN OF COMOX**

Urban Design Group Architects  
Vancouver BC

Citizen’s Response to the Pre-application Consultation Stage 2  
For 215 Port Augusta Street, Comox BC

LOG: 23-105	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

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**Comox Official Community Plan:**

Vision: “Comox is a unique seaside town”. “Comox will grow in a way to enhance community liveability.” It will develop so as to provide “ an attractive pedestrian friendly ambiance” “

The proposed building at 215 Port Augusta street does not fit in with this vision.

**Too close to the streets.** The proposed six story building is too close to the corner. The height will cut off more views of the “unique seaside ambiance”.

Squeezing the building into that corner of the mall means there is **no room for set-backs.** Other apartment buildings in the neighbourhood including the Berwick and the developments on Balmoral and Comox Avenue are set back from the street, leaving room for patios, benches, flower plantings.

**Wind tunnel.** Having a six story building along Port Augusta will create a wind tunnel in bad weather. (Six months of winter).

**Traffic:** The location will cause visibility issues for drivers and pedestrians at the 4 way stop. Comox already has traffic issues in the downtown. 50 more cars emerging onto Port Augusta street at the main intersection in the village will be a nightmare.

**Street level commercial properties are unpredictable.** The building at the end of Church street which blocks the view on that street (a view the OCP vowed to maintain) has taken years to lease.

There is no way to predict that a brewery or pub won’t open on the street, a possible noise **issue for residents.**

**Approving this building will set an unfortunate precedent.** Developers are keen to see what happens with this proposal. If accepted in its present form I believe it will be the end of the seaside village.

Sincerely  
Dianne Hentschel  
74 Orchard Park Drive  
Comox BC

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22Mar23

**TOWN OF COMOX**

LOG: 23-106	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

April 21, 2023

Pre-Application Consultation-Stage 2  
215 Port Augusta St. Comox

Dear Mayor and Council

cc administrationudga.com

For this specific proposal I have the following observations and questions:

1. does Comox not have an overall plan for development, particularly for high-rises, or despite the current OCP, will they just be allowed to grow like wild mushrooms, “popping up” wherever a developer sees an opportunity?
2. the location of this proposed project would be at one of the busiest corners in Comox and would have a very negative impact on pedestrian and vehicle flow;
3. the height would impede the view of our beautiful scenery; does the current OCP not emphasize guarding the concept of Comox as a beautiful village?
4. the number of dwelling units would attract too many residents to the centre of Comox;
5. the additional number of people would require additional essential services, such as medical, which we are lacking now;
6. construction would impose much more inconvenience for several more years when there will already be road blockages for the construction of a large sewer line on the street below.

Sincerely,

Jim Hentschel  
74 Orchard Park Drive, Comox

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27Mar23

March 23, 2023

**TOWN OF COMOX**

LOG: 23-113	REFER:	AGENDA:
FILE: 3040-20/22	ACTION: file	

Urban Design Group Architects Ltd.  
 810 - 675 W Hastings St.  
 Vancouver BC V6B 1N2

o - cfile 3040-20/22-02/03  
 Copies - Council  
 -JW/MK/SA/SR/LP

Dear Mr David Coon

Re: Proposed Development at 215 Port Augusta St (Comox Mall)

As a Comox resident, I am very concerned about your proposed 6 storey height building for the following reasons:

- A 6 storey height building is out of place in Comox, especially right in the middle of downtown. The height should be kept to 3 stories, including retail 1st floor, in keeping with the existing apartment building heights in the area. 1700 Balmoral should not be considered a precedent!
  - In our conversation at the Open House, you mentioned that when the older apartment buildings are torn down that they too would probably be rebuilt to 6 storeys high. Many Comox residents are against this invasion of high rise buildings which will negatively affect the community feel that we value to keep the charm of this seaside Town. We want to keep Comox as a town, not to be overdeveloped into becoming a city.
  - Even though there are several other lots, including the Lorne Hotel lot, that are now zoned for 6 storeys, this is undesirable architecture in Comox that should and will be challenged by many Comox residents.
  - A 6 storey building will bring in many more vehicles into the downtown core. Comox Ave cannot handle that kind of traffic as it is already slow moving at the 4 way stops along that corridor. (Residents will still have vehicles, whether they be electric or fuel).
  - We are a small town community that should densify modestly and carefully. There are deep parcels of property in the nearby vicinity where development should be encouraged to build low rise affordable apartment buildings as well. Yes, housing is needed, but not to attract out of town buyers who can afford to have a second home on the Island.
  - Of greatest importance is for the municipal and provincial governments to realize that the expansion of housing/residents must be regulated in this community.
- If there were ever to be an emergency evacuation, we only have the Dyke Rd and Ryan Rd as exits out of this community.

Joanne McKechnie  
 1611 Noel Ave  
 Comox BC V9M 3K2  
 250 465 1201  
[joanne.jemwellness@gmail.com](mailto:joanne.jemwellness@gmail.com)

27Mar23

Town of Comox – Administration

TOWN OF COMOX

From: Nicole Minions
Sent: March 25, 2023 11:35 AM
To: Town of Comox – Administration
Subject: Fw: 215 Port Augusta Street, Comox, BC

Table with 3 columns: LOG (23-114), REFER, AGENDA; FILE (3040-20/22), ACTION (file)

Follow Up Flag: Follow up
Flag Status: Flagged

o - cfile 3040-20/22-02/03
Copies - Council
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From: Pat Carl <pat.carl0808@gmail.com>
Sent: Wednesday, March 22, 2023 1:11 PM
To: administration@udga.com <administration@udga.com>; Nicole Minions <NMinions@comox.ca>; Steve Blacklock <sblacklock@comox.ca>; K Grant <kgrant@comox.ca>; Chris Haslett <chaslett@comox.ca>; Jonathan Kerr <jkerr@comox.ca>; Jenn Meilleur <jmeilleur@comox.ca>; m swift <mswift@comox.ca>
Cc: Pat Carl <pat.carl0808@gmail.com>
Subject: 215 Port Augusta Street, Comox, BC

Please see below for the writer's name and full address.

I am writing this email to provide comments regarding the 215 Port Augusta Street proposed apartment complex in Comox, BC.

I am concerned about the height of the building as proposed by Urban Design Group Architects. Rather than 6 stories, I believe a better fit in the neighbourhood would be 3 stories.

If the proposed apartment building is approved, I believe that underground parking should be included with the building. Also, EV charging stations for the public and residents must be included as well as each slot in the underground parking structure should be EV Charger ready.

Rentals, as well as apartments for purchase, are necessary to address housing issues in the area as well as some below market value apartments for seniors. More housing is simply not enough; more affordable housing is required in the area.

Buyers from out of the area must intend at a date certain to move to/reside in Comox in order to avoid the trend to purchase apartments as investments.

Patricia A. Carl
#404 - 695 Aspen Road
Comox, BC V9M 4H6

With gratitude, I acknowledge that for thousands of years the peoples of the Pentlatch, E'y7ikw7sen (Eiksan), 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.

13Apr2023

Town of Comox – Administration

TOWN OF COMOX

From: MARTHA J GEROW <marthagerow@gmail.com>
Sent: April 13, 2023 7:53 AM
Cc: council; Town of Comox – Administration
Subject: Proposal 6 Storey Building at Comox Avenue/Port Augusta Mall

Nicole Minions, Mayor
Maureen Swift, Councillor
Ken Grant, Councillor
Steve Blacklock, Councillor
Dr Jonathon Kerr, Councillor
Jenn Meilleur, Councillor
Chris Haslett, Councillor
Town Hall
1809 Beaufort Avenue
Comox BC V9M 1R9

Table with 2 rows and 3 columns: LOG (23-152), REFER, AGENDA; FILE (3040-20/22), ACTION (MR)

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I am an owner/resident on Buena Vista Avenue and have been here for 11 years. I recently was notified by about the proposed development at the corner of Comox Avenue and Port August in the mall parking area. I had the opportunity to go and view the proposed project. I am most concerned at the apparent lack of vision for what would fit in the Town of Comox.

Walking in the downtown of Comox is at the moment a pleasant experience. On the Comox Town website the town is described as " a beautiful oceanside community situated on the east coast of Vancouver Island, British Columbia, Canada. With a population just under 15,000, the Town boasts a vibrant downtown core, stunning marina, along with extensive greenways, parks, and beaches." Part of the vibrance is that we are not overwhelmed by tall buildings casting shadows. It is still possible while walking along Comox Avenue to catch glimpses of the "beautiful oceanside" that makes this town a special place.

What is constructed in the downtown core will define the rest of the town. The proposed 6 storey building will affect the direction of the other 3 corners. The proposed building at the moment brings the start of a vertical downtown much like a large city. We are not a large city. We are a town. The present proposal brings the building too close to the street and in addition removes mall parking. In reviewing the plans, I could not see any proposed parking to make up for those people who come into town to do their shopping to support the local stores.

I understand that Comox is growing. That there is a need to look for ways to increase housing. It is important to have a thriving downtown area in order for the community to continue to evolve and flourish. It would seem though that in order to maintain our lovely community town a more coherent town planning would be essential before permitting buildings that will create a wind tunnel effect in the downtown area. An alternate suggestion would be to have the mall go up 6 stories and be setback 30 feet from Comox Avenue. It would have the same impact for density and would prevent the sensation of a vertical down town as previously mentioned. The proposal is simply too close to the street. It lacks vision.

The Town of Comox is a wonderful town to live in. Please do not allow this development to occur without major changes to its situation on the property. I would appreciate a response to my request.

Thank you for giving this matter your attention.

Martha Gerow



250-941-1940  
1907 Buena Vista Ave  
Comox, BC

June 28, 2023

**TO:** Town of Comox

**RE:** Proposed development at 215 Port Augusta St. (Comox Mall), Comox, BC

Unfortunately, we were unable to attend the Open House for this development proposal. On almost every criterion, we find this proposal completely unacceptable.

**Height and Streetscape:** The proposed 6-storey height exceeds that of any buildings on Comox Avenue. The narrow footprint combined with such a height would make the building not only incompatible with the current pleasant streetscape, but would indeed constitute an eyesore. If approved, this height will set a new standard for future development proposals and would be hard to deny any future developer (e.g., for the empty lot across the road and elsewhere). Higher buildings will create a darker and less pleasant streetscape on Comox Ave., reducing the appeal for everyday shoppers and tourists.

**Parking and Pedestrian entrance:** One of the pleasures of shopping in Comox and at the Comox mall is that there is sufficient parking, parking which should not be taken up by residents who are short of parking in their building. The proposed building will remove not only the parking available for customers of current businesses at the Port Augusta/Comox Ave. corner of the mall but also the inviting entrance and sitting area at that corner. While it appears that reasonable on-site underground parking for residents will be provided, there will still likely be residents parking extra vehicles in the plaza.

**Impact on existing Businesses:** During construction, there will be significant disruption to businesses in the affected corner of the mall and traffic on both streets, especially considering the excavation required for underground parking. At a minimum, many shoppers will avoid the area during the lengthy construction, negatively affecting downtown businesses.

**Traffic:** Traffic on Comox Avenue is becoming very busy. Congestion and safety on both Comox Ave and Port Augusta Ave. will be a greater concern should this development proceed.

**Families:** Perhaps this development is not intended to provide family housing. If it is, this is an unsuitable site for it.

We believe strongly that this building, as proposed, would be very detrimental to Comox's downtown, which should be maintained as a navigable, desirable destination for both locals and tourists.

The number of residential housing units recently built and now proposed is fast outpacing the development of necessary services and infrastructure for future residents. The ratio of residential to commercial development is over-weighted on the residential side – a few stores on the bottom floor of this and other developments won't fill the gap.

Hans and Marie Jacobs  
2326 Suffolk Crescent  
Courtenay, BC V9N 3Z4  
250-898-2741

## ATTACHMENT 8

### LEGISLATION AND OCP EXCERPTS

#### Local Government Act

##### Section 478 Effect of official community plan

(1) An official community plan does not commit or authorize a municipality, regional district or improvement district to proceed with any project that is specified in the plan.

(2) All bylaws enacted or works undertaken by a council, board or greater board, or by the trustees of an improvement district, after the adoption of

(a) an official community plan, or

(b) an official community plan under section 711 of the *Municipal Act*, R.S.B.C. 1979, c. 290, or an official settlement plan under section 809 of that Act, before the repeal of those sections became effective,

must be consistent with the relevant plan.

##### Section 516 Phased development agreements

(1) A local government may, by bylaw, enter into a phased development agreement with an owner of land.

(2) A phased development agreement must identify the land that is being developed and specify the provisions of a zoning bylaw and a subdivision servicing bylaw to which subsection (5) applies while the agreement is in effect.

(3) A phased development agreement may include additional terms and conditions agreed to by the local government and the developer, including but not limited to terms and conditions respecting one or more of the following:

(a) the inclusion of specific features in the development;

- (b) the provision of amenities;
- (c) the phasing and timing of the development and of other matters covered by the agreement;
- (d) the registration of covenants under section 219 of the Land Title Act;
- (e) subject to section 519 (3) [restrictions on minor amendment matters], minor amendments to the agreement, including a definition of "minor amendment" for the purpose of the agreement;
- (f) dispute resolution between the parties;
- (g) early termination of the agreement, either automatically in the event that terms and conditions are not met or by mutual agreement;
- (h) the amount and location of park land to be provided under section 510 [provision of park land] in respect of land being subdivided that is subject to the phased development agreement.

- (4) If a phased development agreement includes additional terms and conditions under subsection (3) (h), the amount of park land to be provided
  - (a) may exceed 5% of the land being proposed for subdivision in respect of an individual subdivision application within the land to which the phased development agreement applies, and
  - (b) must not exceed 5% of the land being proposed for subdivision in respect of all of the land to which the phased development agreement applies.
- (5) Subject to subsection (6), if the specified zoning bylaw provisions or the specified subdivision servicing bylaw provisions are amended or repealed while the agreement is in effect, those changes do not apply to the development unless the developer agrees in writing that the changes apply.
- (6) The following changes to the specified zoning bylaw provisions or the specified subdivision servicing bylaw provisions apply to the development without the written agreement of the developer:

- (a) changes to enable the local government to comply with an enactment of British Columbia or of Canada;
  - (b) changes to comply with the order of a court or arbitrator or another direction in respect of which the local government has a legal requirement to obey;
  - (c) changes that, in the opinion of the local government, are necessary to address a hazardous condition of which the local government was unaware at the time it entered into the phased development agreement.
- (7) Subject to subsection (8), if a specified zoning bylaw provision is a provision under section 479 (1) (c) (iii) [regulatory authority], a development permit that
- (a) varies the siting, size or dimensions of buildings and other structures, or
  - (b) varies the siting, size or dimensions of uses that are permitted on the land
- does not apply to the development unless the developer agrees in writing that the development permit will apply.
- (8) Subsection (7) does not apply to a development permit for land designated under section 488 (1) (a) to (c) and (h) to (j) [designation of development permit areas], if the development permit is approved by the inspector.
- (9) For certainty, if a matter included in a phased development agreement is specifically authorized under another section of this Part or Part 15 [Heritage Conservation], the requirements that would apply in relation to that matter under those sections continue to apply.

## Official Community Plan

### Section 2.1.3.3(h)

The form of development [downtown] should be a maximum of four stories in height, except in the case of sites with significant changes in grade. In addition, a higher height may be considered for the following, if satisfactory amenities are provided: redevelopment of the mall site at the north-east corner of Comox Avenue and Port Augusta Street...

### Section 2.4.1.4

(g) The Town will work with B.C. Transit to enhance the transit system through increased frequency of service and age-friendly planning. The Plan encourages pedestrian oriented mixed use redevelopment and residential redevelopment and infill within walking distance of transit routes to enhance transit ridership.

(i) The Town will work with B.C. Transit, the K'ómoks First Nation, and the City of Courtenay toward better transit service between Downtown Comox and Downtown Courtenay, including a transit stop on the K'ómoks IR 1.

(j) The Town will work with B.C. Transit toward securing a transit exchange in Downtown Comox.

#### DPA Guidelines

3.1.5.2(4)(b) Differentiation of the ground level from higher stories and between buildings through variation in articulation, exterior material texture, and architectural details such as trim and window treatment;

3.1.5.2(5) Buildings should continuously occupy the street frontage in order to provide animation to the street. Short distances between storefronts and generous provision of windows are encouraged. Along a street frontage, blank walls without windows should not be provided;

3.1.5.2(10) Frontages should be varied in architectural treatment at least every 30 metres to provide the variety and interest required. This is to avoid long, dominating facades, canopies and other architectural features that impose an inhuman or uncomfortable scale on the pedestrian realm;

3.1.5.2(18) Exterior trim and architectural features should be robust and weather resistant;

3.1.5.3(1) Continuous "active" frontages should be provided along all streets, for example shops, displays, entrance doors;

**Attachment 9**

**DAI Letter Dated May 4, 2023 & Traffic Impact Assessment by Watt Consulting Group dated July 12, 2023**





# 215 PORT AUGUSTA STREET

## Transportation Impact Assessment

Prepared & Submitted by: Nadine King, P.Eng., PTOE, Watt Consulting Group, Ltd.

<b>PERMIT TO PRACTICE</b>
<b>WATT CONSULTING GROUP LTD.</b>
SIGNATURE <u><i>Nadine King</i></u>
DATE <u>2023-07-12</u>
<b>PERMIT NUMBER 1001432</b>
<b>ENGINEERS &amp; GEOSCIENTISTS</b>
<b>BRITISH COLUMBIA</b>

I certify this to be a report prepared by:  
Nadine King, P.Eng., PTOE

Prepared For: Karma Development Consulting  
Date: July 12, 2023  
Our File No: 3520.B01

**WATT** VICTORIA  
302 – 740 Hillside Ave  
Victoria, BC V8T 1Z4  
250-388-9877



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## APPENDICES

Appendix A – Synchro Background



## 1.0 INTRODUCTION

WATT Consulting Group is retained by Karma Development Consultants to prepare a Traffic Impact Assessment (TIA) for a proposed mixed-use residential/commercial development at 215 Port Augusta Street in Comox, BC. The site is bound by the Comox Mall to the north, Port Augusta Street to the west, Comox Avenue to the south, and the Comox Mall and parking lot to the east. The site is located downtown Comox. The site location is illustrated in **Figure 1**.

### 1.1 The Site Today

The site today is occupied by the southwest parking lot of the Comox Mall.

### 1.2 Study Area

The development site is located in the southwest corner of the Comox Mall, just east of the intersection of Comox Avenue / Port Augusta Street. The study area includes the following intersections:

- Comox Avenue / Port Augusta Street
- Comox Avenue / Mall Accesses (2)
- Comox Avenue / Nordin St.
- Port Augusta Street / Mall Accesses (2)



**Figure 1 – Site Location**



### 1.3 Proposed Development

The proposed development will include a 6-storey building with 52 residential units and 258m<sup>2</sup> of commercial retail unit space.

### 1.4 This Report

This report provides the following:

- An overview of the existing and evolving transportation context in the vicinity of the site, including vehicular, pedestrian, cycling, and transit facilities, and area travel characteristics
- An overview of the proposed development programme
- An assessment of the existing traffic activity patterns and volumes in the study area during the weekday morning and afternoon peak period
- A comprehensive review of the vehicular traffic volume changes that may occur in the area in the future with the construction of other area development projects
- An assessment of the trip generation and assignment characteristics of the proposed development
- A review of vehicular traffic operations at intersections in the area under existing and future conditions (i.e., the 2026 and 2036 horizon year), including an assessment of the operational impacts of the proposed development



## 2.0 TRANSPORTATION CONTEXT

### 2.1 Road Network

#### 2.1.1 Existing Road Network

- **Comox Avenue** is an east-west undivided arterial road under the jurisdiction of the Town of Comox and runs through the Comox downtown core and west to Courtenay. The posted speed limit is 50 km/h. Comox Avenue has a two-lane cross section with left turn lanes provided at key intersections in the downtown core. There are no bicycle lanes on Comox Avenue and parking is provided on both sides of the road within the study area. There are sidewalks on both sides of the road.
- **Port Augusta Street** is a north-south minor collector road under the jurisdiction of the Town of Comox. It extends from the harbour in the south to the northwest corner of the Comox Mall in the north, where the street turns east and becomes Balmoral Avenue. The posted speed limit is 50 km/h. Port Augusta Street has a two-lane cross section with no bicycle lanes and no on-street parking. There is a sidewalk along the east side of the road.
- **Nordin Street** is a north-south local road under the jurisdiction of the Town of Comox. It extends between Comox Avenue and Beaufort Avenue. The posted speed limit is 50 km/h. Nordin Street has a two-lane cross section with no bicycle lanes. Parking is permitted on both sides of the road. Sidewalks are provided on both sides of the road.

Four key intersections were identified within the study area:

- **Comox Avenue / Port Augusta Street** is a four-leg, all-way stop-controlled intersection. The eastbound and westbound approaches both have separate left turn lanes and all legs have crosswalks.
- **Comox Avenue / Site Access** is a three-legged intersection with stop-controlled on the mall accesses.



- **Comox Avenue / Nordin Street** is a three-leg intersection with stop-control on Nordin Street (northbound). The westbound approach has a separate left-turn lane, and there are crosswalks on the east and south legs. There is a site access immediately east of the Comox Avenue / Nordin Street intersection which is also a three-legged intersection with stop-control on the mall access.
- **Port Augusta Street / Mall Accesses** are three-legged intersection. The north access on Port Augusta Street is an entrance (one-way) only access while the south access is full movement with the westbound stop-controlled.

## 2.2 Transit Network

### 2.2.1 Existing Transit Network

The development site is extremely well-situated relative to transit service. Currently there are four routes servicing the Comox Avenue Corridor: (Route No. 1, 3, 4, and 15). The area transit network is illustrated in **Figure 2**.

**Route 1 – Comox Mall / Anfield Centre via N.I.C.** operates between the Comox Centre Mall and the Anfield Centre, passing by North Island College, the Downtown Exchange, and the Driftwood Mall along the route. The closest stop to the site is approximately 50 metres (i.e., less than a 1-minute walk) from the site at Comox Mall Exchange Bay A on Comox Avenue. Buses operate at 15-minute to 1-hour headways on weekdays, 15-minute to 70-minute headways on Saturday, and 40-minute to 60-minute headways on Sunday.

**Route 3 – Comox Local** generally operates in a loop around central Comox between Guthrie Road and Comox Avenue, including a loop to Mark R. Isfeld Secondary School. The closest stop is approximately 50 metres (i.e., less than a 1-minute walk) from the site, at Comox Mall Exchange Bay B on Port Augusta Street. Buses operate at 30-to-70-minute headways on weekdays and Saturdays, and 1–2-hour headways on Sundays.

**Route 4 – Driftwood Mall / Comox Mall via Comox Rd** generally operates in an east-west direction between the Comox Centre Mall Transit Exchange and the Driftwood





Mall Transit Exchange. The closest stop is approximately 50 metres (i.e., less than a 1-minute walk) from the site at Comox Mall Exchange Bay A on Comox Avenue. Buses operate at 60-to-90-minute headways on weekdays, 60-to-100-minute headways Saturdays, and makes 3 trips on Sundays, (1 in the morning, and 2 in the afternoon).

**Route 15 – Comox Mall via Back Rd/Aquatic Centre via Back Rd** generally operates in a north-south direction between downtown Comox and the Comox Valley Aquatic Centre and North Island College, passing by the Comox Centre Mall Transit Exchange. The closest stop is approximately 50 metres (i.e., less than a 1-minute walk) from the site, at Comox Mall Exchange Bay B on Port Augusta Street. Buses make 3 trips in the morning and 3 trips in the early afternoon at 40-minute headways on Wednesdays and Fridays only.

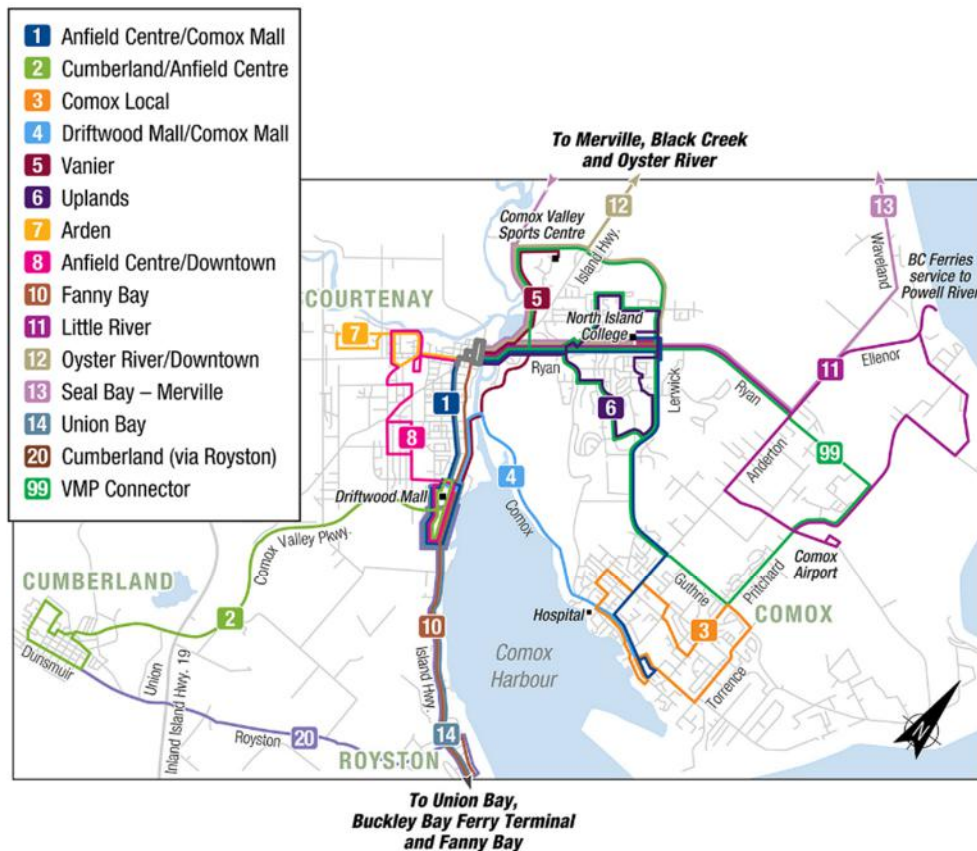


Figure 2 – Area Transit Network



### 2.2.2 Evolving Transit Network

The Comox Valley Transit Infrastructure Study done by Urban Systems (August 2021) updates the Comox Valley Transit Future Action Plan (TFAP) (2014) and recommends that Downtown Comox expand the existing facility on Port Augusta Road to include four bus bays on the east side adjacent to the Comox Mall as it will be a Frequent Transit Corridor. However, the timing of this expansion is unknown. This expansion aligns with Comox's Transportation Master Plan (TMP) (2020) and the Comox Valley Transit Future Action Plan (TFAP) (2022) which identifies priorities for the network such as improving frequency of service, expanding the downtown Comox Exchange, and creating higher density infrastructure close to existing transit routes. The Town is also planning to deploy low carbon buses, electronic fare options, and building inclusive public transit.

In the shorter term, as part of this development, the existing bus exchange bay will be moved north of the existing south mall access on Port Augusta Street.

### 2.3 Cycling Network

There are no bicycle facilities on Comox Avenue, however there are proposed upgrades to have Comox Avenue as a bicycle boulevard that would be in the immediate vicinity of the site. There is bicycle parking close to the site at the mall. The site is close to Greenway Trail which gives access to the Town of Comox as a whole.

### 2.4 Pedestrian Environment

The pedestrian environment in the vicinity of the site is excellent. Comox Avenue and Nordin Street have sidewalks on both sides of street in the vicinity of the site. Port Augusta Street has sidewalk only along the east side of the road that runs along the mall property. No additional sidewalk improvements are required.



### 3.0 DEVELOPMENT PROPOSAL

The current development proposal consists of a six-storey mixed-use residential/commercial building containing 52 units and 258 m<sup>2</sup> of commercial space. **Table 1** outlines the development proposal and transportation-related elements of the proposed site plan.

**Table 1 – Development Proposal**

Site Element	Details
Residential	52 units
Commercial	258 m <sup>2</sup>
Vehicle Parking Supply	65 spaces
Bicycle Parking Supply	A bicycle storage room with 14 spaces is on the west side of the P1 parking level will provide bicycle parking for residents.
Vehicular Access	Access to the parking garage is provided from a new access onto Port Augusta Street. Commercial businesses will utilize the existing mall surface parking lot
Pedestrian Access	Pedestrian access to the residential lobby is provided from the mall parking lot

Notes:

1. Site statistics based on a site plan layout drawing prepared by Urban Design Group Architects Ltd., dated March 2, 2022.

#### 3.1 Site Access

The site is located on the southwest corner of the Comox Mall and east of Port Augusta Street. A new residential access to this building will be built on Port Augusta Street 17m north of the property line / stop line on Port Augusta Street. Visitors to the commercial units will be able to utilize the existing parking on the mall site and therefore use the existing driveways on Port Augusta Street and Comox Avenue.

The bus bay on Port Augusta Street will need to be relocated north of the south mall access (existing) on Port Augusta Street to avoid conflicts between the existing bus stop and the proposed driveway. See **Figure 3** for proposed site access location.

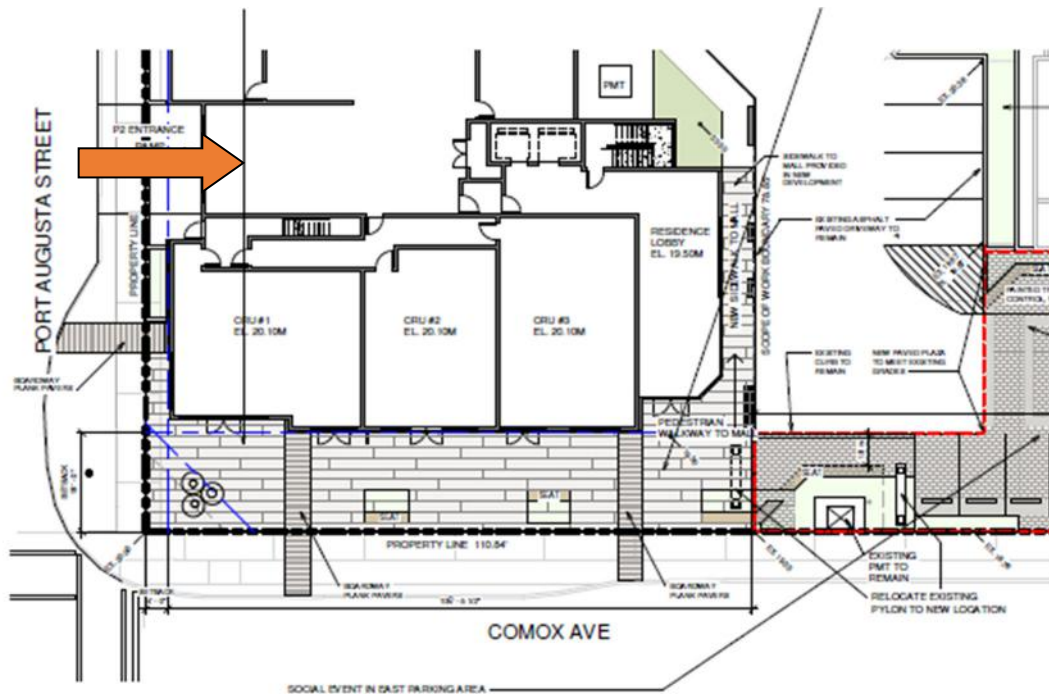


Figure 3 – Site Access Plan

### 3.2 Sight Distance

Based on the proximity of the site access to Comox Avenue the sight distance for a vehicle turning out of the new driveway, looking to the left is 15m and to the right 150+m. Since vehicle approaching from the south will all be turning / travelling through the Comox Avenue / Port Augusta Street intersection from a stop their speeds will be less than 20km/h and are able to reduce their speed further if needed due to a turning vehicle.



## 4.0 TRAFFIC VOLUMES

### 4.1 Traffic Analysis Scenarios and Design Periods

Traffic operations analyses have been undertaken during the weekday morning and afternoon peak hours under the following conditions:

- Existing traffic – traffic activity under current conditions
- Background traffic – traffic activity levels into the future which includes allowances for corridor growth and background developments
- Post-development traffic – traffic activity levels into the future with the site redeveloped and projected site generated traffic added to the road network

Traffic operations are discussed in the following sections for these scenarios:

- Existing conditions
- Opening day (2025) background conditions
- Opening day (2025) post-development conditions
- 2035 horizon year background conditions
- 2035 horizon year post-development conditions

### 4.2 Existing Traffic Intersection Analysis

Base existing turning movement volumes were established for intersections within the study area for the weekday morning and afternoon peak period. Traffic count information adopted as the basis for the traffic operations analysis is summarized in **Table 2**.

**Table 2 – Existing Traffic Count Information**

Intersection	Date of Count	Source
Comox Avenue / Port Augusta Street	April 16, 2023	WATT
Comox Avenue / Mall Accesses (2)	April 16, 2023	WATT
Comox Avenue / Nordin Street	April 16, 2023	WATT
Port Augusta Street / Mall Accesses (2)	April 16, 2023	WATT

The existing area traffic volumes for the weekday morning and afternoon peak hour are illustrated in **Figures 4 and 5**.



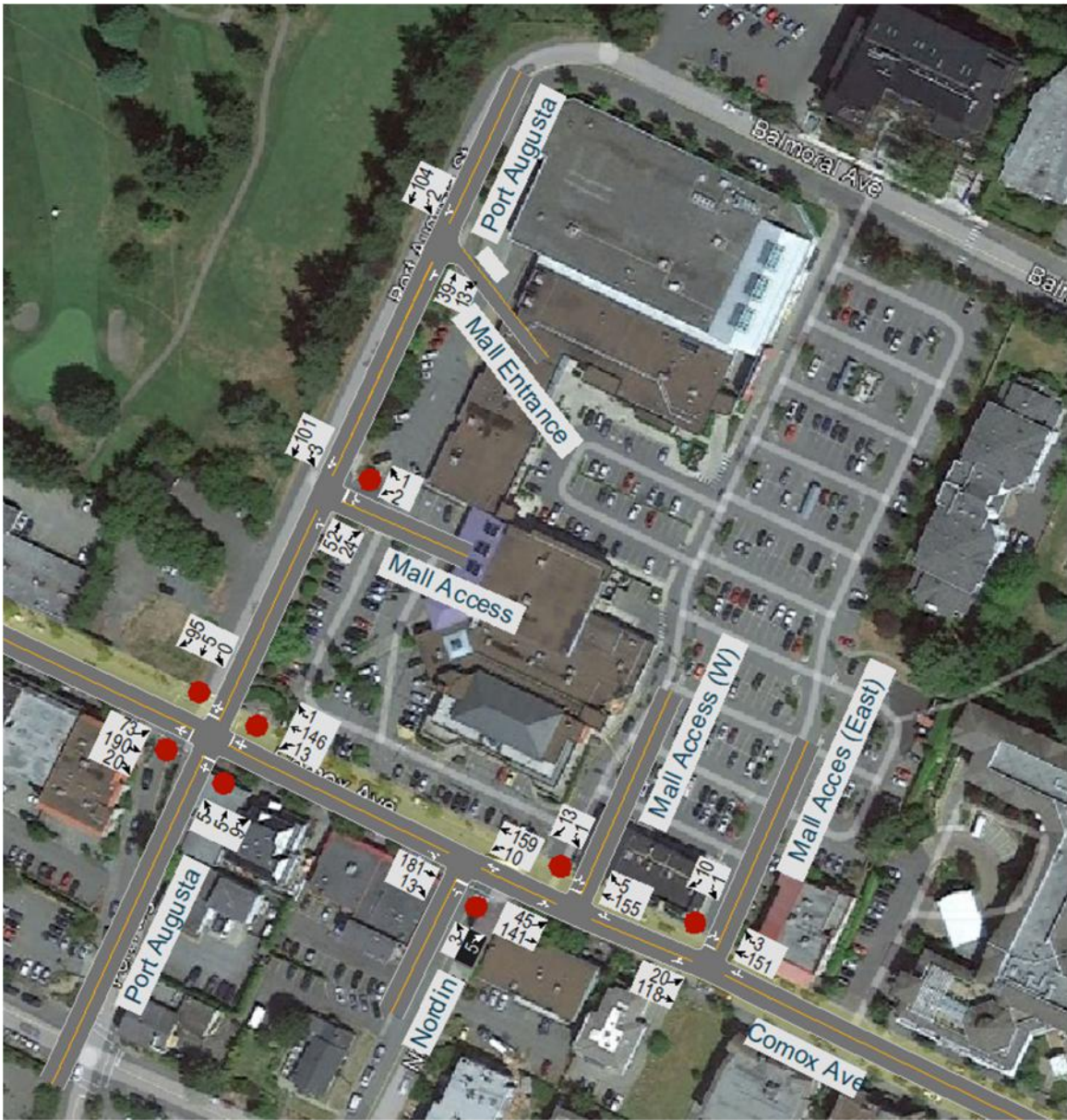


Figure 4 – Existing AM Traffic Volumes



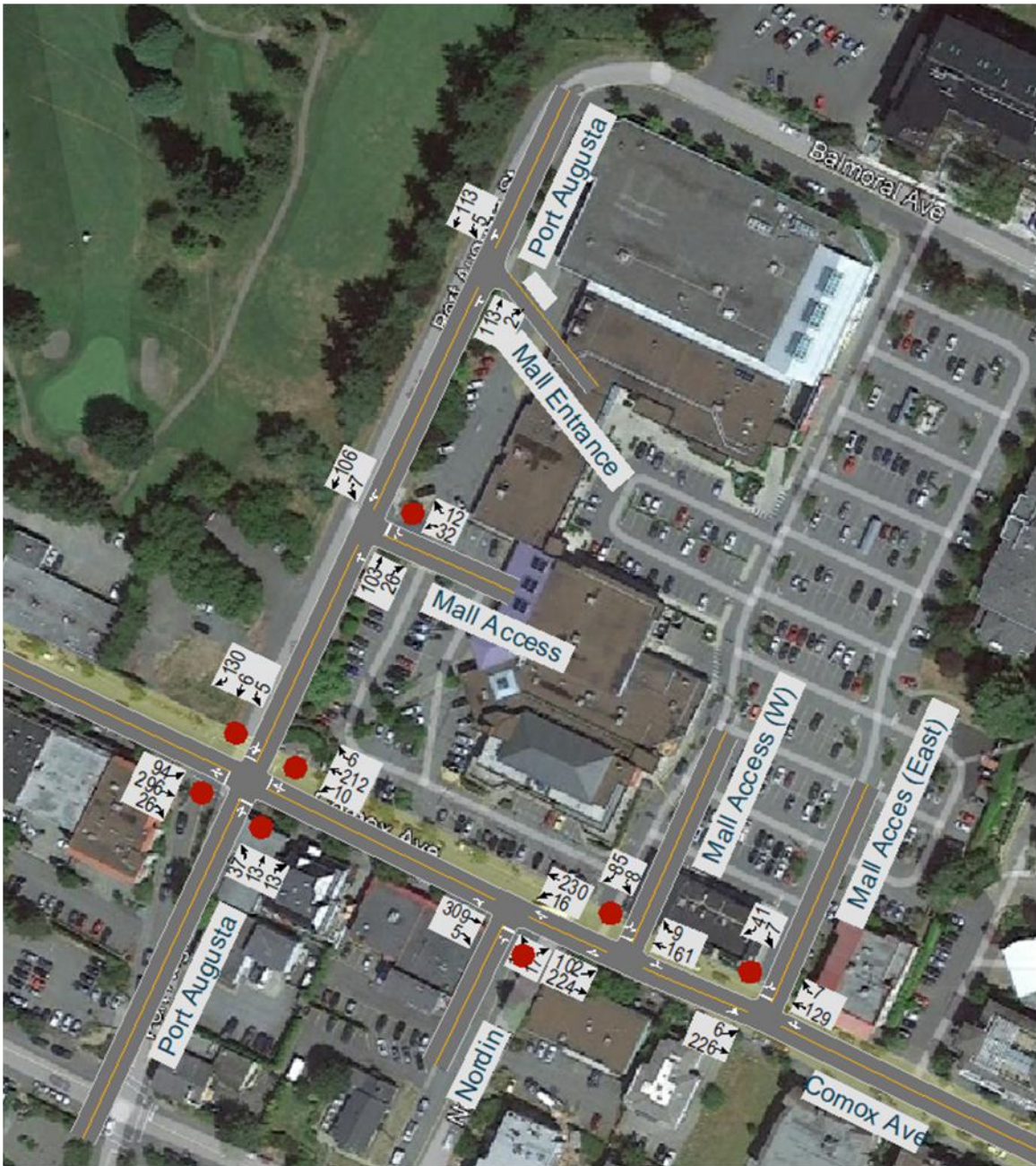


Figure 5 – Existing PM Traffic Volumes





### 4.3 Background Traffic Volumes

#### 4.3.1 Opening Day Background Traffic Volumes

Corridor growth on all streets in the study area was forecast using a 1.0% annual linear growth rate applied to the observed volumes from 2023 to the 2026 and 2036 horizon years.

The opening day (i.e., 2025 horizon year) background traffic volumes are the sum of the existing traffic volumes, additional traffic generated by background developments, and the corridor growth allowances. The background traffic volumes for opening day (2026) and 10 year horizon are illustrated in **Figures 6 to 9**.



Figure 6 – Opening Day (2026) AM Background Traffic Volumes



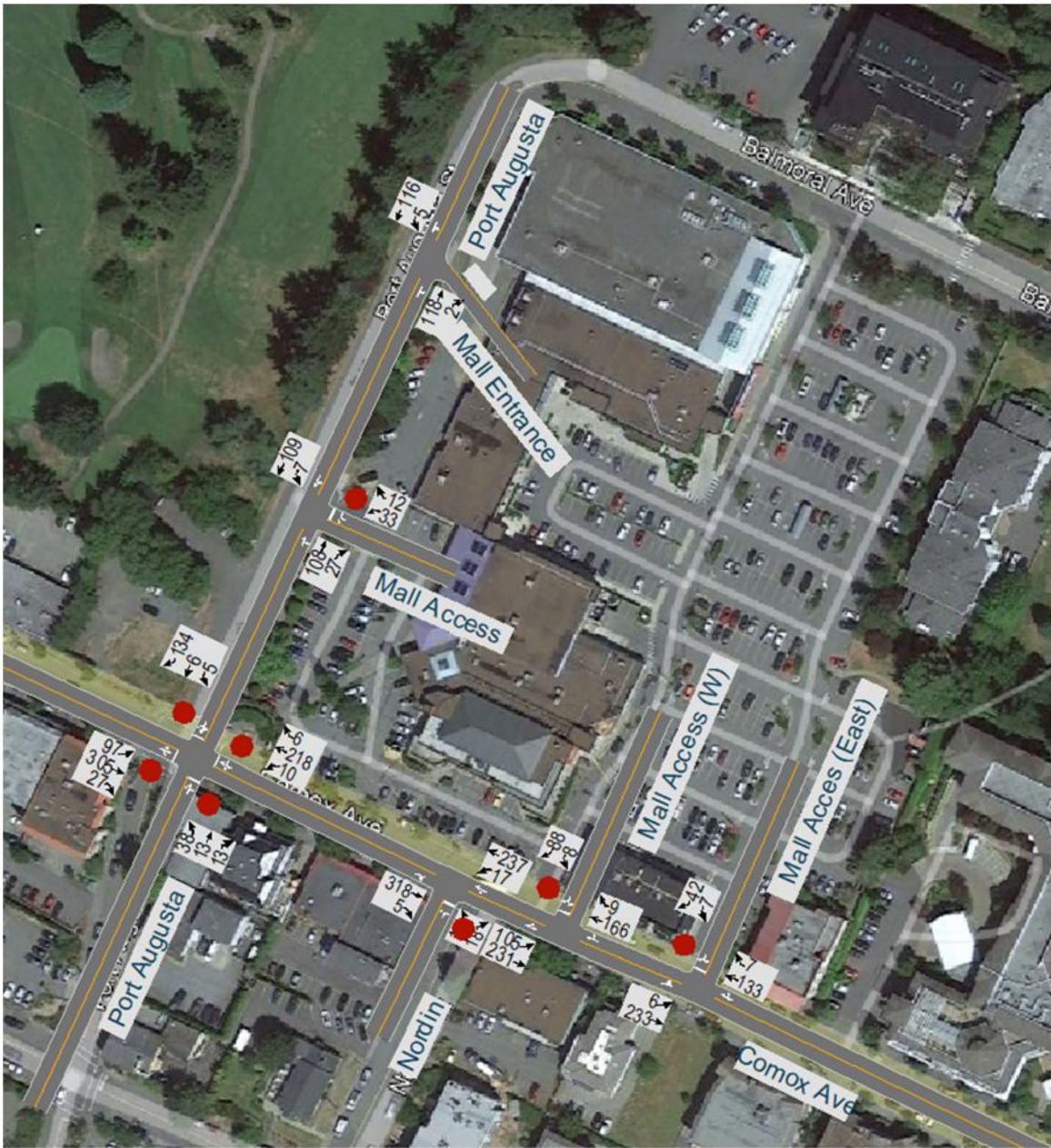


Figure 7 – Opening Day (2026) PM Background Traffic Volumes



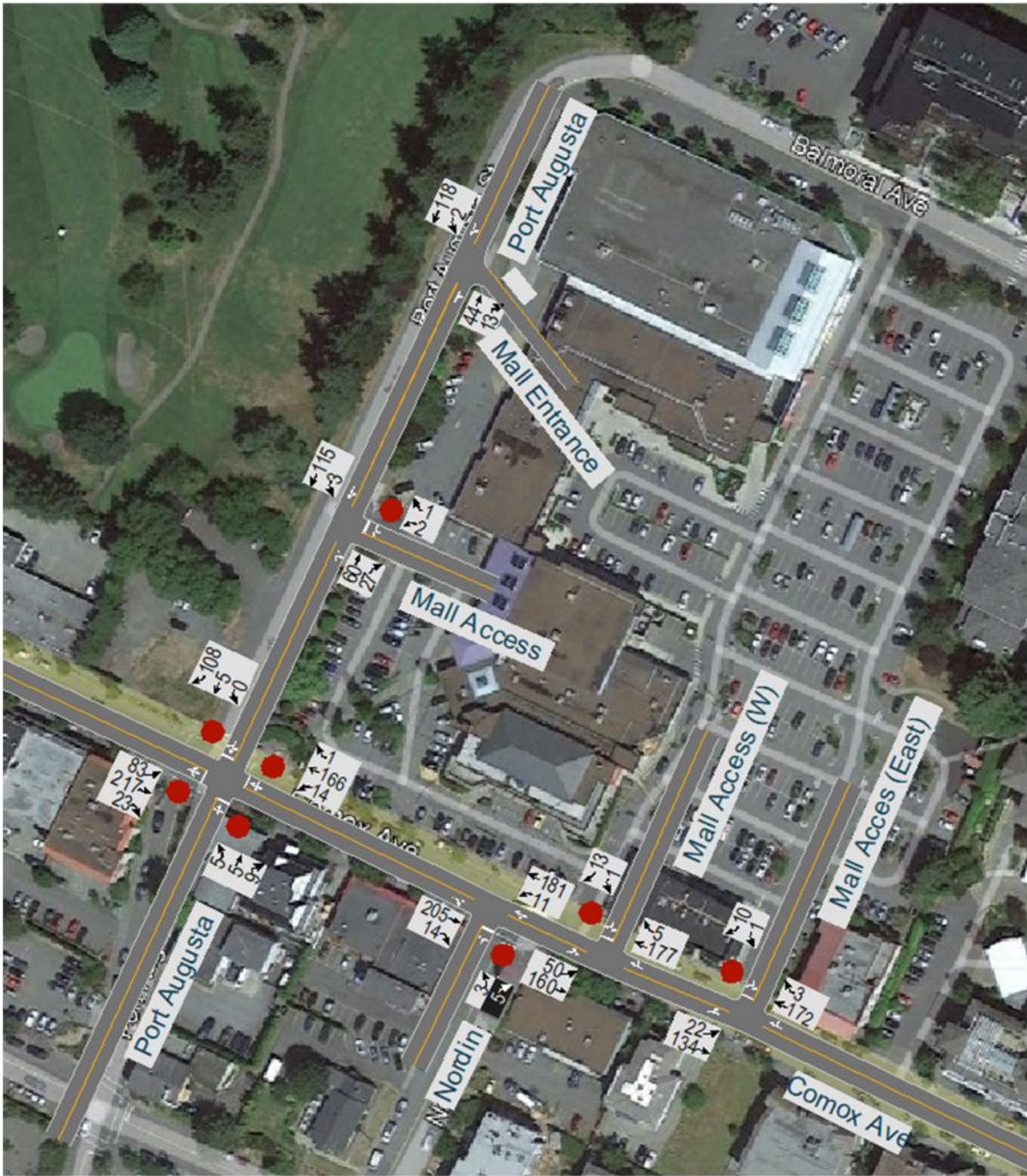


Figure 8 – Opening Day 10 year Horizon (2036) AM Background Traffic Volumes





Figure 9 – Opening Day 10 year Horizon (2036) PM Background Traffic Volumes



## 4.4 Site Traffic Volumes

### 4.4.1 Trip Generation

Vehicular trip generation rates for the proposed residential development are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition). The trip generation rates and forecasted trips are summarized in **Table 3**.

**Table 3 - Vehicle Trip Generation**

ITE Trip Generation Manual 11th Edition Rates				
Land Use	Peak Hour	Trip Rate In	Trip Rate Out	Avg. Rate
Multifamily Housing (Mid-Rise) (Not Close to Rail Transit) (LU 221) <sup>(1)</sup>	AM	0.09	0.28	0.37
	PM	0.24	0.15	0.39
Strip Retail Plaza (<40k) (All Sites) (LU 822) <sup>(2)</sup>	AM	1.42	0.94	2.36
	PM	3.30	3.29	6.59
Vehicular Trip Generation				
Land Use	Peak Hour	In	Out	2-Way
Residential (52 units)	AM	4	15	19
	PM	12	8	20
Commercial (3.086 GFA)	AM	4	3	7
	PM	10	10	20

Notes:

1. Trip rates are per dwelling unit
2. Trip rates are per 1,000 ft<sup>2</sup> GFA

The proposed development is forecast to generate 26 two-way trips in the weekday AM peak hour and 40 two-way trips during the weekday afternoon PM peak hour.



#### 4.4.2 Trip Distribution and Assignment

The trip distribution pattern for site-generated traffic was established based on the existing traffic patterns and key origin/destinations in the region. The distribution of inbound and outbound traffic is as follows:

**Residential Trips:** 80% of trips to / from the west (Comox Avenue west of the site); 15% of trips to / from the north (Port Augusta Street / Balmoral); 5% to / from the east (Comox Avenue)

**AM Entering Commercial Trips:** 90% of trips to / from the west (Comox Avenue west of the site); 3% of trips to / from the north (Port Augusta Street / Balmoral); 7% to / from the east (Comox Avenue)

**AM Exiting Commercial Trips:** 90% of trips to / from the west (Comox Avenue west of the site); 5% of trips to / from the north (Port Augusta Street / Balmoral); 5% to / from the east (Comox Avenue)

**PM Entering Commercial Trips:** 83% of trips to / from the west (Comox Avenue west of the site); 10% of trips to / from the north (Port Augusta Street / Balmoral); 7% to / from the east (Comox Avenue)

**PM Exiting Commercial Trips:** 84% of trips to / from the west (Comox Avenue west of the site); 8% of trips to / from the north (Port Augusta Street / Balmoral); 8% to / from the east (Comox Avenue)

The site traffic volumes assigned to the area road network are illustrated in **Figures 10 and 11**.

#### 4.5 Post-Development Traffic Volumes

The opening day (i.e., 2026 horizon year) post-development traffic volumes are the sum of the background traffic volumes and the site-related traffic generated by the proposed development. Post-development traffic volumes for the opening day horizon year are illustrated in **Figures 12 and 13**. The 10 year horizon traffic volumes are the sum of the 2026 background traffic and the development trips (**Figures 14 and 15**).



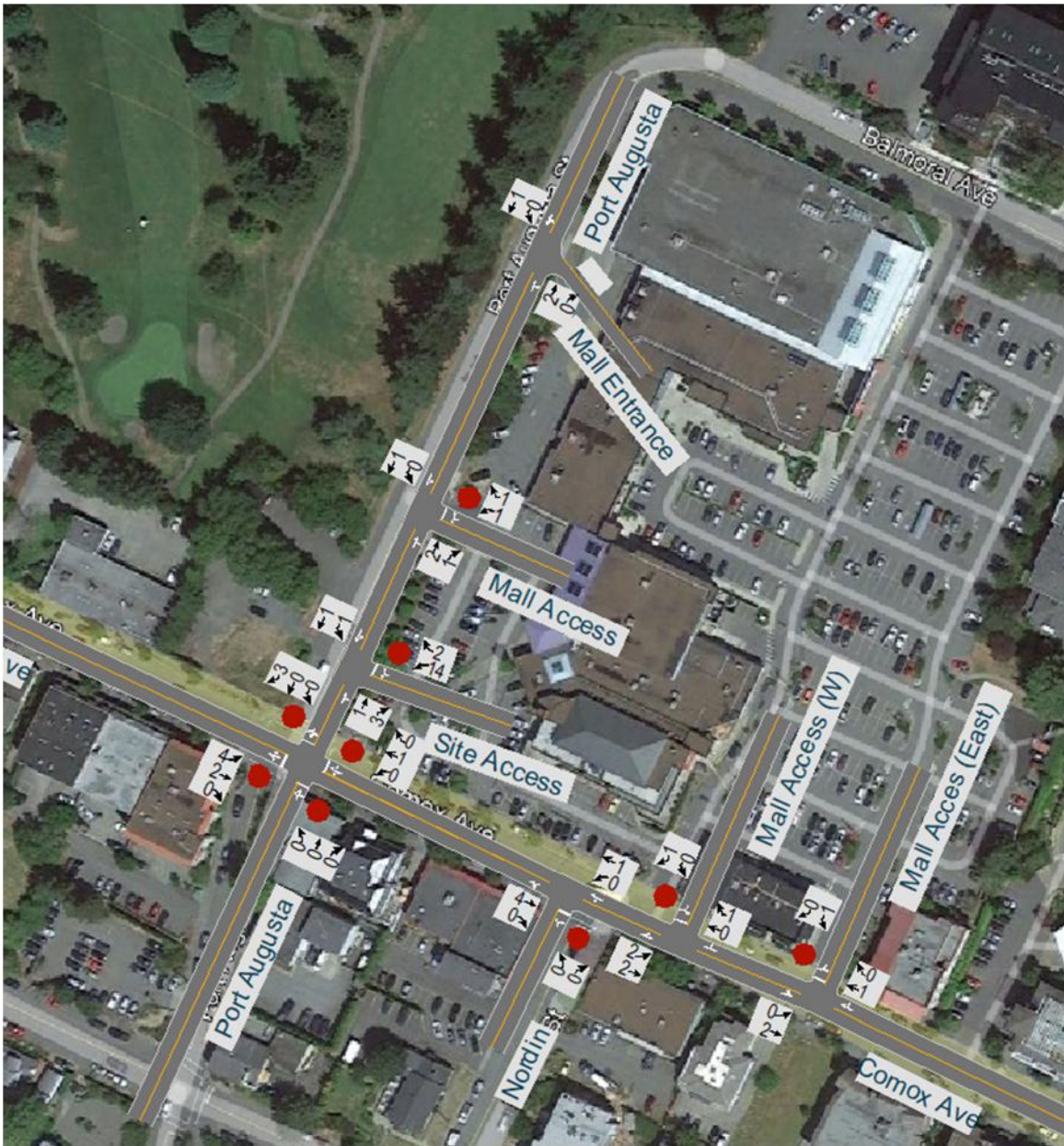


Figure 10 – AM Site Trip Assignment





Figure 11 – PM Site Trip Assignment



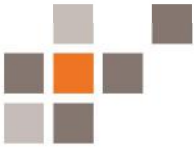


Figure 12 – Opening Day AM Post-Development Traffic Volumes



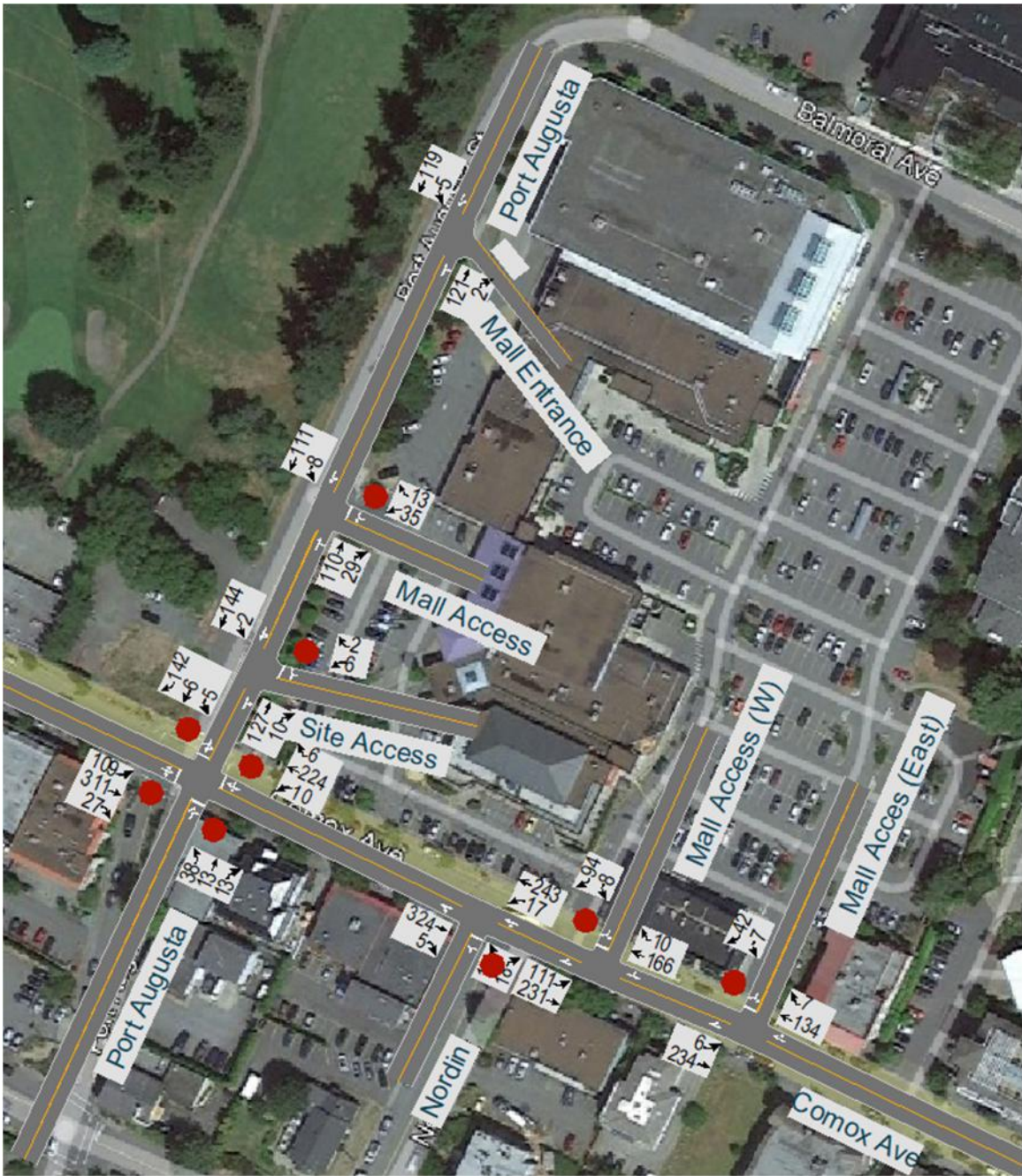


Figure 13 – Opening Day PM Post-Development Traffic Volumes









Figure 15 – 10 Year Post Opening Day PM Post-Development Traffic Volumes



## 5.0 TRAFFIC OPERATIONS ANALYSIS

### 5.1 Methodology

Analysis of the traffic conditions at the intersections within the study area were undertaken using Synchro software (for signalized and stop-controlled intersections). Synchro / SimTraffic is a two-part traffic modelling software that provides analysis of traffic conditions based on traffic control, geometry, volumes, and traffic operations. Synchro software is used because of its ability to provide analysis using the *Highway Capacity Manual* (6<sup>th</sup> edition) methodology, while SimTraffic integrates established driver behaviours and characteristics to simulate actual conditions by randomly “seeding” or positioning vehicles travelling throughout the network. These measures of effectiveness include Level of Service (LOS), delay and 95<sup>th</sup> percentile queue length.

The delays and type of traffic control are used to determine the LOS. The LOS is broken down into six letter grades with LOS A being excellent operations and LOS F being unstable / failure operations. LOS C is generally considered to be an acceptable LOS by most municipalities. LOS D is generally considered to be on the threshold between acceptable and unacceptable operations. A description of LOS and Synchro is provided in **Appendix A**.

### 5.2 Input and Calibration Parameters

#### Heavy Vehicle Assumptions

Heavy vehicle percentages were calculated from the existing traffic count information. In this area they range from 0% to 5%

#### Peak Hour Factor

Peak hour factors for each intersection were calculated from the existing traffic count information. For the new site access the adjacent mall access peak hour factors were used.





### 5.3 Existing Traffic Conditions

A summary of the existing traffic conditions for the intersections in the study area in the morning and afternoon peak hours is provided in **Table 4**.

**Table 4 - Existing Traffic Operations**

Key Movement	AM			PM		
	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)
<b>Port Augusta Street / Comox Avenue</b>						
NB	A	8.6	12	B	10.3	15
SB	A	8.7	18	B	10.6	18
EB	B	12.3	26	C	18.2	32
WB	A	9.4	20	B	12.0	22
<b>Comox Avenue / Nordin Street</b>						
NB	B	10.5	9	B	12.5	13
EB	A	0.0	3	A	8.2	7
WB	A	7.8	8	A	0.0	13
<b>Comox Avenue / West Mall Access</b>						
SB	B	10.0	11	B	11.4	16
EB	A	7.8	10	A	7.9	16
WB	A	0.0	3	A	0.0	7
<b>Comox Avenue / East Mall Access</b>						
SB	A	9.8	10	B	10.2	14
EB	A	7.7	7	A	7.6	4
WB	A	0.0	0	A	0.0	0
<b>Port Augusta Street / Mall Access</b>						
NB	A	0.0	0	A	0.0	1
SB	A	7.5	2	A	7.6	4
WB	A	9.6	6	B	10.3	14

Note: ## - acceptable limits. Queues are rounded up to the nearest whole number.

Although not summarized the one-way entrance access on Port Augusta operates at a LOS A in the AM and PM peak hour.

All intersections within the study area currently perform at an acceptable LOS C or better with delays of 19 seconds or less with most movements at a LOS A. There are no issues in the AM or PM peak hour under existing conditions.



## 5.4 Opening Day Background Conditions

A summary of the traffic analysis results for the intersections in the study area on opening day (2026) under background conditions in the morning and afternoon peak hours is provided in **Table 5**.

**Table 5 – Opening Day Background Traffic Operations**

Key Movement	AM			PM		
	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)
<b>Port Augusta Street / Comox Avenue</b>						
NB	A	8.6	13	B	10.5	15
SB	A	8.9	17	B	10.8	19
EB	B	12.7	23	C	19.5	36
WB	A	9.5	20	B	12.3	24
<b>Comox Avenue / Nordin Street</b>						
NB	B	10.8	9	B	12.7	14
EB	A	0.0	3	A	8.2	8
WB	A	7.9	7	A	0.0	12
<b>Comox Avenue / West Mall Access</b>						
SB	B	10.3	11	B	11.5	19
EB	A	7.9	11	A	7.9	16
WB	A	0.0	3	A	0.0	6
<b>Comox Avenue / East Mall Access</b>						
SB	B	10.1	9	B	10.2	14
EB	A	7.7	4	A	7.6	3
WB	A	0.0	2	A	0.0	0
<b>Port Augusta Street / Mall Access</b>						
NB	A	0.0	0	A	0.0	0
SB	A	7.5	2	A	7.6	4
WB	A	9.8	7	B	10.4	14

The growth of the existing traffic to 2026 levels does not significantly impact traffic operations in the area with less than 1 second of delay added to any individual movement.



## 5.5 Opening Day Post-Development Conditions

A summary of the traffic analysis results for the intersections in the study area on opening day with the addition of the development traffic in the morning and afternoon peak hours is provided in **Table 6**.

**Table 6 – Opening Day Post Development Traffic Operations**

Key Movement	AM			PM		
	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)
<b>Port Augusta Street / Comox Avenue</b>						
NB	A	8.7	12	B	10.7	15
SB	A	9.0	18	B	11.2	20
EB	B	13.0	26	C	21.7	34
WB	A	9.7	21	B	12.7	27
<b>Comox Avenue / Nordin Street</b>						
NB	B	10.6	9	B	12.8	15
EB	A	0.0	3	A	8.2	7
WB	A	7.8	7	A	0.0	14
<b>Comox Avenue / West Mall Access</b>						
SB	B	10.1	11	B	11.6	18
EB	A	7.8	11	A	7.9	17
WB	A	0.0	2	A	0.0	6
<b>Comox Avenue / East Mall Access</b>						
SB	B	10.2	10	B	10.2	14
EB	A	7.7	5	A	7.6	3
WB	A	0.0	0	A	0.0	0
<b>Port Augusta Street / Mall Access</b>						
NB	A	0.0	0	A	0.0	2
SB	A	7.5	0	A	7.6	3
WB	A	9.8	6	B	10.5	15
<b>Port Augusta Street / Site Access</b>						
NB	A	0.0	0	A	0.0	2
SB	A	7.4	2	A	7.6	5
WB	A	10.0	0	B	10.3	8

The addition of the development traffic does not impact the traffic operations at any of the intersections. The development traffic adds less than 2.5 seconds of delay to any



movement during the peak periods. Queue lengths increase by less than 3m for any movement due to the development.

The southbound queue at Port Augusta Street / Comox Avenue will extend back to the new residential driveway during the peak periods. This may increase the delay for vehicles to turn left out of the new driveway. Motorists have the option to turn right and utilize Balmoral; however, if they want to head west this is a more circuitous route.

### 5.6 10 Year Horizon Background Conditions

A summary of the traffic analysis results for the intersections in the study area 10 years post opening year (2036), without the development, in the morning and afternoon peak hours, is provided in **Table 7**.

**Table 7 – 10 Year Horizon Background Traffic Operations**

Key Movement	AM			PM		
	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)
<b>Port Augusta Street / Comox Avenue</b>						
NB	A	8.9	13	B	11.2	16
SB	A	9.2	17	B	11.8	23
EB	B	14.3	27	D	26.6	38
WB	A	10.0	21	B	11.2	25
<b>Comox Avenue / Nordin Street</b>						
NB	B	10.8	8	B	13.4	15
EB	A	0.0	3	A	8.3	8
WB	A	7.9	10	A	0.0	15
<b>Comox Avenue / West Mall Access</b>						
SB	B	10.3	11	B	12.0	18
EB	A	7.9	11	A	8.0	17
WB	A	0.0	3	A	0.0	5
<b>Comox Avenue / East Mall Access</b>						
SB	B	10.1	9	B	10.4	13
EB	A	7.7	6	A	7.7	4
WB	A	0.0	0	A	0.0	0
<b>Port Augusta Street / Mall Access</b>						
NB	A	0.0	0	A	0.0	0
SB	A	7.5	3	A	7.6	2
WB	A	9.8	6	B	10.7	14



In 2036, without this development, all intersection movements remain at a LOS B or better except for the eastbound movement at Comox Avenue / Port Augusta Street during the PM peak hour. This movement does not require mitigation, at this time, since the LOS only occurs during one hour of the day. The Town should continue to monitor this intersection long term for potential changes in traffic control depending on growth in the area.

### 5.7 10 Year Horizon Post Development Conditions

A summary of the traffic analysis results for the intersections in the study area 10 years post opening year (2036), with the development, in the morning and afternoon peak hours, is provided in **Table 8**.



**Table 8 – 10 Year Horizon Post Development Traffic Operations**

Key Movement	AM			PM		
	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)	LOS	Delay (s)	95 <sup>th</sup> % Queue (m)
<b>Port Augusta Street / Comox Avenue</b>						
NB	A	9.0	12	B	11.5	16
SB	A	9.3	18	B	12.4	19
EB	B	14.9	29	D	30.8	42
WB	B	10.2	20	B	14.7	24
<b>Comox Avenue / Nordin Street</b>						
NB	B	10.8	10	B	13.5	15
EB	A	0.0	3	A	8.3	8
WB	A	7.9	5	A	0.0	15
<b>Comox Avenue / West Mall Access</b>						
SB	B	10.3	12	B	12.3	18
EB	A	7.9	10	A	8.0	20
WB	A	0.0	3	A	0.0	6
<b>Comox Avenue / East Mall Access</b>						
SB	B	10.4	11	B	10.4	14
EB	A	7.7	5	A	7.7	4
WB	A	0.0	0	A	0.0	0
<b>Port Augusta Street / Mall Access</b>						
NB	A	0.0	0	A	0.0	0
SB	A	7.5	0	A	7.6	4
WB	B	9.9	7	B	10.8	14
<b>Port Augusta Street / Site Access</b>						
NB	A	0.0	0	A	0.0	0
SB	A	7.5	3	A	7.6	2
WB	B	10.2	12	B	10.4	7

With the addition of the development, in 2026 there is less than 4.5 seconds of delay added to any movement and no change in LOS due to the development traffic. All movements will operate at a LOS B or better except the eastbound movement at Port Augusta Street / Comox Avenue which will operate at a LOS D in the PM peak hour only. This movement's operation is due to the background growth and not a result of this development.





## 6.0 CONCLUSIONS

All movements in 2023 and 2026 (opening year) without the development operate at a LOS C or better during the weekday peak hours. The addition of the development, in 2026, does not impact the traffic operations (delay / LOS).

In the long term, without the development, the eastbound movement at Port Augusta Street / Comox Avenue will drop to a LOS D in the PM peak hour only. This is due to general growth in the area. The addition of the development traffic does not worsen this movement's operations, in the long term. The intersection of Port Augusta Street / Comox Avenue should be monitored by the Town, long term; however, changes in traffic control due to general growth is not expected to be required until beyond 2036. A change in traffic control may also be part of the upgrade to the Comox Downtown Transit Exchange

The proposed residential site access is located on Port Augusta Street, approximately 17m north of the existing stop bar at the Comox Avenue intersection. The existing and future southbound queues, during the peak hours, range from 17m to 23m. This indicates that the queues at Port Augusta Street / Comox Avenue may extend to or into the intersection with the driveway for short periods in the peak hours. However, motorists have the option of turning right out of the driveway and using Balmoral to Pritchard as an alternative route to the west.

## 7.0 RECOMMENDATIONS

The existing bus stop on Port Augusta Street is to be relocated to the north of the existing south mall access on Port Augusta Street.



## APPENDIX A - SYNCHRO BACKGROUND



## SYNCHRO MODELLING SOFTWARE DESCRIPTION

The traffic analysis was completed using Synchro and SimTraffic traffic modelling software. Results were measured in delay, level of service (LOS), 95th percentile queue length and volume to capacity ratio. Synchro is based on the Highway Capacity Manual (HCM) methodology. SimTraffic integrates established driver behaviours and characteristics to simulate actual conditions by randomly “seeding” or positioning vehicles travelling throughout the network. The simulation is run ten times (ten different random seedings of vehicle types, behaviours, and arrivals) to obtain statistical significance of the results.

### Levels of Service

Traffic operations are typically described in terms of levels of service, which rates the amount of delay per vehicle for each movement and the entire intersection. Levels of service range from LOS A (representing best operations) to LOS E/F (LOS E being poor operations and LOS F being unpredictable/disruptive operations). LOS E/F are generally unacceptable levels of service under normal everyday conditions. A LOS C or better is considered acceptable operations, while D is on the threshold between acceptable and unacceptable operations. Highway operations will typically need to operate at LOS C or better for through movements and LOS E or better for other traffic movements with lower order roads.

The hierarchy of criteria for grading an intersection or movement not only includes delay times, but also considers traffic control type (stop signs or traffic signal). For example, if a vehicle is delayed for 19 seconds at an unsignalized intersection, it is considered to have an average operation, and would therefore be graded as an LOS C. However, at a signalized intersection, a 19 second delay would be considered a good operation and therefore it would be given an LOS B. The table below indicates the range of delay for LOS for signalized and unsignalized intersections.

**Table A1: LOS Criteria, by Intersection Traffic Control**

Level of Service (LOS)	Unsignalized Intersection Average Vehicle Delay (sec / veh)	Signalized Intersection Average Vehicle Delay (sec / veh)
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F	> 50	> 80



## DEVELOPMENT APPROVAL INFORMATION NOTICE

File: No. Pre-Application

May 4, 2023

**Aaron Vornbrock**  
**Urban Design Group Architects Ltd.**  
**Suite 810-675 W Hastings Street**  
**Vancouver BC V6B 1N2**  
**VIA email only: aaronv@udga.com**

**RE: NOTICE TO PROVIDE**  
Traffic Study

In relation to a proposed development at:  
LOT A SECTION 56 COMOX DISTRICT PLAN VIP75741 (PID 025-746-529)  
215 Port Augusta, Comox, BC)

This notice is provided in response to the property owner's request for information on the anticipated report requirements in advance of applying for rezoning and development permit applications. This is a preliminary Development Approval Information letter based on pre-application concept discussions for a six-storey apartment building with ground floor commercial and underground parking. Therefore, additional DAI requirements may be issued upon submission and review of the development application(s).

In accordance with the Comox Planning Procedures Bylaw 1780, Section 8, the following is required in relation to the proposed development at 215 Port Augusta Street:

- A. Traffic Study prepared and certified by a Professional Transportation Operations Engineer (PTOE) experienced in traffic analysis and registered in the Province of British Columbia

Comox Planning Procedures Bylaw 1780 delegates to the Municipal Planner the authority to require an applicant to provide Development Approval Information. An applicant who is required to provide Development Approval Information is entitled to have Council reconsider such decision. **Attachment 2** contains an excerpt of Bylaw 1780 s. 12, including s.12(7) that sets out the procedure and timeline limitations for reconsideration of the Municipal Planner decision by Council.

## A. Traffic Study

The Traffic Study is to provide a detailed analysis of the impact the proposed development will have on the Town's transportation networks, including vehicle, pedestrian, bicycle, transit and parking.

The Traffic Study shall review available background information including Comox Official Community Plan Bylaw 1685, Comox Transportation Study 2011 prepared by Boulevard Group, 2020 Transportation Master Plan Update by WATT Consulting Group;

<https://www.comox.ca/sites/default/files/2022-04/2011%20Transportation%20Study.pdf>

<https://www.comox.ca/sites/default/files/2022-04/2020%20Transportation%20Master%20Plan%20Update.pdf>

<https://www.comox.ca/development/planning/official-community-plan>

In accordance with standards generally accepted as good engineering practice, the Traffic Study must provide the following:

1. Detailed analysis, which will address safety, speed, traffic volumes, level of service, and identify measures to mitigate and reduce impacts of the proposed development within the focus area of the Traffic Study, comprised of the following
  - a. Port Augusta Street and Comox Avenue;
  - b. Nordin Street and Comox Avenue;
  - c. All existing and proposed access points to the subject property; and,
  - d. Transit functionality and the location of the transit exchange on Port Augusta Street.
2. Identify baseline information: current conditions (in year 2023) excluding the proposed development and detailed analysis of current conditions including the proposed development of the subject property.
  - a. Detailed analysis, to include level of service which will address safety, speed and traffic volumes, identifying measures to mitigate and reduce impacts where necessary.
  - b. Analysis will include street network and intersections within the area bounded by Comox Avenue, Nordin Street, and Port Augusta Street.
  - c. Identify problem areas and deficiencies and the development of traffic circulation options to address deficiencies.

3. Development details of the proposed subject property including, number of dwelling units and amount of commercial area, anticipated number of required parking stalls, estimated number of trips generated by the development and anticipated traffic flow patterns, and clear identification of the location and function of the subject property's internal road network on plan;
4. An assessment of future traffic forecasts per the Town's OCP: The cumulative effect of the concurrent and subsequent development contemplated by the Town's Official Community Plan including 1770 Comox Avenue, as developed to their full potential, i.e. OCP designation: Downtown Comox.
5. Review any potential impacts of the proposed location of the relocated Transit Exchange on Port Augusta Street including changes to existing on-street parking as a result of the Transit Exchange relocation.
6. Analysis of access to subject property:
  - a. Detailed access and egress analysis of the subject property;
  - b. Detail the pros and cons of access locations, including impacts this will have on surrounding roads and intersections;
  - c. Provide firm recommendation with supporting rationale of the proposed access location, including:
    - any required road upgrades or deficiencies; and
    - a proposed site plan of the access location including property lines and tree inventory
7. In accordance with standards generally accepted as good engineering practice, the Traffic Study shall provide an unqualified recommendation of the preferred property access location;
8. To allow for confirmation of subject property's compliance with *Comox Zoning Bylaw 1850*, a summary of existing vehicle parking on a site plan documenting:
  - a. In a table identifying all of the existing commercial unit floor area on site:
    - i. the size and use of all commercial units;
    - ii. in accordance with *Comox Zoning Bylaw 1850*, the associated parking ratio for the stated use;
    - iii. the number of vehicle parking spaces required per commercial unit;
    - iv. the total number of vehicle parking spaces required;
    - v. the total number of vehicle parking spaces currently provided; and
    - vi. the total number of vehicle parking spaces that will be available with the proposed development; and



- b. show the existing on-site parking spaces on an accompanying to-scale site plan of the subject property consistent with the DP 16-11 approved site & parking plan:
  - i. updating any changes to vehicle and bicycle parking spaces since the approval of DP 16-11;
  - ii. overlaying areas (driveways/maneuvering aisles, parking areas) that may be proposed for the purposes of this Traffic Study;
  - iii. overlaying any existing access easement on 215 Port Augusta that benefit any other parcels such as 1710 Comox Avenue; and
  - iv. indicating any parking spaces on 1710 Comox Ave assigned to the use of 215 Port Augusta Street and any parking spaces on 215 Port Augusta for the use of 1710 Comox Ave.
9. A preliminary statement, in accordance with section 6 of Comox Zoning Bylaw 1850, of vehicle and bicycle parking requirements for the entire site, based on the specifics of the proposed development.
10. In accordance with standards generally accepted as good engineering practice, the Traffic Engineer shall provide and certify the following statement in relation to traffic movement and safety:

"The land identified as <legal description> <and proposed roads/ driveway access> may be safely used for its intended use <state the intended use>, provided that it is used in accordance with the conditions and recommendations specified in the report",

OR

"The land identified as <legal description> may not be safely used for the intended use <state the intended use>".

#### **B. The Traffic Study Report shall:**

1. Stipulate the qualifications and accreditation of the professionals (Qualified Professionals) who are to prepare the preliminary Development Approval Information and state that the Qualified Professional(s) is/are members in good standing with their respective professional regulatory association(s) described in the requirements issued under this notice;
2. Disclose the source of all information and describe and explain the methodology used to compile and to test the accuracy and reliability of the Development Approval Information. Please provide the software outputs (as attachments to the study);
3. Contain certifications from each Qualified Professional that the Development Approval Information was prepared by them and is true and accurate to the best of their knowledge; and

5. Documents required to be prepared by a professional engineer registered in the province of British Columbia must include the following signature block. This signature block is the only format that will be accepted by the Town, with the exception of drawings where the signed seal of a professional engineer is sufficient.

When the report is prepared by a professional engineer:

*Submitted by,  
J. Smith  
ABC Engineering Ltd.  
Stamp of Jill Smith PEng  
Signature of Jill Smith PEng  
I certify this to be a report prepared by Jill Smith PEng.*

OR

When a report is prepared by a junior engineer under direct supervision of a professional engineer:

*Submitted by J. Smith, ABC Engineering Ltd.  
Stamp of Jill Smith PEng  
Signature of Jill Smith PEng  
I certify this to be a report prepared under the direct supervision of Jill Smith PEng*

At the option of the professional engineer, the following signature block may be added:

*Signature Mike Williams  
Prepared by Mike Williams, <credentials, e.g. EIT>*

Any documents submitted by a professional engineer that raise concerns as to conformance with applicable Town specifications, applicable legislation or professional standards may result in the submission of a formal complaint to EGBC.

Please do not hesitate to contact me if you have any questions on this matter (250 339 2202).

Yours truly,



Marvin Kamenz  
Municipal Planner  
Director of Development Services

MK/ET

MK/ET

**Attachments:**

1. Declaration page from Bylaw 1780
2. Bylaw 1780, section 12

cc: Shelley Ashfield, Director of Operations

**SCHEDULE "B"**

**DEVELOPMENT APPROVAL INFORMATION**

DECLARATION

The undersigned acknowledge that the Development Approval Information herein is not provided to the Town with any expectation of confidentiality, constitutes a record of the Town of Comox under the *Freedom of Information and Protection of Privacy Act*, and may be made available for public use in connection with the development application to which it pertains, including by posting on the Town's website.

DATED: \_\_\_\_\_

The Qualified Professionals executing below are the only Qualified Professionals who participated in the preparation of the Development Approval Information.

**Applicant:**

Name: \_\_\_\_\_

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

\_\_\_\_\_

Signature

**Qualified Professionals:**

Name: \_\_\_\_\_

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

\_\_\_\_\_

Signature

Name: \_\_\_\_\_

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

\_\_\_\_\_  
Signature

Tel: 250-339-2202  
Fax: 250-339-7110  
Email: [planning@comox.ca](mailto:planning@comox.ca)

Address:  
1809 Beaufort Avenue  
Comox, B.C. V9M 1R9

We respectfully acknowledge that we gather and  
work on the traditional territory of the K'ómoks  
First Nation, the traditional keepers of this land.

## ATTACHMENT 2

### Comox Planning Procedures Bylaw 1780, excerpt

#### 12. Delegation of Authority

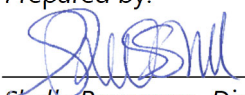

- (1) Council delegates to the Municipal Planner:
  - a. the exercise of all of the powers, duties and functions of Council in respect of the issuance of development permits under sections 490 and 491 of the Local Government Act;
  - b. the exercise of all of the powers, duties and functions of Council in respect of the issuance of heritage alteration permits under section 617 of the Local Government Act;
  - c. the exercise of all of the powers, duties and functions of Council in respect of strata conversions under section 242 of the Strata Property Act in the case of conversions of commercial and industrial buildings, and residential buildings containing not more than two residential units neither of which is a secondary suite in a single family dwelling or a coach house; and
  - d. the exercise of all of the powers of Council in respect of the exemption of development from floodplain regulations enacted under section 524 of the Local Government Act.
- (2) Council delegates to the Approving Officer the exercise of all of the powers of Council in respect of the exemption of parcels from the minimum highway frontage for subdivision specified in the zoning bylaw or section 512 of the Local Government Act, as applicable.
- (3) The Municipal Planner may decide, in their sole discretion, not to exercise any delegated authority pursuant to this bylaw where the Municipal Planner considers that, for reasons of complexity, visibility or any other circumstance, the decision ought to be made by Council and where the Municipal Planner makes that determination, the Council shall consider the issue. This decision by the Municipal Planner is not subject to reconsideration by Council.
- (3) The Municipal Planner may decide, in their sole discretion, not to exercise any delegated authority pursuant to this bylaw where the Municipal Planner considers that, for reasons of complexity, visibility or any other circumstance, the decision ought to be made by Council and where the Municipal Planner makes that determination, the Council shall consider the issue. This decision by the Municipal Planner is not subject to reconsideration by Council.
- (4) For certainty, the delegation to the Municipal Planner of the power to issue permits and exemptions within the scope of this bylaw includes all the powers of Council in relation to those permits and exemptions, including the power to vary or supplement a land use regulation bylaw or a bylaw under Divisions 11 of Part 14 or a bylaw or permit under Part 15 of the Local Government Act and the power to impose conditions and requirements and set standards on the issuance of a permit or exemption.



- (5) The authority delegated in section 12(1) includes the authority to sign and issue permits and to amend those permits and to cancel permits if an owner fails to comply with a term or condition of the permit; and in section 12(2) includes the authority to authorize an exemption or cancel an exemption if an owner fails to comply with a term or condition of an authorization.
- (6) The Municipal Planner and Approving Officer must provide a notice of any exercise of delegated authority in writing to the Applicant.
- (7) Reconsideration of a Delegated Decision
  - a. An Applicant who is notified of a decision of the Municipal Planner under section 12(1) or of the Approving Officer under 12(2), or who is required to provide Development Approval Information under section 8(5) or a review under section 8(10), is entitled to have Council reconsider such decision without charge.
  - b. An Applicant may initiate a Council reconsideration by providing to the Administrator notice in writing, objecting either to the whole of the decision or requirement, or to specifically identified terms or conditions or requirements for provision of Development Approval Information. The notice must specifically state the Applicant's reasons for each objection. The notice must be received by the Administrator within:
    - i. 30 days of the date that the notice of decision is deemed by this bylaw to have been received by the Applicant; or
    - ii. within 60 days of the issuance of the requirement under subsection 8(5) or 8(10).
  - c. Upon receipt of a notice under this section 12(7), the Administrator must
    - i. provide a copy of the notice requesting reconsideration to the Municipal Planner or Approving Officer, as applicable; and
    - ii. refer the matter to Council to reconsider the decision or requirement to provide information.
  - d. Council may, on reconsideration, either confirm the decision or requirement or modify the decision or requirement in whole or in part, or set aside the decision or requirement and substitute the decision or requirement of Council.

**REGULAR COUNCIL MEETING**

<b>TO:</b> Mayor and Council	<b>FILE:</b> 6430-04 / 2023
<b>FROM:</b> Shelly Russwurm, Director of Corporate Services	<b>DATE:</b> October 13, 2023
<b>SUBJECT:</b> Adoption of 2022-2026 Strategic Plan	

Prepared by:  Shelly Russwurm, Dir CS	Supervisor: _____	Financial Approved:  Clive Freundlich, Fin. Director	Report Approved:  Jordan Wall, CAO
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**RECOMMENDATION(S) FROM THE CHIEF ADMINISTRATIVE OFFICER:**






That the 2022-2026 Strategic Plan, as included in the October 18, 2023 Regular Council Meeting agenda, be adopted.

**PURPOSE**

To present the Final Draft of the 2022-2026 Strategic Plan for adoption by Council.

**BACKGROUND**

At its September 13 and October 11, 2023 Strategic Planning Committee meetings, Council reviewed the Draft 2022-2026 Strategic Plan with facilitator Tracey Lorensen and staff. A number of edits have been made to the Draft Plan, with the Final Draft included with this report. Council's final identified strategic priorities and areas of focus are as follows:

 ORGANIZATIONAL EXCELLENCE	 COMMUNITY CONNECTION AND WELLNESS	 ECONOMIC HEALTH	 GOOD GOVERNANCE	 BALANCED COMMUNITY PLANNING
<ul style="list-style-type: none"> <li>• Asset Management</li> <li>• Staff Retention</li> <li>• Internal Processes</li> <li>• Customer Service</li> </ul>	<ul style="list-style-type: none"> <li>• Recreation</li> <li>• Parks</li> <li>• Arts and Culture</li> <li>• Public Safety</li> </ul>	<ul style="list-style-type: none"> <li>• Downtown Vitality</li> <li>• Balancing Vibrancy and Stability</li> <li>• Comox Marina</li> </ul>	<ul style="list-style-type: none"> <li>• Community Participation</li> <li>• Relationships</li> <li>• Decision Making</li> </ul>	<ul style="list-style-type: none"> <li>• Strategic Growth</li> <li>• Housing</li> <li>• Community Addition</li> </ul>

The Projects and Initiatives column related to each Priority and Area of Focus will be tracked and presented to the Strategic Planning Committee regularly, along with Top Advocacy items, which were removed from the Strategic Plan. Once the Strategic Plan is adopted, staff will begin working on departmental workplans, including resource requirements, that align with the Strategic Priorities. Workplans will be brought back to Council during future budget meetings.

# Strategic Plan

2022-2026





## Vision Statement

The Town of Comox is committed to maintaining and enhancing the quality of life for all residents, businesses and visitors through investment in active transportation, infrastructure, parks, recreation, arts and culture.

We aim to provide a vibrant, safe, sustainable environment and community with disciplined urban planning and communications.



## Lenses

Each decision we make is considered through a range of 'lenses' to ensure that these factors inform each and every decision we make as a Council.



**Climate** - We will consider and value our natural assets and our unique community features and will take responsibility for our long-term impact on the environment for future generations.



**Accessibility** - We will support and embrace diversity and strive to make our community and services accessible and inclusive for everyone regardless of ability or background.



**Fiscally Responsible** – We will balance the short- and long-term financial impacts of our decisions.



**Reconciliation** – We will work to improve our relationship with K'ómoks First Nation and any other Indigenous partners



## Values

We respectfully acknowledge that the land we gather on is on the unceded traditional territory of the K'ómoks First Nation, the traditional keepers of this land.



**Respectful Dialogue** - We focus on respect and candour in our work as Council.



**Embracing Diversity** - We support diversity and strive to make our community and services accessible and inclusive.

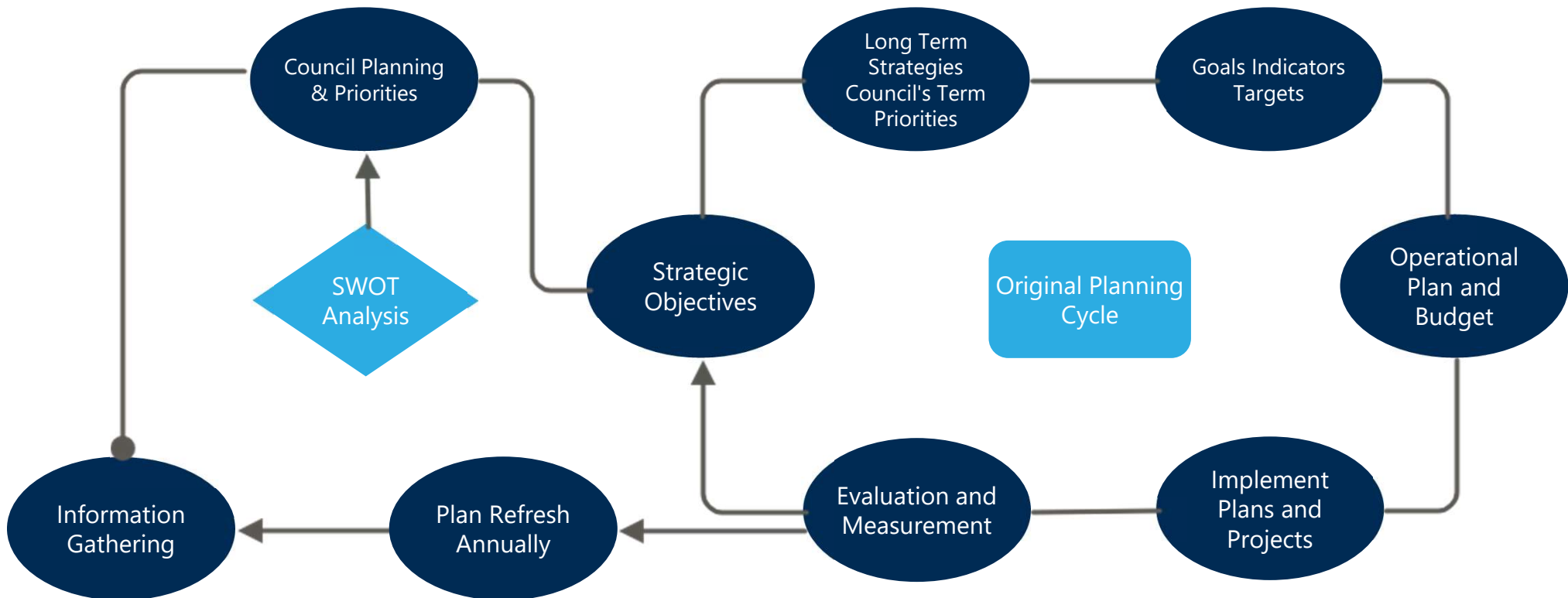


**Disciplined Decision Making** - We are responsible and transparent in our decision making.

# FRAMEWORK & PROCESS

The purpose of this Strategic Plan is to articulate strategic choices and provide information on how the organization intends to achieve its priorities. The Strategic Plan outlines priorities to be achieved over the next several years and addresses four questions:

- Where are we now?
- Where do we want to be?
- How do we get there?
- How do we measure our progress?





# STRATEGIC PRIORITIES



**Organizational  
Excellence**



**Community  
Connection and  
Wellness**



**Economic Health**



**Good Governance**



**Balanced Community  
Planning**



## Organizational Excellence

We will modernize and create stability to ensure high quality service delivery over time.

### AREAS OF FOCUS

- **Asset Management** - Focus on life-cycle funding when considering asset additions or replacements and communicate to the public the cost and need for asset renewal.
- **Staff Retention** - Ensure our human resources are aligned with meeting Council's and the community's expectations.
- **Internal processes** - Streamline and develop new processes that are efficient, cost effective and support our overall objectives.
- **Customer Service** - Enhance customer service standards within our organization by providing better access to information, training tools and resources for staff.



## Community Connection and Wellness

We believe in fostering community connection and enhancing individual and collective wellness.

### AREAS OF FOCUS

- **Recreation** - We believe recreation is critical to community vibrancy, belonging, connection and health (safety) at all ages.
- **Parks** - Our parks and greenspace connectivity enhances livability and walkability in the town and ensures seaside access for all.
- **Arts and Culture** - Support the work of local non-profits and festivals to deepen the sense of community and belonging.
- **Public Safety** – support Comox Fire Rescue and other local emergency services to maintain and enhance the safety of our citizens.



## Economic Health

We support a strong and vibrant business community to provide stability to our local economy.

### AREAS OF FOCUS

- **Downtown Vitality** - We believe that a vibrant downtown is a key element of a proud connected community that creates connection, a sense of community and a sense of place.
- **Balancing Vibrancy & Stability** - Create an environment for a robust and vibrant Comox economy by working with community organizations (BIA) to facilitate their success.
- **Comox Marina:** The Comox Marina offers a unique opportunity for the growth of the marine tourism industry.



## Good Governance

We believe that good organizational governance provides stable decision-making and management of our community.

### AREAS OF FOCUS

- **Community Participation** – We enhance two-way communication with our community.
- **Relationships** – We develop connections and relationships both locally and regionally to leverage support for our goals.
- **Decision Making** - We make evidence-based decisions focused on the best interests of the Town over the long term.



## Balanced Community Planning

**We will ensure responsible and thoughtful growth to enhance a well-balanced community.**

### AREAS OF FOCUS

- **Strategic Growth** - We will balance the benefits of growth with the livability of our community.
- **Housing** - We will create the conditions for a diversity of housing options in our unique seaside Town.
- **Community Addition** - We will ensure that each new major development adds positively to the community through appropriate amenity contributions and/or other community benefits.

# TOWN OF COMOX COUNCIL



**Nicole Minions**



**Maureen Swift**



**Ken Grant**



**Steve Blacklock**



**Jonathan Kerr**



**Jenn Meilleur**



**Chris Haslett**

# MAYOR'S MESSAGE



**Nicole Minions**  
Mayor

As your Mayor, I am pleased to present our updated strategic plan, a roadmap that outlines our commitment to you and the future of our community and Town of Comox.

This plan, built upon five strategic priorities, is designed to

- ❖ foster Organizational Excellence,
- ❖ nurture Community Connection and Wellness,
- ❖ bolster our Economic Health,
- ❖ ensure Good Governance, and
- ❖ promote Balanced Community Planning.

Our aim is to modernize our services, foster community engagement, support our business community, make reliable decisions for our town, and thoughtfully plan for our growth. In our pursuit of Balanced Community Planning, we will mindfully manage our resources and infrastructure to accommodate our growing population while preserving our unique neighbourhood character.

Our Council vision is steadfast and clear - to maintain and enhance the quality of life for all residents, businesses, and visitors. We are committed to improving active transportation, infrastructure, parks, recreation, arts, and culture. We are determined to provide a vibrant, safe, and sustainable community environment that everyone can be proud of. This holistic approach is the result of extensive collaboration and analysis, designed with the aim to empower our community and enhance our collective well-being.

I am eager to see our plan in action as we strive for disciplined urban planning and communications to make this vision a reality. This strategic plan is a collective commitment to our common future, underpinned by our shared values. Together, I trust we can build a community that is even more connected, healthy, and vibrant.



TOWN OF COMOX

# Executing the Plan





# MESSAGE FROM THE CHIEF ADMINISTRATIVE OFFICER



**Jordan Wall**  
*Chief Administrator Officer*

Our Strategic Plan presents a comprehensive outline of Council's vision, lenses, and values, and establishes our five strategic priorities: Organizational Excellence, Community Connection and Wellness, Economic Health, Good Governance, and Balanced Community Planning for the 2022-2026 term of Council.

Our plans for this term are ambitious, including significant investments in initiatives that will enhance the lives of our residents, businesses, and local organizations while ensuring long term stability in Town operations. Our focus remains on enhancing key infrastructures that will not only serve our current residents but will also facilitate thoughtful, planned growth to sustain our community's strength and prosperity for future generations.

We are dedicated to providing valuable public services that resonate with our community's needs by implementing our decisions. Upholding our commitment to the values of creativity, collaboration, inclusivity, confidence, integrity, and respect, we endeavor to enrich the lives of our residents daily.



STRATEGIC PRIORITY

# Organizational Excellence

We will modernize and create stability to ensure high quality service delivery over time.

AREAS OF FOCUS	PROJECTS AND INITIATIVES THAT SUPPORT THIS THEME
<p><b>Asset Management</b> - Focus on life-cycle funding when considering asset additions or replacements and communicate to the public the cost and need for asset renewal.</p>	<ul style="list-style-type: none"> <li>• Develop, implement, and communicate to the public an asset funding strategy to close the infrastructure deficit and ensure long term sustainable core service delivery</li> </ul>
<p><b>Staff Retention</b> - Ensure our human resources are aligned with meeting Council's and the community's expectations.</p>	<ul style="list-style-type: none"> <li>• Develop a standard of conduct to promote a positive and respectful workplace</li> <li>• Pursue structural alignment through organizational Strategic Plan updates</li> </ul>
<p><b>Internal processes</b> - Streamline and develop new processes that are efficient, cost effective and support our overall objectives.</p>	<ul style="list-style-type: none"> <li>• Implement e-permitting for development applications to increase transparency and efficiency</li> <li>• Cross train casual employees in different departments to support consistent and flexible customer service</li> <li>• Digitize requests for information, responses, and record keeping</li> <li>• Complete the Climate Change Risk Assessment and Action Plan</li> </ul>
<p><b>Customer Service</b> - Enhance customer service standards within our organization by providing better access to information, training tools and resources for staff.</p>	<ul style="list-style-type: none"> <li>• Continue moving towards a macro focused customer service response model to sustain community wide core service delivery within allocated resources</li> <li>• Develop an organization growth plan that supports and enhance the delivery of services as the community grows</li> </ul>



STRATEGIC PRIORITY

# Community Connection and Wellness

We believe in fostering community connection and enhancing individual and collective wellness.

AREAS OF FOCUS	PROJECTS AND INITIATIVES THAT SUPPORT THIS THEME
<p><b>Recreation</b> - We believe recreation is critical to community vibrancy, belonging, connection and health (safety) at all ages.</p>	<ul style="list-style-type: none"> <li>• Focus on providing equitable access to community recreation through the LEAP and TRIP programs</li> <li>• Deliver youth recreation opportunities and continue to support the Comox Youth Council</li> <li>• Further enhance youth recreation opportunities through the construction of a pump track and development of skate park plans</li> </ul>
<p><b>Parks</b> - Our parks and greenspace connectivity enhances livability and walkability in the town and ensures seaside access for all.</p>	<ul style="list-style-type: none"> <li>• Complete Brooklyn Creek greenway south of Noel Avenue</li> <li>• Acquire further parks and nature space within town boundaries</li> <li>• Develop a Parks Master Plan and Urban Forest Management Strategy to catalogue current needs and map future growth of the Town’s parks systems</li> <li>• Complete an ocean front walkway connection west of Marina Park to Ellis Street</li> </ul>
<p><b>Arts and Culture</b> - Support the work of local non-profits and festivals to deepen the sense of community and belonging.</p>	<ul style="list-style-type: none"> <li>• Construct Mack Laing viewing platform</li> <li>• Continue to support Nautical Days and Filberg Festival</li> <li>• Continue to provide space for Pearl Ellis Gallery and CAMS</li> <li>• Provide support for community Halloween and Christmas Market events</li> </ul>
<p><b>Public Safety</b> – support Comox Fire Rescue and other local emergency services to maintain and enhance the safety of our citizens.</p>	<ul style="list-style-type: none"> <li>• Continue provision of health and safety support including smoke detectors, AED’s, Fire Smart support and wildfire mitigation</li> <li>• Focus on life saving protection through the timely response to fire rescue and medical emergency situations</li> <li>• Active participation in the Regional Emergency Management Program</li> </ul>



STRATEGIC PRIORITY

# Economic Health

**We support a strong and vibrant business community to provide stability to our local economy.**

AREAS OF FOCUS	PROJECTS AND INITIATIVES THAT SUPPORT THIS THEME
<p><b>Downtown Vitality</b> - We believe that a vibrant downtown is a key element of a proud connected community that creates connection, a sense of community and a sense of place.</p>	<ul style="list-style-type: none"> <li>• Complete a Downtown Action Plan to guide future development and balance the need for growth vs. desire to maintain a small-town feel</li> <li>• Support downtown beautification through flower beds and routine maintenance</li> <li>• Provide enhanced development approvals support for downtown projects</li> </ul>
<p><b>Balancing Vibrancy &amp; Stability</b> - Create an environment for a robust and vibrant Comox economy by working with community organizations (BIA) to facilitate their success.</p>	<ul style="list-style-type: none"> <li>• Promote and support local commercial into residential areas</li> <li>• Support the BIA in their renewal and potential boundary expansion process</li> <li>• Complete an Economic Development Strategy and Downtown Enhancement Action Plan</li> </ul>
<p><b>Comox Marina</b> - The Comox Marina offers a unique opportunity for the growth of the marine tourism industry.</p>	<ul style="list-style-type: none"> <li>• Complete and provide occupancy to the Marine Services Building</li> <li>• Provide marina space to encourage tourism and commercial activities</li> </ul>



STRATEGIC PRIORITY

# Good Governance

We believe that good organizational governance provides stable decision-making and management of our community.

AREAS OF FOCUS	PROJECTS AND INITIATIVES THAT SUPPORT THIS THEME
<p><b>Community Participation</b> – We enhance two-way communication with our community.</p>	<ul style="list-style-type: none"> <li>• Develop a pre-application policy with community input requirements to support and broaden community participation</li> <li>• Further enhance online information regarding proposed developments</li> <li>• Continue Town’s communication and social media growth to build knowledge and engagement on town projects and initiatives.</li> </ul>
<p><b>Relationships</b> – We develop connections and relationships both locally and regionally to leverage support for our goals.</p>	<ul style="list-style-type: none"> <li>• Maintain high levels of support and coordination with other local governments and K’ómoks First Nation</li> </ul>
<p><b>Decision-Making</b> - We make evidence-based decisions focused on the best interests of the Town over the long term.</p>	<ul style="list-style-type: none"> <li>• Include full life cycle costs in all asset acquisition or expansion decisions</li> <li>• Improve ground level data collection and continue to modernize internal processes</li> </ul>



STRATEGIC PRIORITY

# Balanced Community Planning

We will ensure responsible and thoughtful growth to enhance a well-balanced community

AREAS OF FOCUS	PROJECTS AND INITIATIVES THAT SUPPORT THIS THEME
<p><b>Strategic Growth</b> - We will balance the benefits of growth with the livability of our community.</p>	<ul style="list-style-type: none"> <li>• Ensure appropriate amenity provisions in rezoning applications</li> <li>• Develop an organization growth plan that supports and enhance the delivery of services as the community grows</li> </ul>
<p><b>Housing</b> - We will create the conditions for a diversity of housing options in our unique Seaside Town.</p>	<ul style="list-style-type: none"> <li>• Update the OCP through community consultation to develop a vision for the future growth of Comox</li> <li>• Apply for and complete the Complete Community grant program to support future planning decision making</li> <li>• Apply for and complete the CMHC Housing Accelerator grant program to accelerate the Town’s modernization process and secure funding for other community benefits</li> </ul>
<p><b>Community Addition</b> - We will ensure that each new major development adds positively to the community through appropriate amenity contributions and/or other community benefits.</p>	<ul style="list-style-type: none"> <li>• Require greenway and connectivity networks in new developments</li> <li>• Complete a DCC review to ensure equity and fairness in cost allocation in new developments</li> <li>• Create a community amenity policy for developments</li> </ul>



# Top Projects



## Youth Recreation

- Finalize the design and construction of a Pump Track to enhance youth recreation in Comox



## Parks

- Complete the Parks and Trails Master Plan Plan
- Complete the Urban Forest Management Strategy



## Urban Planning

- Completion of a New Official Community Plan
- Develop a Housing Strategy that creates conditions for a diversity of housing options
- Implement the Development Application Review



## Downtown & Comox Marina Vibrancy

- Complete Downtown Action Plan



## Climate Change

- Complete the Climate Change Risk Assessment and Action Plan