

**Public Hearing Report and Meeting Minutes
held in d’Esterre Seniors Centre, 1801 Beaufort Avenue
on Wednesday July 10, 2024**

<u>Present:</u>	Mayor	N. Minions
	Councillors	S. Blacklock, K. Grant, C. Haslett, J. Kerr (electronic), J. Meilleur, M. Swift
	Absent	Nil
	Staff	J. Wall, Chief Administrative Officer S. Russwurm, Corporate Officer E. Henley, Director of Finance G. Schreiner, Fire Chief S. Ashfield, Director of Operations

The Public Hearing Meeting was called to order at 6:00 p.m. with 69 members of the public in attendance.

Mayor Minions respectfully acknowledged 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.

PUBLIC HEARING STATEMENT

Mayor N. Minions made the following statement:

This Public Hearing is hereby convened pursuant to Section 464 of the Local Government Act for the purpose of hearing representations those persons who believe that their interest is affected by the proposed:

1. OCP AMENDMENT & REZONING APPLICATIONS:

- OCP RZ 23-2 (2077 Hector and 941 Aspen Roads)

- OCP RZ 24-3 (2123 Hector Road):

- a. Comox Official Community Plan Amendment Bylaw 1685.11
- b. Comox Zoning Amendment Bylaw 1850.46
- c. Comox Phased Development Agreement Authorization Bylaw 2024: Aspen Hector

The proposed bylaws have received first and second reading but have not passed third reading or been adopted by Council. Notices of this Public Hearing have been published in accordance with the requirements of the Local Government Act. Also, a copy of the proposed bylaws, supporting documentation and any submissions to Council received from the public have been available for inspection at Comox Town Hall as required by the Local Government Act. Copies

are also available for review at the desk of the clerk. Note that this Public Hearing is being conducted virtually and in-person.

To maintain order and to ensure everyone has a reasonable opportunity to be heard, I ask that each person wishing to speak first sign the Speaker's List, located at the desk of the Clerk. For Zoom Meeting Link users, hover over 'Reactions' in the bottom footer of the Zoom screen and click the 'Raise Hand' icon, or press *9 on your phone, and wait to be asked to speak by the Chair. All speakers will be asked to speak by the Chair. Once called by the Chair, please begin your presentation to Council by clearly stating your name and address (virtual presenters first click the 'unmute' button or press *6 on your phone).

Please limit your presentation to five minutes. After all have had an opportunity to be heard, anyone wishing to have further input may once again sign the Speaker's List or "raise their hand".

Council will not debate with each other or members of the public. Council will not answer questions; we are here to hear from you. Technical questions may be directed by the Chair to the staff.

Everyone will be given a reasonable opportunity to be heard at this meeting. No one will be, or should feel, discouraged or prevented from making his or her views heard. Please refrain from any conduct that would intimidate others or discourage them from speaking.

In addition, if you wish to provide a written submission during this Public Hearing, you may do so by leaving a copy at the desk of the Clerk or by sending an email to council@comox.ca. Note that written submissions (including emails to Council) must be received before the end of the Public Hearing.

1. OCP AMENDMENT & REZONING APPLICATIONS:

- OCP RZ 23-2 (2077 Hector and 941 Aspen Roads)**
- OCP RZ 24-3 (2123 Hector Road):**

Application Summary

a. Comox Official Community Plan Amendment Bylaw 1685.11

In general terms, the purpose of proposed Official Community Plan Amendment Bylaw No. 1685.11 is to:

- a) Add 941 Aspen Road, 2077 Hector Road and 2123 Hector Road to the list of those properties, with an OCP designation of Residential: Low Rise Apartments, Townhouses and Ground Orientated Infill, that are exempt from the OCP policy restricting building height to a maximum of four-storeys.

- b) Designate the western portion of 941 Aspen Road with an OCP designation of Residential: Low Rise Apartments, Townhouses and Ground Oriented Infill, and as being within Development Permit Areas # 3 General Multi-Family and # 11 Wildlife Corridor.
- c) Designate the eastern portion of 941 Aspen Road with an OCP designation of Mixed Use: Commercial – Residential, and as being within Development Permit Areas #4 Mixed Use: Commercial – Residential and # 11 Wildlife Corridor.
- d) Designate 2077 Hector Road with an OCP designation of Residential: Low Rise Apartments, Townhouses and Ground Oriented Infill, and as being within Development Permit Areas # 3 General Multi-Family, # 7 Riparian Areas and # 11 Wildlife Corridor.
- e) Adding to the Parks, Trails and Open Spaces Network, an extension of the Hector Greenway along the northern boundary of 2077 Hector Road f) Adding the extension of Hector Road along the northern boundary of 2077 Hector Road to the Road Network as a Minor Collector.
- g) Adding the extension of Hector Road along the northern boundary of 2077 Hector Road to the Bicycle Network as a Proposed Major Bike Route.

b. Comox Zoning Amendment Bylaw 1850.46:

In general terms, the purpose of proposed Comox Zoning Amendment Bylaw 1850.46 is to:

- a) Create new zones RM 6.1 (Apartment), RM 6.2 (Apartment and Townhouse) and C 7.1 (Commercial-Residential);
- b) Rezone the western portion of 941 Aspen Road from CVRD zoning CR-1 to RM 6.1 (Apartment);
- c) Rezone the eastern portion of 941 Aspen Road from CVRD zoning CR-1 to C7.1 (Commercial-Residential); and
- d) Rezone 2077 Hector Road from CVRD zoning CR-1 to RM 6.2 (Apartment and Townhouse).

c. Comox Phased Development Agreement Authorization Bylaw 2024: Aspen Hector

In general terms, the purpose of proposed Comox Phased Development Agreement Authorization Bylaw 2024: Aspen Hector is to:

Authorize the Town to enter into a phased development agreement with the owners of 941 Aspen and 2077 Hector Roads to limit the Town's ability to change the proposed zoning of 941 Aspen and 2077 Hector Roads for a term of 10 years in exchange for securing a \$728,000 affordable housing contribution for the first phase of the development, a \$100,000 playground amenity contribution, and commercial space for a childcare facility.

PUBLIC HEARING SUBMISSIONS

Summary of written submissions:

1. Email received July 2, 2024, from Catherine Hannon, expressing concerns regarding the added transportation strain from proposed housing expansions and urged Council to consider the need to preserve natural ecosystems amidst demographic shifts and high-density development proposals.
2. Email received July 1, 2024, from Dr. Elaine Kerr, Courtenay, advising Council to protect green spaces and endangered species during new developments in Comox, prioritizing community conservation efforts over developer interests.
3. Email received July 2, 2024, from Ian Davies, 672 Olympic Drive, expressed concerns about poor cell service in parts of Comox, and requested Council require new apartment towers install equipment to improve cell coverage in the area.
4. Letter received July 2, 2024, from Trevor Dickie, 2123 Hector Road, expressed concern that the proposed developments lack sufficient sanitary sewer capacity, urging the council to address this issue before expanding the Official Community Plan (OCP).
5. Email received July 3, 2024, from Lisa Low, 955 Sylvan Road, expressed concerns about the proposed developments not fitting the rural feel, and the increasing traffic and noise, impacting privacy, and straining already full hospitals and schools.
6. Website submission received July 6, 2024, from Cameron Cowan, 873 Aspen Road, expressed concerns about the proposal to build apartments and townhouses across from their home on Aspen Road and requested that the area remain single-family or that multi-family units be built on a new street off Aspen Road.
7. Email received July 7, 2024, from Lynne and Bob Yaskiw, 2779 Fife Place, expressed concerns about large apartments on Aspen Road, preferring them near city centers, and would like to see clearer plans, smaller buildings, heat pumps, fences, trees, and enough parking.
8. Email received July 6, 2024, from Julie Micksch, 906 Acacia Road, expressed concerns about protecting local wetlands, considering alternative stormwater solutions, preserving more trees, and addressing traffic issues to minimize environmental and community

impacts.

9. Email received July 8, 2024, from Jodi MacLean, 2220 Neptune Way, expressed support for having 25% of units with 2 or more bedrooms and suggested increasing this requirement, backed EV-ready parking, appreciated efforts to protect the local ecosystem, proposed making it easier to walk to bus stops (including allowing electric kick-scooters on buses), and opposed commercial services in residential areas.
10. Email received July 9, 2024, from Nancy McNair, 2330 Suffolk Crescent, expressed opposition to the proposed developments.
11. Email received July 8, 2024, from Hans and Marie Jacobs, 2326 Suffolk Crescent, expressed concerns about the size and height of the developments and their impact on local wildlife, questioned public engagement, and recommended keeping buildings to four stories, protecting the environment, involving the public more, and using affordable housing funds promptly.
12. Email received July 8, 2024, from Maureen Denny, 1515 Balsam Avenue, expressed concerns about how increased population and traffic could strain our roads and water supply amid climate change, stressed the importance of protecting endangered trees and wildlife, and suggested the development should be smaller or modified to keep Comox a pleasant place to live and prevent overcrowding.
13. Email received July 8, 2024, from Marina and (James) Michael Fraser, 2285 Neptune Way, expressed concerns about parking, safety at intersections due to parked vehicles, and providing enough parking for proposed developments, and advised the Council to consider the increase in neighborhood activity and incidents of vandalism.
14. Email received July 9, 2024, from Julie Micksch, provided an Arborist report regarding her July 6, 2024, email, for reference.
15. Email received July 9, 2024, from Maurito Prato, Co-Chair, Comox Valley Food Policy Council, advising the enhancement of riparian and wildlife corridor protection, improvement of stormwater management, reduction of paved areas, preservation and expansion of tree canopy cover, and provision of adequate food-growing spaces in the Aspen-Hector development, all aimed at supporting sustainability and community well-being during ongoing development in Comox.
16. Email received July 9, 2024, from Saskia de Quaasteniet, 3414-2200 Murrelet Drive, expressed opposition to the proposal, citing concerns about its excessive scale for our area and its potential damage to the environment and green spaces.
17. Email received July 9, 2024, from Cheryl Taylor, 481 Holly Place, expressed concerns about green space, height, and size of the proposed development, citing potential ecological impacts, traffic issues, and the strain on local services in Comox.

18. Email received July 9, 2024, from Bev Slater, 889 Acacia Road, expressed opposition to the proposed development citing concerns about overcrowding, traffic congestion, strain on local services, and emphasizes the need to preserve green space for future generations in Comox.
19. Email received July 9, 2024, from Grace and Deane Clarke, 2180 Stadacona Drive, expressed concerns about environmental impacts, access to green space, safety for pedestrians, and provisions for affordable housing and senior care in the proposed development plans.
20. Email received July 9, 2024, from Brian Slater, 889 Acacia Road, expressed concerns about the proposal being too large for the area and the potential strain on local infrastructure, citing worries that it may only benefit shareholders rather than the community.
21. Email received July 9, 2024, from Michael Turnbull, 2072 Hector Road, expressed concerns about how population growth might strain local services, opposed allowing taller apartment buildings beyond current limits, suggested adding a connecting road for emergency access, proposed creating a trail network, and questioned how water management and infrastructure upgrades will be handled.
22. Email received July 9, 2024, from Stacey Gardiner Hartman & Nancy Gardiner Jones, 2200 Murrelet Drive, expressed support for the proposed developments, highlighting secure features like controlled entrances and surveillance, attractive architecture, well-maintained grounds, community respect, and the affordability of the living environment at Aspen View Highstreet.
23. Email received July 9, 2024, from Kirk Waugh and Yvonne van den Brink, 1920 Guthrie Road, expressed opposition due to inadequate infrastructure for sewer, water, and roads, increased traffic hazards, and concerns about the impact on the rural character and environment of the area.
24. Email received July 9, 2024, from Riley Whyte, Aspen View, expressed positive experiences of living at Aspen View for over two years emphasizing Aspen View's welcoming community, modern amenities, and the sense of home and security it has provided.
25. Email received July 10, 2024, from Susanna Scott, 1959 Toronitz Road, expressed opposition due to concerns about inadequate infrastructure to support current and future residents, increased traffic issues, and potential impacts on nearby farming and community safety.
26. Email received July 10, 2024, from Maggie Doucette, 2225 Crown Isle Drive, expressed concerns that the proposed development could harm neighbours and strain the Comox Valley with increased traffic, suggesting smaller-scale housing options or preserving the area as a natural forest.

27. Email received July 9, 2024, from Marie Jacobs, 2326 Suffolk Crescent, expressing opposition due to concerns that mega-developments like Highstreet's are unnecessary for filling Comox's housing needs, worsen traffic issues, and do not adapt to community standards or regional planning considerations.
28. Email received July 9, 2024, from Ray Kolodychuk, Idiens Way, expressed concerns about concerned about worsening traffic issues, including speeding that poses safety risks, especially for those needing to back into driveways, which must be addressed before considering adding more vehicles to the area.
29. Email received July 10, 2024, from Paul Jordan, 2221 Idiens Way, expressed opposition due to concerns about its negative impact on rural residents' quality of life, increased traffic issues, and environmental sustainability, highlighting the adverse effects experienced on Idiens Way after similar developments.
30. Email received July 10, 2024, from Joanne McKechnie, 1611 Noel Avenue, expressed concerns about impacts of the proposed developments, regarding environmental preservation, increased traffic, and the disrespectful process towards rural neighbors, and asked for wider natural buffers and community input in the development process.
31. Email received July 10, 2024, from Diane and Jay Van Oostdam, 1740 Linden Ave, expressed support for necessary development to accommodate more residents while preserving the environment but stressed community and ecological impacts, advising independent assessments by biologists, ecologists, and hydrologists to protect ecosystems like Brooklyn Creek and the critically imperiled red-listed wetland during water shortages and climate concerns.
32. Email received July 10, 2024, from Jenna Matkoski, 328-680 Murrelet Drive, expressed concerns that the proposed development on Hector Road will significantly alter its character, suggesting measures like 15m property buffers, use of temporary water storage ponds to prevent invasive species, and protecting critically imperiled red-listed wetlands, highlighting the need for thorough environmental assessments to safeguard the Brooklyn Creek watershed.
33. Letter received July 9, 2024, from John Neilson, President, Brooklyn Creek Watershed Society, advised that Council defer approval of the Broadstreet development at 2123 Hector Rd pending an independent hydrological review, considering the cumulative impact of concurrent developments on the Brooklyn Creek watershed amidst increasing drought conditions, and requested adherence to federal and provincial regulations to protect aquatic ecosystems and fish habitats.
34. Email received July 10, 2024, from Laurie Cavaggion, 2026 Hector Road, expressed concerns about the proposed developments changing the rural feel and suggest keeping large property buffers, using dry water storage ponds to avoid invasive species, and protecting the sensitive wetlands and Brooklyn Creek watershed by consulting experts.

35. Email received July 10, 2024, from Vedanand Leeladhur, Aspen Highstreet, expressed support for the proposed developments because Aspen Highstreet offers a secure, environmentally friendly atmosphere with well-maintained facilities, social activities, a gym, and free WiFi, all of which contribute to a homely and healthy lifestyle.
36. Email received July 10, 2024, from Neal De Groote, 2110 Hector Road, supported development in the area, but expressed concerns about the proposed density, traffic impact, integration with existing neighborhoods, light pollution, buffers, and the lack of plans for low-income housing, urging for thoughtful consideration of community input to enhance the project's suitability for both current and future residents.
37. Email received July 10, 2024, from Wayne Matkoski, 2044 Hector Road, suggested broader property buffers to protect habitat and privacy, expressed opposition to permanent water ponds due to invasive species risks, and urged expert evaluation of critically imperiled red-listed wetlands and the Brooklyn Creek watershed's ecological impacts in the proposed developments.
38. Email received July 10, 2024, from Karen Jensen, 2136 Stadacona Drive, expressed concerns about proposed developments, questioning the lack of communication from Broadstreet Development, seeking details on tree retention and wetland reports, and advocating for lower-density housing to preserve community character and address infrastructure challenges in the Comox Valley.

Summary of Speakers:

1. Julie Micksch (via Zoom), 906 Acacia Road, expressed concerns about the environmental impact on wetlands, citing the necessity for 30-meter buffers supported by research, the importance of consulting a professional land hydrologist, implementing stormwater ponds to manage runoff, and the preservation of trees and greenways.
2. Paul Jordan, 2221 Idiens way, expressed concerns about large size of the project, traffic impacts and quality of life in rural areas.
3. Barbara Leiman, 2243 Heron Crescent, expressed concerns about the timing of the hearing during summer months and the impact on local services due to the large size of the project.
4. Stephanie Abbat-Slater, 889 Acacia Road, opposes the project due to concerns about the magnitude of the project and the impacts of adding a large number of people to a small area.
5. Brody Abbat-Slater, 889 Acacia Road, supported development but opposed the proposed developments, expressing concerns about the need to consider existing structures, biodiversity, traffic, healthcare, etc.

6. Margaret Waterton, Sheraton Road, expressed concerns about traffic flow around Aspen/Guthrie and surrounding area, as well as transit and traffic impacts in the Comox Valley.
7. Lyn Yaskiw, 2779 Fife Place, expressed concerns about placing large apartments on Aspen Road, adequate parking, advocated for medium-density housing and townhomes, and questioned the timing of the public hearing during the summer when many residents are out of town.
8. Yvette Crane, 108-2250 Manor Place, expressed concerns about the potential loss of green spaces, wildlife habitats, and mature trees, stressing their importance for local wildlife, cooler temperatures, and water conservation, and suggested a sustainable development approach focusing on infill within existing town limits, tree preservation, urban forest planning, citizen consultation, and advisory group formation.
9. David Dyer, 944 Aspen Road, requested walking paths be continued as part of the overall project.
10. Wayne Matkoski, 2044 Hector Road, expressed concerns about the magnitude of the project and the impact of adding a large number of people to a small area, as well as the need for large buffers to maintain the rural atmosphere.
11. Irena Burns, 2266 Idiens Way, expressed concerns about traffic impacts, noting that the Anderton/Idiens intersection is a high-impact area needing more controls such as additional lights or a traffic circle.
12. Trevor Dickie, Broadstreet Properties, 2123 Hector Road, provided details on their proposed development, noting that pathways should not have been included in the Bylaw and recommending its amendment, raised concerns about sanitation capacity for servicing new developments, and plans for a gradual, staged construction process.
13. Gary Hynds, 2217 Heron Crescent, raised concerns about the target demographics and affordability of proposed developments, and questioned the readiness of electricity, road infrastructure, schools, medical services, and job opportunities capable of sustaining an additional 2,000 residents.
14. Kenny Shaw, 807 Anderton Rd, expressed concerns about water runoff issues, noting his annual need to replace gravel in his driveway due to this problem, and raised questions about the management of water runoff.
15. John Neilson, 1500 Balmoral, President of Brooklyn Creek Watershed Society, expressed opposition to the proposed developments and urged a hydrologist's assessment to understand their cumulative effects of stormwater on the watershed, and emphasizing compliance with provincial and federal requirements based on information from the Department of Fisheries and Oceans.

16. Dave Munro, 2221 Neptune Way, expressed concerns about school capacity and the need for more teachers, and the high rental costs making it hard for teachers to move here because affordable housing is difficult to find.
17. Neil Bolton, Highstreet Ventures, 602-1708 Dolphin Road, as the developer and applicant for this project, they recognize the housing shortage and aim to provide daycare and homes to help address a 1% vacancy rate. The project focuses on rental properties or adjusts based on market demands, includes a tree retention strategy, wetland protection, and infrastructure upgrades, targeting residents aged 20-35 up to retirement, and offering economic benefits to the Town.
18. Clyde Woolman, 952 Sylvan Road, questioned whether the proposed development was four stories or six stories and requested clarification.

THE MEETING RECESSED AT 7:26 P.M. AND WAS CALLED BACK TO ORDER AT to 7:28 P.M.

Jordan Wall, CAO, provided a statement to the audience clarifying that the change in the OCP aims to maintain consistency aligning with updated aeronautical zoning regulations that are being modernized from old 1960s regulations. This consistency in the OCP is crucial for accommodating future expectations under new aeronautical regulations and removing previous lower height limits. The developer remains committed to pursuing four-story buildings.

NOTE: The OCP provides a broader framework for development, while specific zoning will further restrict permissible activities.

19. Joanne McKechnie, 1611 Noel Ave, expressed concerns about the 2012 Official Community Plan (OCP) for not adequately addressing natural resources and wildlife corridors, emphasizing the need to delay decisions until completing our urban forest strategy and updating the OCP, and underscoring the importance of protecting our community's natural resources.
20. Jay VanOstda, 1740 Linden Avenue, expressed concerns about the water implications of 1000 new households and 2000 additional people already under level 2 water restrictions, advising a plan for water-saving through more efficient usage, additional water costs, and mandatory household cisterns, aiming for smart growth that minimizes valley-wide impacts.
21. Neal DeGroot, 2110 Hector Road, expressed concerns about density, noting other developments throughout the Comox Valley in various stages of planning or completion; while not opposed, emphasized the need to carefully review the numbers.
22. Lisa Low (via Zoom), 955 Sylvan Road, expressed concerns that, unlike the Quality Foods location in an urban setting, the proposed rural developments will significantly impact current residents' quality of life, and developers, being market-driven, may change their plans to build 4-stories after the bylaw is amended to permit 6-story buildings.

23. Marie Jacob, 2326 Suffolk Crescent, expressed concerns about the traffic and impacts of all developments, noting that affordable housing isn't helping those with limited income, that development decisions affect all of Comox Valley and need to be paced and sustainable, and that the Valley does not have infinite capacity.
24. Lisa Bernard, 6505 Rennie Road, requested clarity about how Bills 44, 46, and 47 affect high-density developments and the role of municipalities, including Comox, in making decisions about density, while also considering our progress towards becoming complete communities and addressing traffic concerns.
25. Neil Bolton (2nd time), Highstreet Ventures, 602-1708 Dolphin Road, clarified that they are only considering building 4-story buildings.
26. Trevor Dickie (2nd time), Broadstreet Properties, 2123 Hector Road, amendment bylaw on map 3 is old version. The correct version was provided with the notice.
27. Garry Hynds (2nd time), 2217 Heron Crescent, requested clarity about what the cost per unit will be.
28. Yvette Crane (2nd time), 2250 Manor Place, expressed support for diverse housing options, including supportive, low-income, nonprofit, cooperative, and cohousing, stressing the need for varied solutions to housing needs.
29. Paul Jordan (2nd time), 2221 Idiens Way, expressed concerns about urban roads entering quiet rural areas, leading to environmental impacts on riparian areas near Idiens Way, where pollution from tires and exhaust has harmed wild frogs, and raised concerns about increased traffic and speeding affecting rural quality of life.

Close of Public Hearing:

There being no further speakers wishing to make representation, Mayor Minions made the following statement:

I remind those present that legal considerations prevent the members of Council from considering any representation made after the close of this Public Hearing item.

Before closing this Public Hearing item, I am going to call three times for any further speakers.

For the first time, is there anyone who wishes to make any further representation? For the second time, is there anyone who wishes to make any further representation? For the third time, is there anyone who wishes to make any further representation?

There being no further speakers, I declare this Public Hearing item closed.

Submissions received at the meeting, are attached to these Minutes:

- Hand delivered: Yvette Crane, 108-2250 Manor Place
- Emailed: Sam Sulek, no address provided
- Emailed: Sarah Waddington, no address provided
- Emailed: David Sulek, no address provided
- Emailed: Clarice Coty, 698 Aspen Road

Adjournment:

Regularly moved and seconded that the meeting adjourn at 7:59 p.m.

CARRIED

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



MAYOR

Certified fair and accurate pursuant to Section 465(6) of the Local Government Act.



CORPORATE OFFICER

RECEIVED

July 10, 2024

LOG: 24-271	REFER:	AGENDA:
FILE: 3360-20-20	ACTION: File	

Yvette Crane
#108-2250 Manor Place
Comox, B.C. V9M 1C5

July 10, 2024 **TOWN OF COMOX** Cfile: 3360-20-2023.02

TO: Town of Comox Mayor and Council
Copies: Council
JW/SR/RB/PN/SA/CP/CD

RE: Public Hearing re Application RZ OCP 23-2 (Bylaws 1685.11, 1850.46, 2024)

Dear Mayor Minions and Comox Town Council:

My name is Yvette Crane and I live at [REDACTED] in Comox.

My husband & I are new to Comox, having moved here two years ago. What originally attracted us to Comox was its small town / rural feel, its abundant green spaces, and the lovely parks – but also 'wild' spaces and trees everywhere we looked.

Now I am deeply concerned that these precious wild spaces in our town, beloved by human and wildlife, appear to be disappearing under our watch. This includes acres of mature second growth forest and trees as well as small pockets of urban wild spaces. These are so important to wildlife; for cooling temperatures; for water conservation, and in mitigating the effects of climate change.

I also see grassroots efforts to propose another way of looking at our remaining wild spaces, other ways to develop without destroying the character and natural beauty of this town.

Here is my request of you:

- 1) Please halt or at least slow this current massive development, by choosing NOT to approve these by law changes here tonight
- 2) Envision a new way to develop. I personally am in favour of higher density – WITHIN THE CURRENT FOOTPRINT of our Town.
NOT on green field space. Let's use the urban footprint we already have and strive to stay within it.
No more annexing of rural lands.
- 3) Let's look to infill development and increasing density within the current Town limits. I see empty lots and also small & large homes on enormous lots.
Some possible positive examples I am aware of include laneway cottages; "granny flats", duplexes and four-plexes.
- 4) Keep our skyline and wonderful views open to everyone to enjoy. Avoid the feeling and environmental unsustainability of the 'concrete jungle' by keeping the height limits as per the old OCP
- 5) Keep 100% of the trees! Let's get a real tree bylaw in place, where is our Urban Forest Plan and the new OCP we as citizens can contribute to?

My concern is that all this wonderful & important planning is happening much too slowly and too late

I believe that our Town should be a Town for its citizens, not a place for large development companies and their owners to make huge profits today by destroying the natural resources that belong to all of us, thus imperiling all of our futures. (Water issues; drought; air quality; heat domes and so on.)

6) My final request to you is to look at consulting citizens proactively. Can we set up a Citizens Advisory Group that advises the Town on development and other urgent matters? Other Towns & Cities have these. What an important way to truly involve citizens.

I have more suggestions around that, around truly engaging citizens and gathering their input, and around how to help citizens through the Town bureaucratic process when they do want to get involved. Happy to chat further on this.

Comox is growing – (hopefully not out of all recognition).

We need to grow too, in the way Council and the Town office engage with the people of Comox, as well.

Thank you for all your work, each and every one of you as Council and staff. It is appreciated. And thank you for your time here tonight.

Sincerely,


Yvette Crane



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July 10, 2024

TOWN OF COMOX

LOG: 24-272	REFER:	AGENDA:
FILE: 3360-20-20	ACTION: File	

Cfile:3360-20-2023.02 RZ 23-2 OCP 2077 Hector and Aspen

Copies: Council
JW/SR/RB/PN/SA/CP/CD

From: sam [REDACTED]
Sent: Wednesday, July 10, 2024 7:31 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Bylaw 1685.11, Bylaw 1850.46, Bylaw 2024 re 941 and 2077 Hector Rd

To whom it may concern,

I oppose this development.

Sam Sulek

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July 10, 2024

TOWN OF COMOX

LOG: 24-273	REFER:	AGENDA:
FILE: 3360-20-20	ACTION: File	

Cfile:3360-20-2023.02 RZ 23-2 OCP 2077 Hector and Aspen

From: S Waddington [REDACTED]

Sent: Wednesday, July 10, 2024 6:41 PM

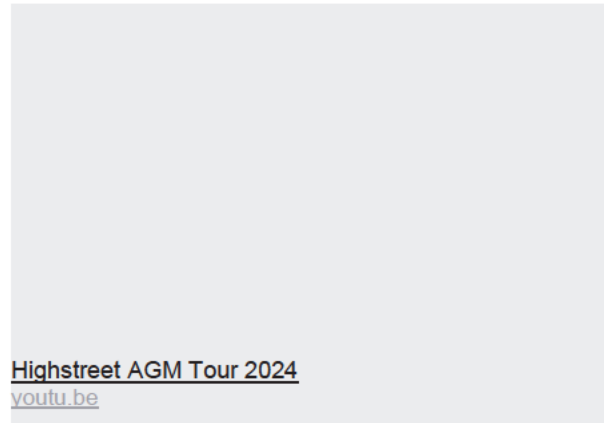
To: Town of Comox – Administration <town@comox.ca> [REDACTED]

Copies: Council

JW/SR/RB/PN/SA/CP/CD

Subject: Highstreet doesn't care about communities

If you watch the just posted Highstreet AGM recap, you get the sense Highstreet is a great company doing great things.



Highstreet AGM Tour 2024
youtu.be/

I beg to differ. “Sustainability” is not plowing down existing forests with rare species and increasingly important ecosystems that will help us adapt to climate change, and provide habitat to wildlife, protect water and a myriad of other benefits. The community has said clearly they do not want this development, and when things such as pathways and trails were proposed Highstreet said no. Why in our own communities are we at the mercy of private development when it comes to designing and creating the communities we live in, with our needs in mind? Highstreet will be long gone if this goes through, and the community lives with the aftermath of whatever they decide to build, with their top motive being profits, with little consideration to any created impacts.

In Sidney BC, Highstreet has displaced tenants from affordable housing in order to demolish two buildings consisting of 20 units to build luxury condos - and during a housing crisis! Meanwhile, Sidney council is agonizing over how to address housing. If these units are demolished, the current number of below market units will be halved. Another example of their fine “community building” and “sustainable development”.

I hope Comox will realize it would be a horrible decision to let them go ahead with these plans, and to remember other development proposals are always on the horizon. **It's time we listen to what communities want over developers**, as we are the ones who live in these communities. Please do the right thing, protect the land, ecosystems, and the communities values - and consider projects that take the bigger picture into account.

Comox is beautiful and people don't want to lose that.

Sincerely,

Sarah Waddington

RECEIVED

July 10, 2024

TOWN OF COMOX

LOG: 24-274	REFER:	AGENDA:
FILE: 3360-20-20	ACTION: File	

Cfile:3360-20-2023.02 RZ 23-2 OCP 2077 Hector and Aspen

From: david sulek [REDACTED]
Sent: Wednesday, July 10, 2024 8:57 PM
To: Town of Comox – Administration <town@comox.ca>
Subject: Bylaw 1685.11,Bylaw1850.46, Bylaw2024 re941 and Hector Road

Copies: Council
JW/SR/RB/PN/SA/CP/CD

To the Mayor and Council@ Comox

I am highly opposed to such a huge development in our quaint beautiful town and surrounding community. With the increase of 2000 plus new residents invading our peaceful and quiet little town it is going to completely change all of our daily lives. Being a senior citizen who has lived here for over 40 years, I have seen so many changes since being transferred here and decided to retire here in the Comox Valley mainly because of the quality of the laid back life style and the beauty of the entire area. Since arriving here, the population and housing has tripled. The traffic and crowded streets is becoming more of a daily challenge. Everyone used to say Let Courtney expand and leave the Comox area small and relaxed. We now see more and more apartments being built and lots that were single residents now have 4 to 6 houses on that lot. Contractors are laughing all the way to the bank but the rest of the citizens are facing the problems associated with the increased traffic and crowded Stores and Malls.

Why isn't such a life changing decision being put out to referendum and let the citizens of the community decide. This is to big of decision to be made by the Mayor and a few council members.

David Sulek
Daye Rd.
Comox.

RECEIVED

July 10, 2024

TOWN OF COMOX

LOG: 24-275	REFER:	AGENDA:
FILE: 3360-20-20	ACTION: File	

Cfile:3360-20-2023.02 RZ 23-2 OCP 2077 Hector and Aspen

From: Clarice Coty [REDACTED]
Sent: Wednesday, July 10, 2024 4:59 PM
To: council <council@comox.ca>
Subject: Delivery Status Notification (Failure)

Copies: Council
JW/SR/RB/PN/SA/CP/CD

Dear Comox Council
[REDACTED]

I spoke at the Public Hearing for Aspen View four years ago, describing my experience as a landlord when I advertised my Comox property for rent. I had multiple single parents, couples and families apply to live in this two bedroom apartment.

At the time, it was very emotional for me to choose a tenant, and in the end, I chose the mom who had a three year old child - and this mom was 8 months pregnant with her second child. No one was willing to rent to her.

Having a granddaughter the same age as her daughter, I was moved by her situation. I wanted to give her a chance. I did, and she and her daughters are still living there today. They are the best tenants.

I write to council members to consider all of the other families out there with young children who require a two or three bedroom condo or townhouse to live in. Rental properties, especially for families, are desperately needed.

I also hope that Highstreet will allow all of their rentals to be pet friendly, as this can be most helpful to children, adults and to seniors.

I am in favour of:

Comox Official Community Plan Amendment Bylaw 1685.11

Comox Phased Development Agreement Authorization Bylaw 2024: Aspen Hector

Comox Zoning Amendment Bylaw 1850.46:

Sincerely
Clarice Coty
[REDACTED]