

**Public Hearing Report and Meeting Minutes
held in d’Esterre Seniors Centre
on Wednesday, February 4, 2026**

<u>Present:</u>	Mayor	N. Minions
	Councillors	S. Blacklock, K. Grant, C. Haslett, J. Kerr, J. Meilleur, M. Swift
	Absent	Nil
	Staff	J. Wall, Chief Administrative Officer S. Russwurm, Corporate Officer R. Houle, Director of Development Services G. Schreiner, Fire Chief

The Public Hearing Meeting was called to order at 6:03 p.m. with 109 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 of those persons who believe that their interest is affected by the proposed Official Community Plan Bylaw No. 2054 and Zoning Bylaw No. 2056.

1. Official Community Plan Bylaw No. 2054

2. Zoning Bylaw No. 2056

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.

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.

Once called by the Chair, please begin your presentation to Council by clearly stating your name and address. Please limit your presentation to five minutes and up to two minutes on second time speakers. After all have had an opportunity to be heard, anyone wishing to have

further input may once again sign the Speaker's List.

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 and must include your full name and address in order to be considered as a Public Hearing submission.

1. OFFICIAL COMMUNITY PLAN BYLAW NO. 2054:

a. Official Community Plan Bylaw No. 2054

In general terms, the purpose of proposed Zoning Bylaw No. 2056 is to regulate how land, buildings, and structures may be used and developed within the Town.

PUBLIC HEARING SUBMISSIONS:

Mayor N. Minions made the following statement:

Written – To ensure that written submissions are included in the minutes of the meeting, please ensure that all are submitted to the desk of the Clerk or via email to council@comox.ca before the end of the meeting.

Verbal – The proposed bylaw is now open for discussion.

Summary of Speakers:

1. Rick Davis, Queens Avenue, referenced a past proposal to demolish his historic home for a new Town Hall, urged vigilance regarding rezoning and development, and expressed concerns about governance and bylaw enforcement.
2. Marianne Enhorning, McLeod Street, spoke in support of thoughtful downtown densification, lower building heights, active ground floor retail and food uses, pedestrian friendly design, and stronger design guidance to maintain Comox's small-town character and protect views and community identity.
3. Joanne McKechnie, Noel Avenue, expressed opposition to the proposed OCP, raising concerns about height increases, development along key corridors, lack of architectural and environmental safeguards, and urged revisions to limit buildings to three to four storeys, strengthen design guidance, protect views and green space, and better reflect community input.
4. David Durrant, Church Street, spoke in opposition to the proposed amended OCP, citing

concerns about overdevelopment, governance, conflicts of interest, and impacts on the waterfront, green space, infrastructure, and community-built amenities, and called for the plan to be revised.

5. Yvette Crane, Manor Place, expressed opposition to the proposed OCP, citing insufficient public consultation, over densification, and impacts on neighbourhood character and urban forests, and called for stronger height limits and greater transparency.
6. Tony Rider, Comox Avenue, expressed conditional opposition to the proposed OCP, commending Council for limiting building heights but opposing any provisions or amendments that would allow a six-storey development contrary to community wishes and established neighbourhood height limits.
7. Andrew Rice, Stirling Crescent, Courtenay, spoke in support of the proposed OCP, emphasizing the need for increased density and housing options to address affordability, retain families and workers, and support long-term municipal and infrastructure sustainability.
8. Jim Hentschel, Orchard Park, addressed Council to state his future voting decisions would depend on how Council votes on the final adoption of the plan.
9. Maureen Denny, Balsam Avenue, stated opposition to the proposed OCP, raising concerns about the effects of densification on neighbourhood livability, wildlife, tree canopy, and building heights, and calling for stronger environmental protections.
10. Martha Gerow, Buena Vista Avenue, does not support the proposed OCP, citing inadequate reflection of public input, concerns about excessive building heights, limited neighborhood engagement, and impacts on community character and the waterfront.
11. Scott Hodge, Ewe Court, does not support the proposed OCP, expressing concern about six storey buildings, loss of town character, and development driven by developer interests rather than community input.
12. Glenn Lawson, Balsam Avenue, spoke in support of the proposed OCP, emphasizing the importance of protecting Brooklyn Creek, noting that existing zoning already exceeds projected housing needs, opposing unnecessary upzoning in low density neighbourhoods, and urging Council to uphold the integrity of the OCP process.
13. John Neilson, Balmoral Avenue, spoke in support of the proposed OCP, on behalf of the Brooklyn Creek Watershed Society, highlighting the plan's strong protections for Brooklyn Creek and its riparian areas, and encouraged rigorous implementation and screening of future development to ensure alignment with these environmental commitments.
14. Bob Bowen, Zephyr Place, spoke in support of the proposed OCP, expressing confidence in Council and staff, acknowledging the complexity of growth and density decisions, and supporting adoption of the plan as a balanced approach to inclusivity, downtown revitalization, and long-term community sustainability.
15. Bill Toews, Beaufort Avenue, spoke in support of the proposed OCP, emphasizing the need for increased housing options and density to address affordability, support seniors and workers, retain younger residents, and responsibly plan for Comox's long term growth while maintaining community character.
16. Allan Gornall, Bolt Avenue, spoke in support of the proposed OCP, emphasizing the need

for thoughtfully planned density to support housing affordability, economic viability, and opportunities for future generations while maintaining Comox's sense of community.

17. Bonnie McGlashan, Comox Avenue, expressed opposition to the proposed OCP, supporting some development but raising concerns that increased building heights would erode Comox's small-town character and urging Council to better reflect long standing community values.
18. Jay Van Oostdam, Linden Avenue, expressed concerns about the proposed OCP, raising issues related to potential over densification, housing affordability, transportation capacity, building heights, and loss of tree canopy, and did not indicate support for the OCP as proposed.
19. Chris Gerow, McLeod Street, spoke in opposition to the proposed OCP, expressing concern that it is developer driven, does not adequately reflect public input, and fails to meaningfully address building height, location of growth, and housing affordability, and urged Council to table and reconsider the plan.
20. Jani Martinius, Quarry Park Road, expressed opposition to the proposed OCP, supporting growth in principle but raising concerns about six storey buildings, traffic, construction quality, and loss of small-town character, and urging slower, more deliberate and context sensitive development.
21. Brenda Bavin, Ellis Street, expressed concern about potential high rise development near Marina Park, emphasizing its importance as a valued community and family space, and did not indicate support for the OCP as proposed.
22. Chris McEwen, Alpine Street, expressed opposition to the proposed OCP, citing concerns about six storey buildings along the water side of Comox Avenue, loss of sightlines, and impacts on the town's small-town character.
23. Catherine Salmon, Pritchard Road, expressed concerns about the proposed OCP, acknowledging the need for more housing but raising issues about variances, development in environmentally sensitive areas, and long term impacts on future generations, and did not indicate support for the OCP as proposed.
24. Ralph Borschneck, Denny Road, spoke in support of the proposed OCP, emphasizing the need for increased downtown density, including six storey buildings, to address housing affordability, reduce traffic through walkable development, and support downtown revitalization.
25. Tony rider (2nd time), Comox Avenue, reiterated his support for the OCP, highlighting the potential for benefit corporations to deliver affordable, senior, and co-operative housing supported by CMHC and private financing, drawing on his experience in real estate development.
26. Chris Gerow (2nd time), McLeod Street, reiterated opposition to the proposed OCP, arguing that higher density should be directed away from the existing downtown core to other corridors, stating that increased density does not require high rise development to attract young families.
27. Maureen Denny (2nd time), Balsam Avenue, reiterated opposition to the proposed OCP, expressing concern that six storey buildings would harm Comox's tourism appeal, views, and downtown character, particularly along Comox Avenue and near Marina Park.

28. Scott Hodge (2nd time), Ewe Court, reiterated opposition to the proposed OCP, stating that while he supports growth and change, he is concerned about the location and scale of development, impacts on town character and tourism, and housing being driven by outside investment rather than local needs.
29. Chris McEwen (2nd time), Alpine Street, expressed concern about increased traffic resulting from added density in the town core and did not indicate support for the proposed OCP.
30. Andrew Rice (2nd time), Stirling Crescent, Courtenay, reiterated support of the proposed OCP, stating that concerns about widespread demolition of single-family homes are not financially viable, defending Council against conflict-of-interest claims, and expressing appreciation for Council's work and decision making.
31. Shawn Vincent, Anderton Road, spoke in support of the proposed OCP, stating that the consultation process was extensive, emphasizing the need for increased density to address affordability and project viability, and expressing confidence that well planned growth will not diminish Comox's character.
32. Joanne McKechnie (2nd time), Noel Avenue, reiterated opposition to the proposed OCP, noting that increased density can be achieved through creative use of deep lots such as panhandle properties without demolishing existing homes, and suggesting lower scale multiplex and townhouse development instead of apartments.
33. Catherine Salmon (2nd time), Pritchard Road, reiterated that while she supports increased density, she does not support the OCP as proposed, emphasizing the need for thoughtful development that protects environmentally sensitive areas and favouring higher density in the downtown over other locations.
34. William Van Steen, Comox Avenue, spoke in support of the proposed OCP, outlining current construction and regulatory costs, arguing that six storey buildings are often necessary for project viability, and stating that well designed higher density development can meet community needs without harming town character.

2. ZONING BYLAW NO. 2056:

a. Zoning Bylaw No. 2056

In general terms, the purpose of proposed Zoning Bylaw No. 2056 is to regulate how land, buildings, and structures may be used and developed within the Town.

PUBLIC HEARING SUBMISSIONS:

Mayor N. Minions made the following statement:

Written – To ensure that written submissions are included in the minutes of the meeting, please ensure that all are submitted to the desk of the Clerk or via email to council@comox.ca before

the end of the meeting.

Verbal – The proposed bylaw is now open for discussion.

Close of Agenda:

There being no 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 speakers.

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

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

Written submissions regarding Official Community Plan Bylaw No. 2054 received at the Public Hearing, are attached to these Minutes:

1. Email received from Nina Sato, Beaufort Avenue
2. Email received from Sharon Bearpark, Church Street
3. Brenda Bavin, Ellis Street
4. Yvette Crane, Manor Place
5. Heather Drew, Quarry Park Road
6. Jani Martinius, Quarry Park Road
7. Sharon and Gene Scheidl
8. Bill Toews, Beaufort Avenue
9. Jay and Diane Van Oostdam, Linden Avenue

Written submissions regarding Official Community Plan Bylaw No. 2054 received before 12:00 pm on February 4, 2026, are attached to these minutes:

1. Solweig and Harold Williams, Butchers Road.
2. Email received from Dean and Jody Quiring, Balsam Avenue.
3. Email received from Deb Stubbs, Alpine Street.
4. Email received from James Little, Carthew Street.
5. Email received from Yesh Paul and Surindra Gill, Buena Vista Avenue.
6. Email received from Derrick Harvey, Wallace Avenue.
7. Email received from Idris and Linda Hughes, Centennial Avenue.
8. Email received from Dorothy Drubek, Park Drive.
9. Email received from Evelyn Nixon, Beach Drive.
10. Email received from Suzanne Watters, Centennial Avenue.
11. Email received from Catherine Staniforth, Wallace Avenue.
12. Email received from Carol Molstad, Church Street.
13. Email received from Joy Harper, Texada Place.
14. Email received from E. Harper, Texada Place.

15. Email received from Penny Becklumb, Queens Avenue.
16. Email received from Shirley Dumas, Buena Vista Avenue.
17. Email received from Darcy Hockin, Manor Place.
18. Email received from Glenn Countryman, Cortez Crescent.
19. Email received from Kyle Timms, McLeod Street.
20. Email received from Phil Missellbrook, Orchard Park Drive.
21. Email received from Darrell Fisher, McKenzie Avenue.
22. Email received from Martha Gerow, Buena Vista Avenue.
23. Email received from Barbara Bruederlin, Dogwood Avenue.
24. Email received from Jerry Olechowski, Dogwood Avenue.
25. Email received from Peter Outridge and Helene Dompierre, Balsam Avenue.
26. Bob Bowen, Zephyr Place.
27. Email received from Elaine Graham, Cortez Crescent.
28. Email received from Mary Wilson, Spruce Way.
29. Email received from Kurt Reimer, Baybrook Drive.
30. Email received from John Neilson, Brooklyn Creek Watershed Society.
31. Email received from L. Huibers, Murphy Avenue.
32. Email received from Natasha Mew, Pritchard Road.
33. Email received from Frank & Jill White, Comox Avenue.
34. Email received from Catherine Anderson, Church Street.
35. Email received from Lynda Melanson, Malcolm Place.
36. Email received from Laika Lie Heflin, Buena Vista Avenue.
37. Email received from Peter Galpin, Beaufort Avenue.
38. Email received from Kerry Davies, Cypress Avenue.
39. Email received from Maureen Denny, Balsam Avenue.
40. Email received from Jean-Philippe Gagnon, Tara Road.
41. Email received from Carol Finley, Beaufort Avenue.
42. Email received from Gail Leatherdale, Sussex Drive.
43. Email received from Glenn Lawson, Balsam Avenue.
44. Email received from Joanne McKechnie, Noel Ave.
45. Email received from Anett and Todd Briggs, Manor Drive.
46. Email received from Katharine Owen-Pinchin, Rodello St.
47. Email received from Ashley Pinder, Carthew Street.
48. Email received from Rosemary Abram, Buena Vista Avenue.
49. Email received from Mike Emery, Camco Road.
50. Email received from Ray St. Denis, Murrelet Drive.
51. Email received from Michele St. Denis, Murrelet Drive.
52. Email received from Lance Loggin, Ellis Street.
53. Email received from Anne Davis, Pritchard Road.
54. Email received from Leon Bohmer, Beaufort Ave.
55. Email received from Susan Ward, Baybrook Drive.
56. Email received from Roslyn Smith, Stewart Street.
57. Email received from John and Janice Nicklin, Bryant Place.
58. Email received from Mary Whyte, Comox Ave.
59. Email received from Nina and Roger Goodman, Filberg Road.
60. Email received from Donna Klym, The Design Diva Co, Guthrie Road.
61. Email received from Roz MacLean, Dogwood Avenue.
62. Email received from Shelley and Leon Bohmer, Beaufort Ave.

- 63. Email received from Laila Yuile, Gull Avenue.
- 64. Email received from Vivian Chislett, Church Street.
- 65. Email received from Delores Broten, Aspen Road.
- 66. Email received from K.E. Kilmury, Denman Street.

There were no written submissions received regarding Zoning Bylaw No. 2056 at the Public Hearing.

Written submissions regarding Zoning Bylaw No. 2056 received before 12:00 pm on February 4 are attached to these minutes:

- 1. Dr Leanne Gutierrez and Kyle Herman, Kingsley Court.
- 2. Bob Bowen, Zephyr Place.
- 3. Cindy Coutts, Encorp Pacific (Return-It), Canada Way.
- 4. Vivian Chislett, Church Street.

Adjournment:

Regularly moved and seconded that the meeting adjourn at 8:17 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

Town of Comox – Administration

From: Nina Sato [REDACTED]
Sent: February 4, 2026 6:18 PM
To: council
Subject: Letter Re:OCP
Attachments: Letter re_OCP.pdf

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

Please find attached a letter regarding the OCP.

Nina Sato

RECEIVED

February 4, 2026

LOG: 26-109	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

TOWN OF COMOX

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/RP/SR/CD

Feb. 4, 2026

Dear Town of Comox Council,

I oppose the adoption of the Official Community Plan. Allowing construction of 6 story buildings in the downtown Comox and Marina areas will destroy the small town charm of Comox. The current structures of 3 and 4 stories are the maximum height that should be allowed in these areas. As well, traffic congestion and parking would be severely impacted by the population density of multiple 6 story buildings.

Please reconsider the zoning of these areas to a 3 or 4 story height restriction and explore other, creative ways to provide additional housing.

Thank you for your attention.

Sincerely,

Nina Sato

[REDACTED]

Comox, BC V9M1R9

Town of Comox – Administration

From: SHARON BEARPARK [REDACTED]
Sent: February 4, 2026 6:14 PM
To: council
Subject: Appeal for Values based Official Community Plan

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

To: Town of Comox Staff and Council

Please ensure the Official Community Plan reflects the values of the community at large I would like to request several issues be considered:

- 1) The OCP reflect creative and innovative strategies for development and densification. Consider expanding household options by zoning amendments allowing single family lots (of large enough size) to allow expansion from one to two households. Create increase in residences in this manner rather than elevated condo/apartments. Restrict downtown development within existing height restrictions. Buildings already over 4 stories be limited to these exceptions as they are on unique lots.
Put in place a moratorium in the downtown core to existing heights. Any height increases be limited to lots outside of the downtown core.
- 2) Secure Comox downtown for commercial retail/service and public use excepting lots already zoned residential
- 3) Ensure services/resources and infrastructure is in place to serve local residents eg. Water, sewage, roadways, fire, health care professionals, parking before any further development/densification & loss of sight lines. Disruption of infrastructure projects (roadway, sewage, bridges) over past few years has been significant and any further development in the downtown core jeopardizes unique nature of the Town. Local patience has been tested.

Please don't allow development that jeopardizes visibility and access to green and marine spaces to a select few who can afford to pay. Balance public versus private benefits and err on the side of 'benefitting the greater number of people' and securing our unique heritage and beauty.

Respectfully
Sharon Bearpark
[REDACTED]

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-110	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council

JW/RH/RB/ET/RP/SR/CD

Re. - Marina Park & the fact that it is our jewel in Comox where people can congregate & participate in, or watch activities that occur there. An apartment building of any height would take away from the community feel. It also has a great playground for children. Parking is critical as well for people who live too far away to walk. Access to the Wharf & Marina as part of this jewel is also critical & part of the area.

BRENDA BAUIN



COMOX.

We need activities such as Marina Days & Sky to Sea are essential.

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-111	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/JP/SR/CD

RECEIVED

Yvette Crane



Comox V9M 1C5 February 4, 2026

TOWN OF COMOX

Remarks prepared for the Official Community Plan and Zoning Bylaws Public Hearing -- Feb 4, 2026

LOG: 26-112	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Good evening Mayor Minions and Council,
Thank you for this opportunity to speak.

My main concerns, as an individual resident and as a member of community groups such as 'Save Comox's Urban Forests', continue to be the drastic changes that seem to be coming our way to the character and environment of our town

As I was preparing these remarks, I couldn't help but think about how we had originally understood that the consultation on the OCP and Zoning might happen.

I wish that there had been more thorough and interactive consultation early on where all were provided with a presentation and clear overview of the new OCP and Zoning and how it impacts the Town; invited to give our informed feedback, and so all learn through the process. This did not happen.

And so over these past months we continue to encounter people who are completely unaware of the OCP – More education and awareness is always needed.

At the same time, many citizens have contacted you and I know some of Council have voted for amendments to this OCP according to the overwhelming feedback received from citizens on their concerns – that is noted and appreciated.

We appreciate the Council members who listened and put the concerns of Comox citizens at the forefront, in such things as:

-- advocating for complete communities and tree retention

**** -- Height reductions in the Buena Vista neighbourhood**

-- trying to maintain 3 or 4 storey maximum heights in the downtown

and

-- trying to increase the area where Step-backs are required

We appreciate that the OCP has a vision for community planning and neighbourhood nodes, and that the future land use map calls for Ground Oriented development only in many neighbourhoods.

So it is confusing to learn that there are development applications 'in the works' already which will come in after the OCP has been adopted asking for an OCP Amendment & Rezoning. (Two examples are 1533 Cedar and 2181 Comox Ave.) I would certainly hope to see great transparency in how this is handled , otherwise it may seem like the year-long OCP process is being disregarded or minimized.

**** This OCP process has been ongoing for over a year. The community has voiced continued opposition to changing a baseline height from 4 to 6 storeys.**

We surely want the desired message to those proposing developments to be that the OCP is a strong document and that public consultation and neighbourhood vision for their community is valued.

Citizens will be watching as the OCP and Zoning pass 3rd reading and begin to be implemented. We urge you to continue to vote your conscience and continue to advocate for what citizens are telling you they want to see for their neighbourhoods and this Town.

We all need to continue to hold on to the vision of what we want Comox to be, and remain.

My personal greatest concern continues to be the loss of urban forest, tree canopy and natural vegetation & habitat which, for many of us, make Comox what it is. The Urban Forest

Management Strategy is an excellent document but it is being kept separate from the OCP, which is a shame. We look forward to its roll-out.

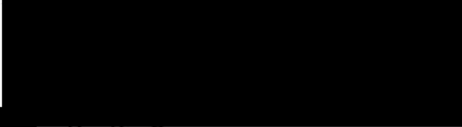
As I understand, at this point our plan results in the Town over-densifying beyond what is mandated by new provincial regulations. Most citizens want slower growth. Over-densification – beyond what is required by the Province – will lead to a loss of tree canopy and drastic changes to the character of the Town and the neighbourhoods that the people who live here, and visitors, love.

Above all, I believe you have seen that Comox residents want meaningful consultation. They want to be informed about density decisions and major changes in their neighbourhoods. They have invested in their neighbourhoods, made contributions to the community and are the best placed to give input.

Could we look at something like Local Area Plans to guide neighbourhood-specific densification with local context and integration? That could be one way forward.

I believe you have heard from citizens on their vision for our community and I hope you will keep that at the forefront as you continue to see this OCP and Zoning unfold.

Thank you for your continued work on this and we will all continue to follow where this takes us.


- Yvette Crane

RECEIVED

February 4, 2026

LOG: 26-113	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Dear Mayor and Council, **TOWN OF COMOX**

Copies: Council
JW/RH/RB/ET/RP/SR/CD

I am writing to express serious disapproval regarding the proposed zoning bylaw amendments permitting buildings up to six storeys within the downtown core.

While I recognize and support the need for thoughtful densification and expanded housing options, good planning requires that increased height and density be placed where they strengthen — rather than compromise — the defining assets of a community. In this case, allowing six-storey buildings in Comox’s downtown waterfront area appears fundamentally misaligned with sound coastal planning principles.

The southern exposure, ocean views, and human-scale streetscape are not incidental features; they are core elements of Comox’s identity, economic vitality, and sense of place. Coastal BC municipalities have repeatedly emphasized the importance of view corridor protection, preservation of public realm quality, and maintaining visual openness along waterfront areas. Introducing significantly taller buildings in this location risks shadow impacts, view obstruction, and the gradual erosion of the “Comox by the Sea” character that residents and visitors value.

Once lost, these qualities cannot be reclaimed. Planning decisions must therefore be guided by long-term stewardship rather than short-term development optimization.

It is also difficult to reconcile this proposal with existing traffic realities. The downtown area already experiences congestion and infrastructure pressure. Concentrating additional height and density in a constrained and already busy node raises legitimate questions about whether growth is being distributed strategically or simply accommodated where development interest is strongest.

Many coastal communities across British Columbia have learned — sometimes too late — that allowing excessive height in prominent waterfront or view-sensitive areas can undermine placemaking goals, diminish community identity, and create long-term public regret. Effective planning balances housing needs with preservation of shared visual and environmental assets; it does not treat iconic spaces as interchangeable development sites.

There are constructive alternatives that would support growth without sacrificing the downtown’s defining character:

- Establish clear and enforceable height limits within the downtown core that reflect its human-scale urban form.
- Implement formal view corridor protections and shadowing analysis requirements for any future development proposals.
- Direct higher-density and taller buildings toward areas with greater infrastructure capacity and less impact on coastal viewsheds.

- Prioritize “missing middle” and context-sensitive density that enhances rather than overwhelms the existing streetscape.

Residents are not opposed to growth; rather, many are concerned that this particular approach represents a departure from thoughtful, place-based planning. A vibrant future for Comox depends on protecting the qualities that make it unique — openness, access to light and views, and a coastal character that cannot simply be recreated once altered.

I respectfully urge Council to reconsider the proposed six-storey allowance in the downtown core and to rather do the opposite, and adopt policies that safeguard view corridors, maintain a human-scale public realm, and ensure that growth enhances — rather than diminishes — the long-term vision for our community.

Thank you for your attention to this matter and for your service to the residents of Comox.

Sincerely,

Heather Drew

[REDACTED], Comox, BC, V9M 3A9

[REDACTED]

Dear Mayor and Council,

I am writing to express my concerns and disapproval regarding the proposed zoning bylaw changes that would allow buildings up to six storeys in the downtown core.

I understand and support the need for thoughtful growth, increased housing availability, and responsible long-term planning for our community. However, I strongly believe that permitting high-rise development in this specific area risks undermining some of the most defining qualities of our town — its openness, ocean views, human-scale character, and the unique “Comox by the Sea” identity that residents and visitors value deeply.

The downtown waterfront and southern exposure are among the town’s most important shared assets. Allowing taller buildings in this location could significantly obstruct views, reduce access to natural light, and alter the sense of openness that contributes to the area’s charm and livability. These qualities are not easily restored once lost, and decisions made now will shape the character of the town for generations.

Additionally, the downtown core already experiences traffic congestion and infrastructure pressures. Increasing density through taller buildings in this specific location may exacerbate these challenges rather than distribute growth in a balanced way.

I encourage Council to consider alternative strategies for increasing housing density that preserve the defining features of the downtown area. These might include:

- Directing higher-density development to locations better suited to increased height and traffic capacity.
- Establishing clear height limits or view corridor protections within the downtown core.
- Encouraging “missing middle” housing forms that increase density while maintaining the town’s human-scale character.

Thoughtful planning requires balancing growth with preservation of the qualities that make a community special. Once the visual openness and coastal character of the downtown are altered, they cannot easily be reclaimed.

I respectfully ask Council to reconsider allowing six-storey buildings in this area and to explore zoning solutions that support growth without compromising the town’s defining identity and shared natural assets.

Thank you for your time and for your commitment to the future of our community.

Sincerely,

Jani Martinius



Comox, BC, V9M 3A9

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-114	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

RECEIVED

February 4, 2026

TOWN OF COMOX

Comox Mayor and Council
Feb. 4/26

LOG: 26-115	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Dear Fellow Comox Residents,

Do you remember the old concept we had of "Village by the Sea"?
It may be out dated but there is still a lot validity in the concept.

There is no reason we should be bludgeoned into acquiescing to the rapacious requests from people hell bent on exploiting our Valley.

We do not need tall buildings anywhere in the Valley. This is only being agitated for because more money can be made from intensive habitation.

Since when do we want this? Never.

We need to stand firm and follow the guidelines in the original concept. We want air, and light. We do not want crowding and huge monsters rising into the sky, shutting out views, and light. This is all wrong.

Please do not allow this to happen.

We have a choice bit of Canada here and we must protect it.

Sincerely,
Sharon and Gene Scheidl
Residents since 1990.



Good evening Mayor Minions, Council, and residents.

My name is Bill Toews, and I have had the privilege of living and working in Comox as a dentist for the past 47 years. During that time, I've had the opportunity to get to know generations of local families, and I've seen firsthand how deeply this community cares for one another.

Comox has changed and expanded for the entire time I have lived here. Our town has grown and evolved, yet it still remains the wonderful place we all want to call home.

When Berwick was first proposed and then added to, there were folks opposing such a high building. Today as we look at the Street Scape - what issues would a sixth storey have caused? I say no issues. This would have resulted in more efficient use of all our services and added more homes for Seniors.

Comox is part of the Comox Valley, where more than 34% of residents are over the age of 60, and 29% are over 65. Projections show that the number of residents over 75 will nearly double by 2037. Across British Columbia, many residents over 85 live in assisted living or long-term care, while others live independently — yet one in three still require care.

The reality is that the very people opposing needed changes to our Official Community Plan today may soon require additional support themselves. To provide that care, we need housing — and we need it now — so we can attract and retain the workers our older residents depend on today and will depend on even more in the near future.

That is why I am speaking in support of the proposed Official Community Plan. This plan preserves what we love about Comox and its small-town charm, while responsibly preparing for the future.

One of the strongest reasons to adopt this OCP is its clear focus on expanding opportunities for apartments and condo-style housing — housing that working individuals urgently need. Every day in my practice, I meet nurses, teachers, small business owners, tradespeople, and young professionals who are essential to keeping our town running. Unfortunately, many of them cannot afford to live here. When the people who support our community can't afford to stay in it, that becomes everyone's problem.

This OCP takes a practical and balanced approach. It does not seek to change the character of Comox. Instead, it allows for well-designed apartments and multi-unit housing in appropriate locations, so people can live close to their jobs, walk to services, and remain connected to the community. These additional housing options make it possible for young families, new workers, and long-time residents looking to downsize to continue calling Comox home.

Historically, Comox has relied heavily on single-family homes to house new residents. But our community's needs have changed, and it is time to offer a broader range of housing options. This will become even more important as our neighbours at CFB Comox welcome up to 500 new personnel in the coming years.

Adopting the OCP will help ensure that future generations — including the workers needed to keep our town vibrant — can afford to live here. Supporting this plan means supporting the people who support our community.

Thank you for your time.

Bill Toews
Comox Resid



RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-116	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

February 4, 2026

From

Jay and Diane Van Oostdam
[REDACTED]
Comox BC

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-117	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Comments on Comox Official Community Plans (OCP)

The new Comox OCP is a very broad document that includes a large number of good ideas. But implementing them will be difficult and I want to highlight some areas where Council will need to make some important choices

Increase in Urban density

The province has mandated a number of municipalities including Comox under bill C44 that it must increase density. I support this, but how much increase in density is needed. I have been told that the present draft of the OCP actually allows more than double the increased density than what is required by the province. The Town of Comox needs to address this before allow this greater density

But will this housing be affordable. People from Vancouver, Calgary to Toronto can afford this. But can locals who live in the Mariner apartments afford any of this new housing. I think not! More low rental housing of cooperative housing needs to built. The new federal government has talked about supporting this type of housing. Can lands be set aside for this type of housing? Basement suites are definitely a way to support an affordable increase in density. Can the Town of Comox lower taxes on houses with suites.

If density is increased how will transportation be addressed. We don't need more cars and have no room for more roads. Active transport is important and viable for many of us but many seniors may not consider that a reasonable option. We need real economical public transit that runs on Sundays, holiday and evenings. This OCP must emphasize a marked increase in availability of public transit. Free bus service will cause a real change in people using public transit.

Many properties have an increased density through more floors on many buildings. Three floors may work on some homes but we see a five story building being proposed at 1533 Cedar. This is an urban area with one to two story homes. Four or five stories do not fit.

Urban Forest Management Strategy (UFMS)

I am glad to see the UFMS is referenced in the OCP but the need for a Tree bylaw is not included in the OCP.. Lots of good ideas in the UFMS. But the loss of tree cover in Comox must be reversed. We must value trees as a community asset whether the are on public or private land. On my street four big fir trees were cut on private property in the last 5 years. None were diseased. These are community assets (shade, water, carbon storage) that need protection! The OCP must direct council to increase the Tree Canopy and develop a Tree Bylaw with financial incentives to keep trees (deduction off taxes for keeping trees) and real teeth to protect trees.

RECEIVED

January 22, 2026

TOWN OF COMOX

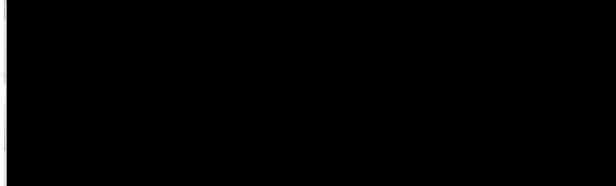
LOG: 26-019	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council

JW/RH/RB/ET/SR/CD

*To Mayor Nicole Minions
from Solweig & Harold
Williams*



January 22, 2026

To: Mayor Nicole Minions, Council Members Steve Blacklock, Ken Grant, Chris Haslett, Dr. Jonathan Kerr, Jenn Meilleur and Maureen Swift

We, **Solweig and Harold Williams**, are writing to share a concern we have with the OCP that we believe you will be deciding upon next week. Our specific concern regards the decision to protect all viable native trees to ensure adequate tree coverage in Comox and to protect wildlife refuge, both on public and private lands. We agree this is an admirable goal, especially regarding public lands. However, as we have learned with dealing with bylaws in the past, common sense and fairness does not always win out when private usage is hindered by the implementation of these by-laws.

We purchased our 2.222 acre lot in 1993, realizing that this rural property in the Regional District would one day become an integral part of Comox and that it would make a wonderful place to build our retirement home as well as offering a legacy to our two children upon our passing. The property was very rustic and the house in terrible condition, so we set to work to bring it up to a reasonable, rental standard. The house was gutted to make improvements, the shallow well was replaced by a deep well, and the house was rented out until 2007, when the original septic system totally failed.

At this point we decided it was time to move on to the property as we had retired. We put in a new septic system and made further improvements to the house for our usage and lived there for a number of years until we decided to build our retirement home. It was our hope that we could use the original house as a rental again.

We have written to council through the years to express our frustration with dealing with bylaws and the planning department. We were forced to downgrade the existing house to a utility building in order to build the new home, being denied use as a rental because the size of the building exceeded that for a coach house. We probably have the nicest utility building in Comox!

When Forester Avenue, which butts onto the rear of our property, was developed, we pursued the possibility of developing the back part of our land parcel, which is a little over an acre. We learned this would not be possible until such time as improved storm drainage was put in, which would only happen when Gardiner Way is eventually pushed through. A great part of the final part of Gardiner Way meeting Forrester Avenue would be appropriated from our property when this happens. Meanwhile, our property provides visual greenspace which the folks living on the tiny lots can enjoy.

We urge you to not freeze any further use of our property because of tree canopy and wildlife use. We, or our family, would like to have the ability to subdivide the bottom half of our property in the future. We have been longtime owners of this property and have enhanced the streetscape on Butchers Road in spite of having no sewer, street lights, or sidewalks as the north part of Butchers Road enjoys.

Finally, we would like to thank you for stepping up as Comox Councilors, which is a great responsibility. We appreciate your efforts. Please consider our request that however the bylaw is written, it will not hinder reasonable development by private property owners.

Respectfully,

Solweig Williams Harold D. Williams

Town of Comox – Administration

From: jodyquiring [REDACTED]
Sent: January 29, 2026 11:01 AM
To: council
Subject: January 29, 2026 Building heights

RECEIVED

TOWN OF COMOX

LOG: 26-025	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH Copies: Council
JW/RH/RB/ET/SR/CD

We are long term home owners and residents of Comox and are opposed to the proposal to build 6+ storeys buildings in and around the Marina and old hospital areas.

Please preserve the Comox charm and build elsewhere within town limits.

Dean and Jody Quiring

[REDACTED]

Comox, B.C.

V9M 2P3

[REDACTED]

Sent from my Galaxy

Town of Comox – Administration

From: [REDACTED]
Sent: January 29, 2026 2:59 PM
To: council
Subject: January 29, 2026 Ocp and zoning bylaw (building heights)

TOWN OF COMOX

LOG: 26-027	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

Attention Comox council,

File: 6480-20/PH Copies: Council
JW/RH/RB/ET/SR/CD

In regards to allowing the heights to be raised in buildings along the water front I'm 100% against.

I've been living here for over 30 years and bought this place for its view and quaintness. Now over the last 10 years I've seen my view disappear because of people's trees. A 6 story building or higher could completely destroy whatever ocean view I have left.

We weren't even allowed to build a tree fort in our back yard because the city said it would interfere with the people behind us who didn't have any view to start with.

I think that in that case people should not be allowed to have their trees grow to where it blocks the views.

So therefore, buildings are completely out of question over the 2-3 stories.

As well, the infrastructure in Comox is already more than this beautiful little village can handle. The 17th street bridge is beyond capacity for the growth that has exploded in this valley over the past few years. Robb road by Rodello alone has needed upgrading for years and hasn't had any. So if you can't keep up with the roads that need repair now how can adding more work to your docket be possible. We're losing our charming beautiful little village identity for growth that we don't need and haven't the infrastructure in place to deal with it.

Please stop building these huge apartment complexes and definitely not ones over 3 feet high.

Thank you for your time and have a beautiful day.

Deb Stubbs

[REDACTED]
Comox BC

Town of Comox – Administration

From: Jamie Little [REDACTED]
Sent: January 29, 2026 8:42 PM
To: council
Subject: Opposition to proposed changes in TOC OCP

RECEIVED

January 29, 2026

LOG: 26-028	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

Hello, **TOWN OF COMOX** File: 6480-20/PH Copies: Council
JW/RH/RB/ET/SR/CD

I'd like to add my name to the list of comox residents and business owners (I am both of the preceding) opposed to the increase density in comox. Of particular concern is the proposed development of tall, view blocking buildings anywhere near the waterfront. Also, levelling 1533 Cedar, the Moore's family home, to allow density next to the creek is completely inappropriate as it will ruin the picturesque walkway and likely contribute to corrosion of the hillside. 2181 comox ave on the other hand is already an apartment complex and could be densified.

Density should meet the minimum requirements of the new provincial mandate and should be placed at the top of the hill (Quality foods area for example) rather than where it will block views and take away from Comox's bayside charm.

Sincerely,

W James Little
[REDACTED]
Comox BC V9M 1T3

Sent from my iPhone

From: [REDACTED]
Sent: January 29, 2026 9:43 PM
To: council <council@comox.ca>
Subject: OCP: New 6 story baseline Building objection

LOG: 26-029	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

RECEIVED

January 29, 2026

TOWN OF COMOX

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/SR/CD

Comox council

Good morning, this e mail to leave a written comments about community plan (OCP) & zoning bylaw, it regards to new zoning by low to construct a new six story building on Buena Vista Avenue we strongly object to the construction & changing the bylaw to allow the construction of this type of tall building, it obstructs our view of the trees and the Comox Harber and drops the value of the our property, and the value of our two story house will drop in value to half from the present value of over a million, both of us strongly object to this changing to the bylaw to allow the construction of this type of tall building in front of our home, remember that you are council member have to run again for election for council seat in this town, thank you for your consideration.

Best Regards

Captain. Yesh Paul Gill (Retired)

Canadian Air Force

Surindra Gill (wife)

[REDACTED]
Comox BC V9M 2A7

Town of Comox – Administration

From: Derrick Harvey [REDACTED]
Sent: January 30, 2026 2:49 PM
To: council
Subject: OCP

RECEIVED

January 30, 2026

TOWN OF COMOX

LOG: 26-033	REFER:	AGENDA: RCM 04Feb26
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/SR/CD

To Whom It May Concern.

I am a resident and taxpayer in the town of Comox and wish to express my opinion about the proposed change to height regulations and bylaws.

I first moved to Comox over 30 years ago and have owned several houses in the community. What made me invest in this town, was the atmosphere and environment of the area. I have always had a disdain for Courtenay because of its commercialism and lack of distinct personality.

Comox is different and it could be even better. WE have never really taken advantage of the town being a "seaside" locale. Our main street lacks a distinct maritime atmosphere, something which could be addressed by the OCP....

What really upsets me is the proposed changes to height restrictions within the building code and the OCP....I would like to respectfully object to any change in those bylaws that will allow for buildings over what we currently have. Particularly, I have been advised of a proposed 10 story condo type building in the redevelopment of the old St Joseph's hospital site....that, in my opinion, along with other proposed higher buildings, will change the fibre of the town and create just another community looking for easy ways to increase the taxbase.

I vote NO for any change to our height bylaws

thank you for your consideration

Derrick Harvey

Derrick Harvey
[REDACTED]

Comox B.C.
[REDACTED]

Town of Comox – Administration

From: Idris Rees Hughes [REDACTED]
Sent: January 31, 2026 1:37 PM
To: council
Subject: Maintaining Comox’s small town charm!

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

Dear Council,

With regard to the proposal to enhance building heights of up to six storeys in the Marina and the Old Hospital area we would like to register our disapproval of such a project. We are definitely in favour of maintaining Comox’s small town charm with careful and planned growth in line with the needs of a small seaside town.

idris and linda hughes
[REDACTED]
comox
V9M 2G2

RECEIVED
January 31, 2026
TOWN OF COMOX

LOG: 26-037	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Dorothy [REDACTED]
Sent: January 31, 2026 2:10 PM
To: council
Subject: Proposed OCP input for public hearing

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

To: Comox Town Council January 31, 2026

From: Dorothy Drubek [REDACTED] Comox

Re: Town of Comox OCP

RECEIVED

January 31, 2026

TOWN OF COMOX

Dear Town of Comox Councilors,

LOG: 26-038	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

I write you today with deep concern over the grand scope of the proposed OCP for our town. Without changes it would begin a rapid massive shift in our community, one which would not benefit most of our residents. Those who seek a quiet town life which accommodates walking, cycling and enjoying the nature that surrounds us would watch that change quickly into blocks of expensive housing piled high. I want to compare what our town needs now to what is being proposed:

We need more affordable rentals which will not be the case in high rise "water view" buildings. So this means that those proposed for the marina area will be for the wealthy, whether they live there or rent them out. This will not solve the housing problem but just bring in new people with money. This can lead into the Gulf Island problem of hollowing out of the area as those who work here in non-professional jobs can't afford to live here.

You propose to build in other areas - 6 stories on Beaufort, up to 12 stories around St. Jo's, with other areas of the town due to receive the gift of medium densification without consultation. This is not taking into account the impact in many aspects:

*people need green space and densification can destroy existing green space and give people concrete.

*one reason Comox has a comfortable atmosphere is our tree canopy. This needs to be protected to help Comox adjust to the changing climate, retain water, provide shade to cool the town, reduce GHG and retain habitat for the ecosystem. More trees can be planted but mature trees cannot be replaced by saplings without great reduction in benefits.

*neighbourhoods need connection and increases in density need consultation with each area affected. Impact differs from one area to another. What is already there for amenities, street access, sidewalks, tree cover? What about daylight corridors? Are we creating wind tunnels? Is there nearby green space? Considering needs for seniors, dog owners, children for walking in safety.

*people need to know that there is a plan put in place that involves their input which will be respected and listened to. If residents feel that this council has a plan and public hearings are just for information passing then our democratic rights are not being respected.

I realize that there is an existing mandate from our province regarding density in our town. However, any plan to increase density can be implemented in an evolved way that both satisfies the province and allows Comox to continue to be a thriving community that cares for its people and its environs.

Thank you for listening to my concerns and I hope to hear that you are going beyond listening and are willing to make changes in the proposed OCP.

Respectfully,

Dorothy Drubek

Town of Comox – Administration

From: Evelyn Nixon [REDACTED]
Sent: January 31, 2026 2:40 PM
To: council
Subject: OCP plan

RECEIVED

January 31, 2026

TOWN OF COMOX

LOG: 26-039	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

Mayor Minions and council,

I cannot attend the public meeting but want to express my opinion on the 6 storey plus proposals.

No, no, no! When I chose to move to the valley 26 years ago I chose Comox over Courtenay as it did not have high rise buildings, big box stores, congestion, night life, etc. It had views of the beautiful surroundings. And was peaceful at night. And generally it still is that! But plans already decided for a 6 storey transit hub to foul up the corner of the mall and more such building are slipping into place already with far more to come. 6 storey apartments already rezoned for the north side of Comox Ave!! And the south side of Buena Vista! Really?? The harbour area that now has clear views of the Beauforts, our glacier, the islands nearby and east to the mountains on the mainland, Uncluttered by 6+ storey buildings, that likely are cheaply built apartments and that will need replacing in less than 40 years!?

The disgraceful condition of the Mariners Bldg that I often walk by should not have the chance to build over 6 stories! That landlord is what I call a "slum landlord".

And maybe even worse than that disgraceful apartment are the ones on the north side of Comox Ave., east of Anderton. Have any of you ever walked along there, or on Buena Vista where you can see the disgusting cabins, a couple of old houses and a small apartment that are covered in green growth, no eaves troughs on lots of them, glass missing and replaced with boards or plastic, decrepit vehicles left to fall apart? Likely rat and mouse infested! I

doubt you have or why would you reward those slum landlords with 6 or more storey apartments that likely are called "low rent" but are also cheaply build and will likely need replacing in 30 years!

No tall building should be allowed along any section of our lovely waterfront!

Look at Courtenay as you drive down the Ryan Road hill. 5 storey, cheap looking apartments have filled that area. The south end by Walmart is full of apartments and townhouses. The infrastructure to handle the traffic is not there! Instead of trying to solve that Courtenay is building a pedestrian, cyclists bridge. On the west side of it is a hill so steep most cyclists can't even ride up it. Old folks likely have trouble walking up it.

AND why would you even think of 6 or more storey builds on either side of Buena Vista?? It is a lovely street as it is! I often walk downtown or back on it as it is wide, quiet and with interesting homes and gardens. They don't need their street destroyed and neither do I!

Hopefully Comox council will think this high rise plan over and reject these over height plans! I'll vote for those who reject this proposal! Just remember that Oct.17, 2026 is coming up!

Do the right thing and keep our lovely town low and lovely and peaceful!

Evelyn Nixon



Comox

Resident for 26 years!

Sent from my iPad

Town of Comox – Administration

From: s watters [REDACTED]
Sent: January 31, 2026 3:58 PM
To: council
Subject: Official community plan concerns

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

To the Comox Town Council,

I am concerned about the proposed Official Community Plan. I would strongly like waterfront view corridors protected. I am opposed to allowing building heights of up to 6 storeys within the Marina and Old Hospital area.

I would like to see environmental assessments on development proposals to protect tree canopy and habitat retention.

I am concerned about the effect of overdensification on traffic, safe bike routes and the walkability of our community.

Please, do not allow building heights up to 6 storeys.

Thank you for taking these views into account. I am sorry that I am unable to attend the public hearing on February 4th.

Suzanne Watters
[REDACTED] Comox, BC V9M 2C7

RECEIVED

January 31, 2026

TOWN OF COMOX

LOG: 26-040	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Catherine Staniforth [REDACTED]
Sent: January 31, 2026 4:41 PM
To: council
Subject: Building height in Comox-OCP

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

Dear Mayor and Council

I am concerned about the future development and plans for Comox. I understand we are growing and changing but we need meaningful consultation with neighbourhoods before decisions are made. I would like to -limit the building height to 4 stories -keep our small town charm -limit traffic -encourage and support walking,biking and transit options.

We have an opportunity to build a strong people friendly community going forward. Let’s listen!

Sincerely,
Catherine Staniforth
[REDACTED]
Comox, V9M1X3

Sent from my iPad

RECEIVED

January 31, 2026

TOWN OF COMOX

LOG: 26-041	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Carol Molstad [REDACTED]
Sent: February 1, 2026 10:01 AM
To: council
Subject: 2nd Public Hearing February 4, 2026

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

Thank you for this opportunity to voice my opinion regarding the OCP and Zoning By Law.

I understand that the town must add additional housing options and that they will likely be high buildings. I do not oppose this however I believe a couple of things should be in place especially if they will be near the marina and old hospital site. One of the things that is the heart and soul of Comox is public access to the waterfront. Any new developments in this area need to have built in plans for walkways, public park space, public parking and public access to the water.

I would also like to take this opportunity to thank the town for recent attention to the dog park. It has been mowed, there are some tables to sit at and rumours of a couple of shade structures coming.

Thank you.
Carol Molstad
[REDACTED] Comox
V9M 2C1

RECEIVED
January 31, 2026
TOWN OF COMOX

LOG: 26-042	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Joy Harper [REDACTED]
Sent: February 1, 2026 2:09 PM
To: council
Subject: Community Plan(OCP) & Zoning Bylaw

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

I am a long time resident of Comox.
I understand that we need to build a few taller buildings to accommodate the lack of housing however I am completely against building these towers in the downtown area of Comox. They MUST be at least north of Comox Avenue or maybe on the north side of Comox Avenue.
We have a lovely waterfront town - please do not block the views of this beautiful area. I do not live in the downtown area so this is not a self serving rant!!!!
I think 6 storeys is too high - 4 is plenty otherwise the tall buildings stick out like a sore thumb. We are not a big city and hopefully never will be.
WE DO NOT NEED 6 STOREY BUILDINGS IN COMOX.

Joy Harper

[REDACTED]
Comox
V9M 3A 5

RECEIVED
February 01, 2026
TOWN OF COMOX

LOG: 26-043	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Ted and Joy Harper [REDACTED]
Sent: February 1, 2026 2:32 PM
To: council
Subject: Keeping Comox Accessible and Beautiful

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

Mayor and council members, I am writing to lend my voice to others wishing to keep the town of Comox Beautiful with the most exceptional areas accessible to all.

I am most concerned about the possibility of allowing high rise buildings located between the old hospital and the marina, effectively along the waterfront. This, I feel, would destroy much of the old charm of Comox. If Comox has to have high rise buildings, they should be located no closer to the water than the north side of Comox Avenue.

The waterfront should be made more accessible. I became a Comox resident some 35 years ago. At that time the Council talked about waterfront walkways, I am still waiting for them. The marina area is the natural center of the outdoor recreation areas of the town yet the walking is limited to out and return on the breakwater walk way and little else. The town should have walkways extending from the marina to Goose Spit also west from the marina area.

I have walked along waterfronts in many cities and towns with many hundreds of others, from Campbell River, Nanaimo, Victoria, Vancouver, Delta, North Vancouver, and so on. Comox has the beautiful waterfront only accessible when wearing waders, little in walkways.

Thank you for reading this far, I trust you will take note of my comments.

E. Harper
[REDACTED]
Comox BC V9M 3A5
[REDACTED]

RECEIVED
February 1, 2026
TOWN OF COMOX

LOG: 26-044	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Penny Becklumb [REDACTED]
Sent: February 1, 2026 4:52 PM
To: council
Subject: OCP ideas

RECEIVED

February 1, 2026

TOWN OF COMOX

LOG: 26-045	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council,
JW/RH/RB/ET/SR/CD

Hi Comox Town Council,

My name is Penny Becklumb. I live at [REDACTED] in Comox. I am 53 years old and have two teenage daughters who do not plan to stay in Comox after university. I want to share my thoughts on the OCP in two broad areas, building heights/densification and vitality of Comox Ave.

Building heights/densification

I support densification and the six-storey baseline. I feel that our community is unbalanced with not enough younger people and children. Housing is too expensive for younger generations to move here. I'm frustrated by the NIMBYism of older, financially secure people, who want to maintain their views and property values. I'd like to see Comox attract lots of new, younger people and families to our community by building housing that they can afford and that is suitable to their stages of life.

Vitality of Comox Ave

Downtown Comox looks so quaint with its twinkling lights and flower beds. You have done a great job of making it attractive, but after about two minutes of walking down Comox Avenue it does not feel like a real town with shops and cafes. Consider the long runs of "dead" storefronts: dental office, real estate office, massage clinic, hearing aid clinic, mobility aid shop, bank, wealth management office, optometrist, neurologist, etc. It is undeniably set up primarily for seniors. It is not somewhere for anyone else to spend time and money.

Our downtown should be for all people. Businesses that require an appointment to attend should not get prime retail space on the ground floor on the main street. They should be on side streets or on the second storey. The main street of a town should be reserved for shops, restaurants and cafes. Our downtown is missing a florist, a hardware store, a paper/stationery shop, a kitchen shop, a shoe shop, a men's clothing shop, a Vietnamese restaurant, a bubble tea cafe, a bagel shop, a bakery (we do have OMG Macrons, which is great, but specialized), a running store, a lingerie shop, a dancewear/swimming suit shop, a comic book shop, a games shop, etc. etc. Our downtown could be amazing, and it could attract lots of young people, but we need the right bylaws and taxes to encourage shops and restaurants to move into the prime store fronts and to encourage businesses that primarily cater to the elderly/disabled clientele to move onto secondary streets and upstairs (elevators necessary).

In summary, let's start planning now for a future with a younger population post-Baby Boomers. Let's attract young people and families with housing that they can afford and a downtown that can provide goods and services they need. I truly believe that if you build it, they will come.

Thanks for reading all the way through to the end of my email. Please let me know if there is anything I can do to help build the exciting and vital Comox that I would love to live in.

Best regards,
Penny

Town of Comox – Administration

From: Shirley Dumas [REDACTED]
Sent: February 2, 2026 10:16 AM
To: council
Subject: Changes to OCP

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

Hello Mayor Minion and the Town of Comox Councillors:

Thank you for the opportunity to contribute to proposed changes to the official community plan.

- please do not cave to BC Government’s housing pressure, and please keep the maximum new building height to **4 storeys**.
- Please include the positive recommendations in the recent tree canopy survey. We need shade from preserved trees, not from higher buildings.
- please consider the Comox residents’ health: clean air and walking trails. As in the Joni Mitchell song, “they paved paradise and put up a parking lot” or *high-rises*... you don’t know what you’ve got ‘til it’s gone...leave me the birds and the bees.”
- Please consider actual low income housing. The Comox Avenue to Buena Vista Cascadia development is an example. The small existing houses are derelict. What is to become of the current residents? Cascadia reports that CMHC will accommodate the residents. If that’s so, why doesn’t CMHC move them to a healthier option now? Possible answer: shortage of low and middle-income housing. Aware that is not part of the OCP details. However, a small town needs to embrace the basic needs of all the residents—not only expensive high-rise options.
- Already there is a traffic problem along Comox Avenue and it’s not safe to try to turn off either end of Buena Vista onto Anderton or Church Street. Multi-storey buildings on Cedar or the Cascadia development would exacerbate the traffic issues.
- Surely you are aware of the financial benefits of preserving the charm of Comox. You have improved the marina and approved the delightful street ambience. That keeps locals and visitors spending time and money locally. There is economic benefit in preserving the small town ambience.

Thank you for the time you contribute to our precious community.

With gratitude,

Shirley Dumas
[REDACTED]



LOG: 26-046	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: Darcy Hockin [REDACTED]
Sent: February 2, 2026 2:49 PM
To: council
Subject: Higher Building at Marina Park and Old Comox Hospital

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

Dear Council:

Just voicing my opinion regarding higher heights. I have lived in the Comox Valley since 1979 and have seen big changes. Change can be good or bad, but I don't see anything good about this. We do not have the infrastructure to have more people. Not enough Doctors, Schools etc. They will not be rented for a price that the majority of people can afford. You should be looking at Senior Housing and Lower Income housing. Soon we will all be living on the street.

I don't think having high rises in Comox is they way to go. My understanding for Comox was to try and keep that small town feel. Keep the high rises in Courtenay.

Town of Comox just looking for a bigger tax base.

Thanks for your time.

Darcy Hockin
[REDACTED], Comox

RECEIVED
February 2, 2026
TOWN OF COMOX

LOG: 26-051	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council,
JW/RH/RB/ET/SR/CD

Town of Comox – Administration

From: [REDACTED]
Sent: February 2, 2026 3:35 PM
To: council
Subject: Update OCP

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

26 year resident. Everytime I pass through Parksville I am reminded of how ugly a mayor and council can allow a town to become. Those waterfront towers simply clash with what should be a view over low rise, low density.

The proposal to do similar along our marina and hospital lands reeks of kowtowing to developers.

When I first moved our family to Comox you could actually see into the estuary as you drove along Comox Ave. No longer, except for glimpses. Please don't block off what makes Comox special any more than it already is.

Glenn Countryman
[REDACTED]
Comox, BC

RECEIVED
February 2, 2026
TOWN OF COMOX

LOG: 26-052	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Kyle Timms [REDACTED]
Sent: February 2, 2026 3:45 PM
To: council
Subject: OCP and zoning bylaw

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

Dear Mayor and Council,

I am writing to express my opposition to the current proposal to increase building heights and density in the Marina, downtown, and old hospital areas of Comox. My family recently purchased a home and returned to Comox from Courtenay in part because of the small-town character, the visual appeal of the neighbourhoods, and the lower levels of traffic and noise.

While I recognize the benefits of thoughtful densification, I believe it should occur in locations where it is contextually appropriate—primarily along major transportation corridors and away from established viewscales and natural light corridors. Recent upgrades to Comox Avenue, for example, have not been accompanied by any increased capacity along Dyke Road, raising further concerns about the ability of the surrounding infrastructure to support significant additional density.

Comox is a beautiful seaside community, and I am concerned that the proposed scale of development would move it toward an urban form that is out of character with the town’s identity. I also believe it is important to maintain full transparency around potential conflicts of interest when decisions of this magnitude are being considered.

My family and I value Comox’s unique charm and livability, and we will support a mayor and council committed to preserving these qualities in the upcoming civic election.

Thank you for your attention to this matter.

KInd regards,

--
Kyle Timms
[REDACTED]
Comox BC
[REDACTED]

RECEIVED
February 2, 2026
TOWN OF COMOX

LOG: 26-053	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/JP/SR/CD

Town of Comox – Administration

From: Philip Missellbrook [REDACTED]
Sent: February 3, 2026 6:08 AM
To: council
Subject: Re: Official Community Plan and Zoning Bylaw Hearing..4th Feb 2026

RECEIVED

February 3, 2026

TOWN OF COMOX

LOG: 26-054	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Dear Council Members

Copies: Council
JW/RH/RB/ET/RP/SR/CD

I am writing to express my thoughts regarding the current OCP proposals.
I stand opposed to all density and high rise development on the south facing slopes of Comox.
I ask you to consider.
Is this what we really want our waterfront places to look like ?

I stand for leadership that embodies vision in planning for our future town.
We have such a wonderful resource in our geographic location: preserving and enhancing it should be one of the primary goals of our leadership.
I remember some years ago reading that our Town Council was seeking input/ideas about how to increase exposure and accessibility to our waterfront for the public.
I remember being upset when sometime later a new office building appeared at the foot of Church Street, on potentially best public access corridor that was still available.

I often wonder what the motivation is that drives our leadership to make such unfortunate choices.
Does it really come down to lobbying, power, politics and money ?
I like to think not, but often that seems to be the case.
And is a similar thing happening around the development of the Town's OCP ?

I understand that our BC government has relaxed planning restrictions and is promoting zoning expansions.
The encouragement of Small Scale Multi Unit Housing is a well meaning initiative.
As a way of increasing and lessening the cost of housing for an increasing population, it has merit.
I fail to see, however, how increasing population density on our south facing slopes adjacent to the water will serve to benefit those for which the initiative is intended.
Such development will surely only serve to benefit those wealthy enough to afford the views and proximity to the waterfront.
I think it will do little to solve the housing problem that the BC government is targeting.
There must be many other locations in and around the outskirts of town that would be at least equally as suitable for this kind of development, if indeed it is to proceed.
To our council members I respectfully ask....
Please, please, debate carefully and in good faith before you assign development open to the new SSMUH mandate.
Townhouses, triplexes, laneway homes, density, reduced setbacks, increased heights and parcel coverages, and lack of parking requirements, are very much a 'developer's dream'.

Thank You
Yours Sincerely

Phil Missellbrook



Comox, BC.
V9M 2S9

2nd February 2026

.....

Town of Comox – Administration

From: Darrell Fisher [REDACTED]
Sent: February 3, 2026 12:13 PM
To: council
Subject: Re: Draft OCP – Comox Golf Club Lands and Public Hearing

RECEIVED

February 3, 2026

TOWN OF COMOX

LOG: 26-058	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH Copies: Council
JW/RH/RB/ET/JP/SR/CD

On Mon, Feb 2, 2026 at 5:09 PM Darrell Fisher [REDACTED] wrote:
Dear Mayor and Council Members,

I am writing as a Comox resident and a member of the Comox Golf Club, ahead of the second Public Hearing on the Draft Official Community Plan scheduled for Wednesday, February 4, 2026.

I appreciate the work Council and staff have done to revise the OCP following the November 26 Public Hearing, and I acknowledge that the plan correctly states that the Town does not own or operate the Comox Golf Course. That distinction matters, and it reflects both the Filberg legacy and the ownership structure of Courtenay Golf Club Limited (CGCL).

My concern is that the revised draft still includes language that suggests the future of the golf course is uncertain. Phrases such as “may include maintaining the current 9-hole golf course” imply that the continued operation of the course is optional. As someone who uses and values this facility, I believe this wording does not reflect the legal realities of the land or the intent under which it was gifted.

While the Town holds a 53% shareholding in CGCL, it does not have the 67% supermajority required to approve any change in land use away from golf. Any such change would require the agreement of shareholders collectively. In addition, the Town’s shares were gifted by Robert Filberg with clear conditions that the land continue to be used as a golf course, and those conditions still matter today.

Despite this, the revised OCP continues to include statements that suggest future repurposing or park programming of the golf course lands, including:

- Section 2.19 – exploring an active transportation route through the golf course
- Section 21.2 – encouraging a plan that “may include” maintaining the 9-hole golf course
- Section 21.3 – exploring near-term opportunities to transition a portion of the lands to a public park

From my perspective as a resident and member, these statements create unnecessary uncertainty and appear inconsistent with Council’s previous support for a lease extension to 2040. They also make it harder for the Club to plan responsibly for the future.

Looking ahead, a further lease extension through 2065 is needed to secure financing for replacement of the irrigation system, which is essential to the long-term viability and environmental management of the

course. Clear and accurate language in the OCP is an important part of providing that certainty.

For these reasons, I feel strongly that the above sections of the Draft OCP should be removed or revised to reflect donor intent, shareholder requirements, and the legal status of the Comox Golf Club lands, and to avoid implying future uses that the Town does not have the authority to pursue on its own.

Thank you for taking the time to consider this input from a local resident and course member.

Sincerely,
Darrell Fisher



Comox, BC

Town of Comox – Administration

From: MARTHA J GEROW [REDACTED]
Sent: February 3, 2026 1:10 PM
To: Town of Comox – Administration
Cc: Jonathan Kerr; Jenn Meilleur; Nicole Minions; Steve Blacklock; Chris Haslett; Randy Houle; Jordan Wall; Ken Grant
Subject: **TOWN OF COMOX** Concerns Regarding Final Proposed OCP Changes

LOG: 26-059	REFER:	AGENDA:	File: 6480-20/PH Copies: Council JW/RH/RB/ET/RP/SR/CD
FILE: 6480-20/P	ACTION: File		

Dear Mayor Minions, Council Members and Planning Department

I am writing to express my concerns regarding the final proposed changes to the Official Community Plan (OCP). To be clear, I do not support the current OCP as written; any support would be conditional on specific changes that better reflect community priorities.

I appreciated Council’s decision in December to postpone the final reading in order to more fully consider public input. The OCP should be a plan for the community, not one driven by development interests.

More than 400 Comox residents responded to the Town survey, consistently identifying what matters most: preserving small-town character, maintaining low traffic volumes, protecting view corridors and ocean daylight access, and prioritizing environmental stewardship, including tree canopy, watershed, and wildlife habitat protection. Any future development must align with existing road capacity. Furthermore, any neighbourhood densification beyond the Province’s Small-Scale Multi-Unit Housing (SSMHU) requirements should only proceed following meaningful consultation with affected neighbourhoods.

In reviewing the revised OCP and proposed bylaw changes, I was disappointed to see that developments of up to six storeys at the Marina and Old Hospital site may be eligible for even greater height if certain conditions are met. This approach appears to favour high-end waterfront development, benefiting those who can afford premium condominiums, rather than addressing the needs of middle- and lower-income families. It also runs counter to the community’s long-standing vision of protecting waterfront view corridors and small-town character, and contradicts the feedback Council has received through public meetings, correspondence, and presentations.

Additionally, the continued focus on medium-density designations within established neighbourhoods—including Cedar Avenue, Comox Avenue, North Pritchard, Hector, and Aspen—has occurred without meaningful consultation with affected residents. Based on conversations with neighbours, engagement appears to have been minimal or nonexistent, aside from discussions with developers.

My overarching concern is that the Town of Comox is promoting densification beyond what is required by the Province, without the benefit of Local Area Plans to guide neighbourhood-specific growth in a manner that respects local context—an approach successfully undertaken by the City of Courtenay.

I urge Council to reconsider these aspects of the proposed OCP and bylaw changes and to ensure that community input, neighbourhood character, and environmental stewardship remain central to the planning process.

Sincerely,

Martha J Gerow



Comox, V9M 1X8

Town of Comox – Administration

From: Barbara Bruederlin [REDACTED]
Sent: February 3, 2026 2:12 PM
To: council
Subject: Town of Comox Official Community Plan and Zoning Bylaw

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

Dear council,

I am writing to express my concern about the proposed Official Community Plan for the Town of Comox. Of particular concern are the proposals that include development that allows for building heights of 6 storeys and for medium density areas within well established residential neighbourhoods. The updated OCP allows for far greater density than the existing infrastructure can support and goes against the wishes of the majority of citizens of Comox.

I feel it is critical for both the livability of Comox and for its reputation as a charming tourist-friendly seaside town, that human-scale growth is preserved, that our tree canopy and watershed is protected, and that development does not exceed Comox's existing road capacity.

Respectfully,

Barbara Bruederlin
[REDACTED]
Comox BC
V9M 2Z5

LOG: 26-060	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

**Copies: Council
JW/RH/RB/ET/RP/SR/CD**

Town of Comox – Administration

From: [REDACTED]
Sent: February 3, 2026 2:30 PM
To: council
Subject: Town of Comox Official Community Plan and Zoning Bylaw

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

Dear council,

I am writing to express my concern about the proposed Official Community Plan for the Town of Comox. Of particular concern are the proposals that include development that allows for building heights of 6 storeys and for medium density areas within well established residential neighbourhoods. The updated OCP allows for far greater density than the existing infrastructure can support and goes against the wishes of the majority of citizens of Comox.

I feel it is critical for both the livability of Comox and for its reputation as a charming tourist-friendly seaside town, that human-scale growth is preserved, that our tree canopy and watershed is protected, and that development does not exceed Comox's existing road capacity.

Respectfully,

Jerry Olechowski

[REDACTED]
Comox BC
V9M 2Z5

Sent from my iPad

LOG: 26-061	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

**Copies: Council
JW/RH/RB/ET/JP/SR/CD**

Town of Comox – Administration

From: Peter Outridge [REDACTED]
Sent: February 3, 2026 2:31 PM
To: council
Cc: helene dompierre
Subject: submission for draft OCP
Attachments: Outridge-Dompierre OCP submission.pdf

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

Please find attached a letter to Council that we would like entered into the record concerning the draft OCP discussions.

Thank you,
Peter Outridge and Helene Dompierre
[REDACTED] Comox

LOG: 26-062	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

**Copies: Council
JW/RH/RB/ET/ RP/SR/CD**

Peter Outridge and Helene Dompierre

Comox
BC V9M 2P2.

Feb. 3, 2026

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

Dear Mayor and Council Members:

RE: Developments on Dead-End Streets under the New Official Community Plan

We have reviewed the last draft OCP document, and we thank you for the opportunity to comment on the proposal. Generally, we support the draft Plan, especially the stipulation that developments outside of the town core will be restricted to ground-access only and with a limit of 3 storeys in height.

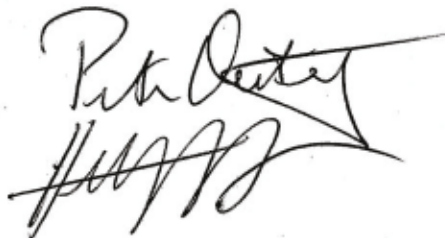
However, we would like to suggest that the height limit should be 2 storeys on dead-end streets, whereas the 3 storey limit can apply to thoroughfares - which are the majority of streets in Comox. Two storeys could allow townhouses, or single family houses.

Our reason is the greatly increased traffic that existing neighbours on dead-end streets will experience from medium- or high- density developments, compared to people living on thoroughfares. On dead-end streets, traffic can only go one way in and out – along that street. On thoroughfares however, vehicles could access the development from at least two directions – left or right – and from three or four directions if the development spans an entire block. This means that existing home-owners on thoroughfares would not see as much traffic increase from a development of any given size as would people on dead-end streets.

Since increased traffic is one of the most often cited reasons for objections to developments, this 2 storey stipulation would help to avoid some of the community's common concerns. In our experience, most people who bought homes on dead-end streets did so specifically because these are traffic-quiet.

Thank you for listening to this suggestion, and also for the time and effort you are all putting into trying to get the new OCP right, to preserve the essential small town character of Comox.

Yours sincerely,



My name is Bob Bowen, I live at [REDACTED] Comox

Full disclosure, I intend to speak using the text from this letter at the Public Hearing at the D'Esterre Seniors Centre being held on February 4, 2025, pertaining to the subject of Official Community Plan Bylaw 2054 and Zoning Bylaw 2056.

As a taxpayer and proud resident in the Town of Comox, I have a stake in how my town is managed. With that, please accept my views on that along with additional comments.

I believe and appreciate that creating an Official Community Plan that must provide directions on how the Town develops over the next 20 years. I imagine that to be incredibly challenging and further complicated by the Province's mandate to increase density.

Over the last year or so, I have witnessed public presentations to Council by the consultants providing a basis on which staff could design a plan. In turn, as that plan developed, Council was frequently called upon to make challenging decisions to provide direction on how they felt that the residents would be best served.

I believe that we have elected a well-balanced Council who are dedicated and work extremely hard to bring forward the views of the diverse constancies that they represent. That diversity creates a tension and lively debate where upon a decision is ultimately made and we live with those consequences.

I have not consistently agreed with the decisions made but given the complexity of the matter and perhaps my biases, I accept and support Council approving the current Official Community Plan Bylaw 2054 and Zoning Bylaw 2056 as is.

On the matter of taxation, for some time I have participated in Federal politics. Although that interest continues, my active involvement is less so. I found it difficult for my voice to be heard in Ottawa. I turned to Municipal politics to replace that appetite. Here I can be witness to and be effective in the action.

That brings me to a phrase that I heard at a Council meeting a year or so ago during a lively debate on taxation. That phrase has stuck with me and is one that perhaps we, as taxpayers, could consider while pondering our Municipal taxes. That phrase is 'do we want to be an inclusive community or an exclusive community.'

That phrase of course is subjective but can be contextualized when considering for instance how residents feel about: when should a pothole in the road be repaired, how often snowplows are operational, when a sauna should be replaced in the rec centre, how to determine Permissive Taxation Exemptions or which group receives a Grant-in-Aid.

On the matter of Comox Downtown revitalization, which I believe has been a long-term goal of the current and previous Councils as well as lately, the very active Comox Business In Action group (BIA), I find this to be a conundrum.

Our very small downtown area currently seems to be a destination for very specific purposes in offices rather than casual strolling in shops. This environment does not promote lingering and gathering of the public where communities are formed.

What to do? Where do we start?

There is talk of densification in the downtown area.

Will developers take a flyer on building residences in the hope that entrepreneurs will follow up creating a dynamic atmosphere where people will move in?

Or will entrepreneurs take a flyer in the hopes developers will follow up with building residence that will create a downtown vitality to enable him or her to operate a successful business?

In either case their mutual goals would be to earn a living.

I do not have a definitive answer, but I am inclined to go with brave entrepreneurs, changing the look of the downtown that would enable developers to follow.

As the old saying goes, "if you build it, they will come."

Thank you all again for your dedicated work. I know that it entails more than a meeting now and then.

Thank you for allowing me to share my views.

Bob Bowen



Comox B.C. V9M4J6

RECEIVED

February 3, 2026

TOWN OF COMOX

LOG: 26-063	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH, 6960-20-2026.01

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Elaine Graham [REDACTED]
Sent: February 3, 2026 11:06 AM
To: council
Subject: Zoning Bylaw Hearing

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

Good day Hon. Mayor & Council,
I'd like to add my thoughts to the upcoming public hearing on the OCP and Zoning Bylaw.

There are already four storey structures in the town of Comox, so the addition of more to 'essential' designated neighbourhoods might be necessary. However the population of the town is currently fluctuating with additions to the military and reductions in overseas post secondary students, along with the loss of several small businesses from the Comox core.

As long as Council can provide all the necessary infrastructure for increased housing development then the addition of residential development might be justified. However, increasing the height of any new residential housing is definitely premature at this time.

Promotion of developers' plans at "progressively larger sizes" is now a common practice. The public is well aware that after its input on these plans, final decisions appear to accommodate public resistance with token reductions to the plans.

I urge Mayor and Council to seriously consider the town's responsibility for the important infrastructure required to accompany the future development being proposed at this time.

Thank you,
Elaine Graham

communities fun
Sent from my iPad



LOG: 26-064	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Elaine Graham [REDACTED]
Sent: February 3, 2026 3:17 PM
To: Town of Comox – Administration
Subject: Re: Zoning Bylaw Hearing

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

Yes my address is [REDACTED], Comox, BC V9M 3B9.
Elaine

On Tue, Feb 3, 2026 at 11:54 AM Town of Comox – Administration <town@comox.ca> wrote:

Good Morning Elaine,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville
Clerk II – Corporate Services



**TOWN OF
COMOX**

Town of Comox – Administration

From: Mary Wilson [REDACTED]
Sent: February 3, 2026 6:11 PM
To: Town of Comox – Administration; council
Subject: OCP meeting Feb 4, 2026

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

To the Council members of the town of Comox:

I have been following and have attended and written to the town councils meeting on the OCP about the height baseline at the marina and Old hospital area.

I am in favour of a height limit everywhere in town of 6 stories.

I am opposed to the amendment

section 13, page 64-65, of the Town of Comox proposed Official Community Plan, it reads:

"13.6 Upon receipt of an OCP amendment application, consider support for buildings more than six stories in heights, where:

- a) Hotel space is a significant component of the development.
- b) A privately owned and maintained public space is provided adjacent to the waterfront walkway on the south end of the designation."

The plan originally had a 12 storey designation for this area, but under public pressure reduced it to 6 storeys.

Sincerely

Mary Wilson (20 year resident and tax payer in Comox)

[REDACTED]
Comox. BC. V9M 4G5

RECEIVED	LOG: 26-065	REFER:	AGENDA:
February 3, 2026	FILE: 6480-20/P	ACTION: File	

TOWN OF COMOX File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

From: Kurt Reimer [REDACTED]
Sent: February 3, 2026 11:46 AM
To: council <council@comox.ca>
Subject: OCP for our future

Dear Mayor Minions and Council,

I received a paper in the mail from "Keep Comox's Charm". I agree with much of what they say **but I believe we CAN keep our charm with some buildings of 6 storeys (and even higher) if they are thoughtfully done in the right areas.** Views, light, and aesthetics definitely matter but we also need densification to help support our local businesses, and affordability for our kids and grandkids. I think it is important to keep (actually, to IMPROVE) our charm but 6 storeys does not prevent this. There are some very attractive 6 storey buildings in many seaside towns like ours (eg Sidney). Please realize that a vocal minority does not represent the interests of all Comoxians. In fact, I was happy to hear many voices calling for thoughtful densification at the last public hearing.

Thank you!

Open Photo
[REDACTED]



LOG: 26-066	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	



Town of Comox – Administration

From: Kurt Reimer [REDACTED]
Sent: February 3, 2026 4:56 PM
To: Town of Comox – Administration
Subject: RE: OCP for our future

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

Hi David,
Sorry - I see that - it's strange that it's so small!!

Kurt Reimer
[REDACTED]

Comox

Cheers,

Kurt

On Feb 3, 2026 at 12:00 -0800, Town of Comox – Administration <town@comox.ca>, wrote:

Good Morning Kurt,

Thank you for your email and for providing your feedback. The font size is too small to read the address on your OCP submission. Can you provide your civic address again please?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – Comox.ca

1809 Beaufort Avenue, Comox B.C. V9M 1R9

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [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.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. It is intended only for the personal use of the designated recipient(s). If you have received this

**Presentation to Comox Town Council on the OCP
Brooklyn Creek Watershed Society
Feb. 4, 2026**

The Brooklyn Creek Watershed Society strongly supports the commitment of the OCP that states in S 7.13 (p. 41) “Enhance and maintain the ecological and biodiversity of sensitive ecosystems of Brooklyn Creek”. Acquisition of lands to expand greenways and parks within the watershed are also identified in several places in the document, which again we strongly support. We note that the OCP contains provisions for the protection of riparian areas . We also appreciate that in the OCP limits the size of residential buildings in the areas adjacent to Brooklyn Creek to residential three stories.

Given past investments in Brooklyn Creek made by the Town of Comox and numerous partners including Brooklyn Creek Watershed Society, it is heartening to see these commitments. With these statements, it is clear that the Town shares our view regarding the importance of Brooklyn Creek, and it is a core value in the OCP. With the adoption of the new OCP, we look forward to seeing these protections applied comprehensively and with rigour.

We respectfully suggest that in the future, an initial screening process by the Council could identify and exclude projects which are not aligned with core values. Such a screening process could save all parties (including developers) time and expenses. When the new OCP is in force, we urge you to consider this.

I conclude noting that our organization has had a very strong year of activities, notably a fourth year of habitat restoration and enhancement in the Birkdale Farm reach of Brooklyn Creek. About \$100,000 was spent on this work last year, including funds from foundations, private donors and volunteer time. A walk-through by members of our Board last fall found evidence of spawning on every riffle area added over the past four years, a total of 15 locations. Our work is paying dividends, and unwise downstream development could imperil the health of the ecosystem now and in the future. Let’s limit high density housing along Brooklyn Creek to salmon only.

Thanks for your attention,

RECEIVED

February 4, 2026

TOWN OF COMOX

John Neilson, Ph.D

President

Brooklyn Creek Watershed Society

LOG: 26-067	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council

JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Dr. John D. Neilson [REDACTED]
Sent: February 4, 2026 8:41 AM
To: Town of Comox – Administration
Subject: Comments on OCP from Brooklyn Creek Watershed Society
Attachments: Feb 4 OCP BCWS_rev.docx

Importance: High

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

Hello David,

If not too late, please find attached the comments of Brooklyn Creek Watershed Society for tonight's meeting. I plan to speak tonight, but I hope this revised document speaking solely to the OCP can be included in the package of written comments.

Thanks very much,

John Neilson
President
Brooklyn Creek Watershed Society

On Feb 3, 2026, at 10:41 AM, Town of Comox – Administration <town@comox.ca> wrote:

Good Morning John,

Thank you for your comments. The property at 1533 Cedar Ave is part of an active planning application (RZ OCP 25-3), and a Public Hearing has not been scheduled for this application.

Your comments will be forwarded to Council members and Town of Comox Planning staff for the planning file; however, if a public hearing is scheduled and you would like your comments to be considered as a public hearing submission, you will need to resubmit them to Council during the applicable submission period that will be detailed in the public notice. Your comments will also not be included in the February 4th Public Hearing for Official Community Plan Bylaw No. 2054 and Zoning Bylaw No. 2056.

As discussed, if you wish to speak at the Public Hearing for Official Community Plan Bylaw No. 2054 and Zoning Bylaw No. 2056, you can sign up with the Clerk at the meeting.

Kind Regards,

February 3, 2026

Town of Comox,
1809 Beaufort Ave.,
Comox, B.C. V9M 1R9

Attention: Council Re: OCP - draft

Dear Mayor and Council:

Are you listening? As pointed out by councillors Kerr and Meilleur the building heights you are proposing do not reflect the views of the community. The significant number (though, not the 15,800 mentioned by councillor Blacklock) of the protesting letters, emails and in person comments council received should be considered a valid representation of your citizens' wishes, the majority of whom want to keep the village by the sea character of the town intact.

Rather than turning the town into a concrete jungle and blocking ocean views, efforts should be made to capitalize on our seaside characteristics and attractions. This can be done without having 6 or 12 storey buildings. A local example is Cumberland where interesting buildings, shops and attractions draw people from far away, but also from the Comox Valley. Qualicum Beach and Tofino have also managed to create vibrant towns without resorting to 6 storey buildings

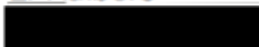
Yes, the OCP is a vision for the next 20 years, but there is nothing wrong with that vision being for a low rise town. Do we actually need the amount of density and the heights that council is including in the OCP? Do we want or need a 6 to 12 storey hotel looming over Marina Park and our ocean views? There is no guarantee that 6 storey buildings will attract the population needed to fill them, or that the type of businesses that you envision will come, or that these businesses will ensure that the people that come will not continue to shop elsewhere.

The OCP is important for many reasons especially as it promotes public input and encourages people to express their opinion and to help shape the community they live in. Council has been advised that any issues that arise out of the OCP can be dealt with on an individual basis using the zoning bylaws. Zoning bylaws do not allow public input. Thus, the OCP is the only place where the public views are represented and therefore the OCP needs to be conservative in recommending heights to ensure that it is not 'opening doors' contrary to what the community wants going forward. Heights should be lowered for all neighbourhoods, not just for Buena Vista. Instead of destroying the character of our town lets find ways to enhance Comox and make it a desirable destination where people want to live, play and visit.

I hope that you will seriously consider the above before final approval of the OCP.

Yours truly,


L. Huibers

, Comox, B.C., V9M 1V4 **TOWN OF COMOX**

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February 4, 2026

LOG: 26-068	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/JP/SR/CD

Town of Comox – Administration

From: natasha mew [REDACTED]
Sent: February 3, 2026 6:54 PM
To: council
Subject: Request For More Incremental, Human-Scale Housing Growth In Comox



LOG: 26-069	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Hello Comox Council,

I support thoughtful infill and the need to plan for future housing in Comox. My concern is that the unit projections and rezoning framework appear to rely heavily on historic growth patterns that do not fully reflect current economic conditions. Post-pandemic realities such as inflation, construction costs, and affordability constraints make it unlikely that population growth will mirror past boom periods. Planning for flexibility is important, but significantly exceeding realistic housing needs risks driving scale and intensity that may not be viable or necessary for the community.

The OCP emphasizes family-oriented housing, aging in place, and the "missing middle," yet the proposed unit capacity prioritizes mixed-use and apartment-style development rather than ground-oriented forms. Missing middle housing is most effectively delivered through duplexes (stacked or side-by-side), small-scale townhomes, cluster homes, and pocket neighbourhoods, not large apartment buildings. In detached residential areas, maintaining a two-storey height limit while allowing horizontal multi-unit forms would better align with these goals. These housing types also make it easier to retain green space and mature trees by building around existing site features rather than clearing large footprints, while also reducing the need for extensive paving associated with larger developments. Recent housing data shows that apartments accounted for approximately 72% of new units built, while single-detached homes remained the second most common form (22%), indicating continued demand for ground-oriented housing. Providing gentler alternatives that sit between apartments and detached homes would better support families and more directly address the missing middle, which accounted for only 1% of newly constructed units. Broadly rezoning detached neighbourhoods to three-storeys shifts development toward vertical forms that do not reflect the character or function these areas were designed to support.

From a safety, livability, and character perspective, building height matters. Areas currently proposed for four to five-storeys should be limited to a maximum of three-storeys, with additional height considered through site-specific rezoning where context, access, and infrastructure clearly support it. Incremental, low-rise infill helps preserve daylight, views, tree cover, and neighbourhood safety while reducing pressure on roads and infrastructure.

Comox has the opportunity to demonstrate how thoughtful, human-scale growth can meet housing needs while preserving the town's coastal character, green spaces, and quality of life. By planning intentionally and integrating innovative infill with nature, the town can create neighbourhoods that attract residents who will stay and invest in the community, while also drawing tourism that values charm, character, and sustainability. Mindful planning for the next 15 years can reduce long-term costs,

preserve livability, and set a benchmark that other municipalities will look to replicate, showing that growth, economic vitality, and community well-being can thrive together.

Thank you for your consideration,

Natasha Mew

, Comox

Town of Comox – Administration

From: Jill White [REDACTED]
Sent: February 3, 2026 9:19 PM
To: council
Subject: Small town charm

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

Comox Council;
I beg you to keep the small town charm; that’s why we moved to this beautiful Valley... Please give some extreme consideration, to “No High Rise Buildings”, in our darling little town; especially in the down town core and in the Marina Park area.

Your decision in this matter, may reflect our decision, on election day.

We trust that you will make the choice, in this matter.

Frank & Jill White,

[REDACTED]

Comox, B.C.

V9M 3M7

Sent from my iPad

RECEIVED

February 3, 2026

TOWN OF COMOX

LOG: 26-070	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council

JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Cathy Anderson [REDACTED]
Sent: February 3, 2026 9:26 PM
To: council
Subject: Concerns about the OCP

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

To Whom it May Concern,

I am Catherine Anderson, residing at [REDACTED] Comox, B.C. V9M 4G5.

I am writing out of concern for the current OCP, which I do not think takes into consideration the vision and values of most Comox residents.

I take exception to plans to build to heights of 6 storeys and possibly higher at the Marina and Old Hospital sites. There has been minimal neighbourhood consultation with regards to medium-density areas.

Building heights of 6 storeys and higher and over densification are contrary to preserving the small-town character of our beautiful town and the lack of consultation make this feel like it is being rammed down our throats.

Other small communities are developing plans with resident input in mind, places like Qualicum, Courtenay and Tofino .

I am concerned that this council is deaf to the voices of the citizens it was elected to serve. Please see a way to revise your OCP (because it is yours, not ours, fashioned by politicians and realtors). Please create an OCP that the residents of Comox can get behind, one that aligns with our vision, not only yours.

Respectfully ,
Catherine Anderson

Sent from my iPhone

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February 3, 2026

TOWN OF COMOX

LOG: 26-071	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: L. Melanson [REDACTED]
Sent: February 3, 2026 9:31 PM
To: council
Subject: Building heights

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

I understand Courtenay is growing but it is very important to preserve the character and liveability at the same time. I, like the majority of residents who have voted, want to keep height restrictions to 6 stories, and also vote for keeping any water front free, accessible views and people friendly. That goes for mountain views too! It would be so sad to see buildings block out those magnificent views the Comox valley is known for. Thank you for respecting the wishes of those of us who live here and love our community.

Lynda Melanson
[REDACTED]
Courtenay.B.C.
Sent from my iPad

RECEIVED
February 3, 2026
TOWN OF COMOX

LOG: 26-072	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
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Town of Comox – Administration

From: Town of Comox – Administration
Sent: February 4, 2026 9:02 AM
To: Town of Comox – Administration
Subject: FW: Comox OCP

From: [REDACTED]
Sent: February 3, 2026 9:54 PM
To: council <council@comox.ca>
Subject: Comox OCP

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-073	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
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Hello Comox Council,

I will not be able to make the public hearing tomorrow. Public consultation and counsel consideration is so important. I would like to be on record asking that our small town charm and peaceful community pace be protected. I am against tall buildings along the southern side of the town. The open space, light, trees, etc are so important to everyone.

I have the luxury of walking my dogs throughout town everyday. I get to speak with many people along my walks. The happiness I encounter from everyone about our town is overwhelming. Large/tall buildings in our downtown core will ruin the feel of it. It will block light and views for everyone.

I agree that we should build up and not out to save land, trees and ecosystems. I think that these multi unit buildings can be placed further from the southern exposure. I think we need to consider the capacity of our roads and infrastructure as well.

We need to consider people. My neighbors in the cottages on Comox Ave & Buena Vista near Anderton need better places to live. Those old buildings are falling apart and are not healthy with mold and cold. We need more low income options. I agree that the land can hold and accommodate so many more. I hope that we can find these neighbors good homes. Please make the new buildings fit a reasonable height/capacity for the neighborhood and respect the environment.

We need to consider the planet also. Please consider the environmental impact of removing trees on ecosystems. The more people we add to the town, the more cars, pollution, and chaos we add too. I see so many near-accidents on my corner and especially on the downtown blocks of Comox Ave. The traffic volume has increased and people’s patience has decreased over the last couple of years. I see people, pets, and strollers nearly getting hit weekly. Please don’t increase car traffic and please put more safety measures in place.

Thank you,
Laika Lie Heflin
[REDACTED]

Sent from my iPhone

Town of Comox – Administration

From: Peter Galpin [REDACTED]
Sent: February 3, 2026 8:02 PM
To: council
Subject: OCP
Attachments: OCP Letter 2.5.odt

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

<p>Feb 3, 2026</p> <p>RECEIVED</p> <p>February 3, 2026</p> <p>TOWN OF COMOX</p>	LOG: 26-074	REFER:	AGENDA:
	FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Dear Mayor and Council,

I truly wanted to give spoken testimony, but a family obligations intervened.

I, like the majority of our community stand firmly AGAINST the OCP as presented. There was recently a celebration of Comox’s 80th birthday. My family has lived on the property next to the Senior Centre for more than 40 years BEFORE the town of Comox even existed. It is the house I learned to walk in as an infant. I remember being in what is now the Council Chambers back when it was Dusty’s Den (Dusty D’Esterre’s man cave....lololol). I have sailed the bay with my mom and brother and later with my wife and children. I was skiing Forbidden Plateau when the upstart Mt. Washington opened. I remember walking up to the Lorne to get fish and chips with my kids to bring home for dinner, and the off-the-chart delicious candied salmon at Portuguese Joe’s (as well as sitting with my kids and watching “Mrs Joe” throw scraps to the waiting eagles/gulls). So, while it might be tempting to write this off as some old geezer who is against change, the reality is, this town has thrived by being Comox and there are 2 further generations that will live in this house, and neither of them want this plan either.

THIS IS NOT A COMMUNITY PLAN: This plan has been developed with the town administration, consultants and a vocal minority of this town (BIA, real-estate developers). Every time there has been a request for public input (survey, community centre) the result has been to preserve the current nature of the small town, not turn it into a ghetto of side by side multi-story condos, hotels and offices. The only time this was open for review by the community (at the community centre) the response was overwhelmingly against the fundamentals of this plan. At the public hearing a few months ago, the vast majority in attendance (informal exit interviews) opposed the plan as presented, even though it was summarized differently.

This town is more than just the businesses and developers that occupy it. This town is a popular place, because it is a beautiful place to LIVE.....charming, peaceful, small town. It is the people who live here that make this town: funky and eclectic. Other communities have stood fast against provincial mandates and on behalf of the common folks that make their communities. This plan robs the future from the generations who come after us. To walk tree lined communities. To see beautiful vistas.

If you are confident that this represents the desire of the majority of the community, then you should open it to a poll by “the community” that it is supposed to represent. If not, this is a diktat, not a plan.

Peter Galpin



(3rd generation in this home, 2 to follow)

Town of Comox – Administration

From: kerry davies [REDACTED]
Sent: February 3, 2026 10:00 PM
To: council
Subject: OCP

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

Comox Council,

I am writing as i am a resident/home owner here in Comox and oppose the proposed new building height bylaws. I love the small town feel of Comox with its shops and mostly 1 and 2 storey buildings. I do not want 6 storey buildings downtown and definitely not 4 storey apartments in residential areas. You will destroy what we love about our quaint seaside town.

Kerry Davies
[REDACTED], Comox, BC V9M 2N4

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February 3, 2026
TOWN OF COMOX

LOG: 26-075	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
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Dear Mayor and Council

Re;; New Official Community Plan 2054 and New Zoning Bylaw 2056

I have reviewed the Future Land Use Map and the Zoning map for the new OCP. I am writing you this letter to voice my opposition to building SSMU housing with permitted heights of 3 storeys on Cul de sacs and dead end streets in Comox. I just did a rough check on a map of Comox and I counted approximately 60 of these types of streets. I would like to see the OCP and zoning changed to have townhomes and single family up to 2 storeys only for these streets. Many of these streets are narrow and with only having one way in or out, would become very congested with parking issues, delivery vans and garbage and recycling trucks.

Thank you for the opportunity to voice my concerns.

Maureen Denny



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February 3, 2026

TOWN OF COMOX

LOG: 26-076	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council

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Town of Comox – Administration

From: Maureen [REDACTED]
Sent: February 3, 2026 10:06 PM
To: council
Subject: New OCP and Zoning Bylaws
Attachments: letter to Council.rtf

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

Town of Comox – Administration

From: Jean-Philippe Gagnon [REDACTED]
Sent: February 3, 2026 10:13 PM
To: council
Subject: Written submission to amend OFFICIAL COMMUNITY PLAN BYLAW NO. 2054
Attachments: Written Submission to amend OCP BYLAW submitted by JP Gagnon.pdf

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

Good afternoon,

Please find attached a request to amend para 18.5 of the OFFICIAL COMMUNITY PLAN BYLAW NO. 2054

For your consideration

Jean-Philippe Gagnon
[REDACTED] Comox
V9M 3T5
[REDACTED]

RECEIVED

February 3, 2026

TOWN OF COMOX

LOG: 26-077	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
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Written Submission for consideration in amending OFFICIAL COMMUNITY PLAN BYLAW NO. 2054.

Submitted by:
Jean-Philippe Gagnon
[Redacted] Comox
V9M3T5
[Redacted]

The request is to amend the OCP policy 18.5 to revise the minimum parcel size from 5,000 square metres (1.25 acres) to 2,500 square metres (0.615 acres).

18.5 The minimum parcel size for the subdivision of land in the Point Holmes/Cape Lazo area north of 1139 Kye Bay Road (Lot 1, District Lot 93, Comox District, Plan 32578) should not be less than 5,000 square metres. Subdivision should require continuous paved road access along any parcel frontage and from each parcel to Kye Bay Road.”

This paragraph is a leftover from the Town of Comox Official Community Plan dated 12 May 2011 that sought to limit the subdivision of that area:

2.1.1.4 Residential: Detached Policies
g. The minimum parcel size for the subdivision of land in the Point Holmes/Cape Lazo area north of 1139 Kye Bay Road (Lot 1, District Lot 93, Comox District, Plan 32578) should not be less than 5,000 square metres. Permitted residential uses on a parcel should not exceed a single detached dwelling and a secondary suite or a coach house. Subdivision should require continuous paved road access along any parcel frontage and from each parcel to Kye Bay Road.

In 2011 the Claddagh Estate subdivision did not exist and it was understandable that some restrictions were in place to control the overdevelopment of an area. Since then the development of Claddagh Estate has been allowed to develop properties with parcel size of less than 5,000 square metres. In fact, more than half of the 19 properties in the area in question are around or less than 3,000 square metres, some as low as 2,600 square metres as can be seen in Table 1. As seen in figure 1 and figure 2, properties 1 through 12 of EPP10668 are built adjacent to a steep slopes leaving an effective useable parcel size closer to 1,000 square metres (0.25 acres) and as low as 500 square meters (0.125 acres) in some cases. It is also worthy to note that the adjacent Kye Bay area consists of 72 parcel, most of which are between 500 and 1,000 square metres.

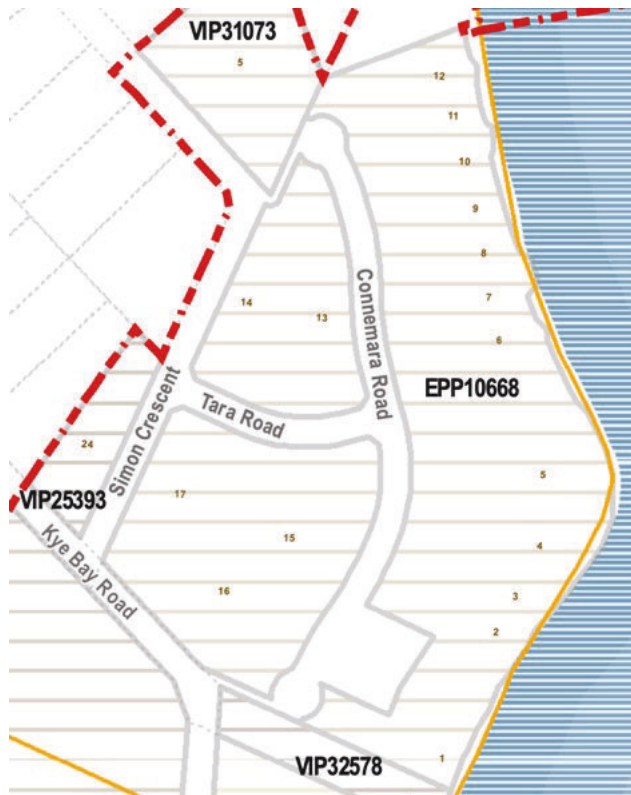


Figure 1 - Point Holmes/Cape Lazo area north of 1139 Kye Bay Road (Lot 1, District Lot 93, Comox District, Plan 32578)

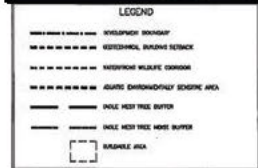
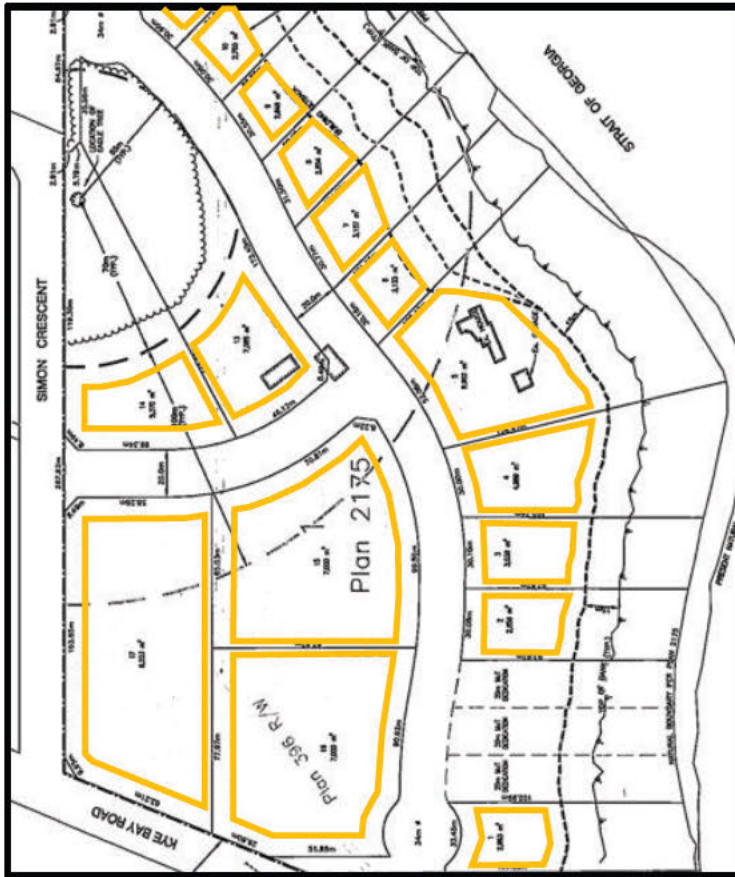


Figure 2 – Building setbacks for shoreline and eagles nest area (effective building area highlighted in yellow)

19 Properties

Cape Lazo	Acres	Square Metres
1154 TARA RD	1.74	7042
1168 TARA RD	1.334	5399
1167 TARA RD	2.031	8219
205 CONNEMARA RD	1.73	7001
1153 TARA RD	1.73	7001
230 CONNEMARA RD	1.354	5480
240 CONNEMARA RD	2.431	9838
298 SIMON CRES	2.63	10644
250 SIMON CRES	1.144	4630
200 CONNEMARA RD	0.746	3019
210 CONNEMARA RD	0.786	3181
220 CONNEMARA RD	0.815	3298
250 CONNEMARA RD	0.776	3140
260 CONNEMARA RD	0.754	3051
270 CONNEMARA RD	0.702	2841
280 CONNEMARA RD	0.65	2631
290 CONNEMARA RD	0.65	2631
300 CONNEMARA RD	0.684	2768
310 CONNEMARA RD	0.986	3990

Table 1 – existing property size Point Holmes/Cape Lazo area north of 1139 Kye Bay Road (Lot 1, District Lot 93, Comox District, Plan 32578)

Reducing the minimum parcel size in the area delineated in para 18.5 to 2,500 square metres (or 0.615 acres) would open up the possibility to subdivide five of the larger parcel (13, 14, 15, 16, 17) to create the opportunity for up to five single family houses to be built in an already established sub-division (image 1). Parcels along the steep slopes could not possibly be further sub-divided considering the existing restrictions and setbacks from the slope. Even after adding these houses, the look and feel of the Claddagh Estate sub-division and adjacent area would not be altered significantly as properties along the steep slope of Connemara Road are already built on parcel close to that size. A single family home on a 2,500 square metres parcel retains the more rural look and feel of the Cape Lazo area.



Image 1 – Subdivision potential

Electrical, Water and Sewer services are already available in this area and the addition of up to five new single family houses would not overtax the existing system. This would also increase the tax revenue for the Town of Comox at no extra infrastructure cost.

This amendment is in keeping with the OCP goal of providing housing options for all types of residents, and aid further in establishing a means to develop enough units to reach the forecasted needs of the Town of Comox.

The Town of Comox should determine that proposed zoning amendments to amend policy 18.5 to revise the minimum parcel size from 5,000 square metres (1.25 acres) to 2,500 square metres (0.615 acres) is in the public interest.

Town of Comox – Administration

From: Carol Finley [REDACTED]
Sent: February 4, 2026 8:15 AM
To: council
Subject: Official community plan -Feb4 public hearing

RECEIVED

February 4, 2026

LOG: 26-078	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

To: Council@comox.ca

TOWN OF COMOX

File: 6480-20/PH

Copies: Council
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To Mayor and Council:

I am opposed to 6-storey buildings in Comox and the densification that has occurred and is planned and/or proposed to occur in this small town.

Comox's infrastructure will in no way support the number of people that are proposed to move here. I am thinking of schools, hospitals, doctors, roads, bridges, and, very importantly, the glacier that provides Comox drinking water is disappearing.

Building a hotel on the parking lot(s) by the marina will most definitely put additional pressure on Comox's infrastructure and block residents' views. Another serious consideration is that the area and parking lot(s) adjacent to the marina were built on in-fill which may not be suitable for a multi-storey building.

Little or no public community input appears to have been sought before two readings of the plan occurred and were passed by the Comox Mayor and Council. In addition, it feels like significant decisions are being made and/or proposed "behind closed doors." Please be much more transparent; otherwise, you risk eroding public trust.

Since at least 2 Council members and the Mayor are connected to the real estate and financial fields, I respectfully suggest those individuals recuse themselves from voting on the Official Community Plan.

Please keep building heights low (maximum 4 floors), do not allow multi-storey buildings in the downtown core, ensure views are maintained, maintain green spaces, do not be unduly influenced by self-serving developers, and think very seriously about how Comox's (and, where relevant, Courtenay's) infrastructure will support the density that is being proposed.

Sincerely,
Carol Finley

[REDACTED] Comox BC V9M1V8

Town of Comox – Administration

From: Gail Leatherdale [REDACTED]
Sent: February 4, 2026 8:25 AM
To: council
Subject: Re: Comox Golf Club

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

I wish to object to the wording in the proposed Comox OCP that suggests the golf course could be changed to include a road through the middle, and used for purposes other than a golf club.

The Town’s shares of the golf course were gifted by Robert Filberg subject to clear conditions regarding the continued use of the land as a golf course. As a shareholder and trustee of that gift, the Town has a **legal obligation to honour donor intent** and to exercise its shareholder rights in a manner consistent with the conditions under which the shares were donated.

Please reconsider and change or delete any wording that is contrary to these conditions.

Thank you

Gail Leatherdale

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-079	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Gail Leatherdale [REDACTED]
Sent: February 4, 2026 9:16 AM
To: Town of Comox – Administration
Subject: Re: Comox Golf Club

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

Hi David,

The address is [REDACTED] Courtenay,
V9N 3R3

Thanks for including my submission.

Regards

Gail

On Wed, Feb 4, 2026 at 9:11 AM Town of Comox – Administration <town@comox.ca> wrote:

Good Morning,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville
Clerk II – Corporate Services

Town of Comox – Administration

From: Glenn Lawson [REDACTED]
Sent: February 4, 2026 8:25 AM
To: council
Subject: OCP Letter to Comox Council
Attachments: OCP letter to Council Feb 4, 2026 GL.pdf

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

Letter to Comox Council regarding the OCP
As attached.

Glenn Lawson
[REDACTED]

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-080	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

February 4, 2026

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

By Email: council@comox.ca

Dear Mayor and Council Members:

RE: Official Community Plan Bylaw No. 2054 and Zoning Bylaw No. 2056

Thank you for the opportunity to comment on the Official Community Plan and Zoning Bylaws. The under-signed residents are Comox homeowners who are interested in the proposed new OCP.

There are three important issues which we would like to draw your attention to: Brooklyn Creek; the Housing Needs Report; and the OCP process.

Brooklyn Creek

The Official Community Plan recognizes the importance of Brooklyn Creek to Comox. In the midst of residential developments, we have this gem of a salmon-bearing waterway running the entire length of Comox, from north of Guthrie Road to the ocean. The Town of Comox and the Brooklyn Creek Watershed Society have spent a significant amount of money and effort to preserve and enhance Brooklyn Creek. Their efforts have been rewarded by the recent spawning success of coho salmon throughout the creek.

The OCP protects the creek in different ways. Importantly, all land bordering the creek is zoned ground-oriented, Low Density Residential, with a maximum height of three stories.

Furthermore, Brooklyn Creek is in a Riparian Zone. Development Permit Area # 7, Riparian Areas, specifies that the riparian area, comprised of a 30 meter strip on both sides of the stream, measured from the high water mark, is subject to a riparian area assessment. The assessment is to ensure that no development activity occurs in this area that is detrimental to the health of the stream.

These designations will continue to limit the impact of development on Brooklyn Creek. It is vital that this protection should be strictly upheld in the future. Brooklyn Creek is ours to protect, for ourselves and for future generations.

Housing Needs Report

The Housing Needs Report, or HNR, is based on projected population growth, and estimates the additional housing units required over 5 and 20 year periods. This report could be used to drive housing project development.. On page 86 of the OCP, table 1, the 20 year Housing Need is estimated at 3,358 units. In Table 3 on page 89, the Net New Unit Capacity, or the number of housing units you can build on lands that are suitable for development, is 7,760 units, or 2.3 times the projected need. Clearly, there is already ample appropriately zoned land to meet the projected housing needs. There should be no reason to take land currently zoned for ground-oriented low density housing and rezone it to accommodate pockets of high rise, medium- or high-density housing. Placing this type of housing in the midst of established communities of ground-access, low density housing will destroy the small town neighbourhood look and feel of Comox which we greatly value. Apart from the impact on neighbourhoods, the transportation infrastructure in low density housing areas is unlikely to be able to accommodate the increased traffic associated with high-density developments.

Supporting the OCP Process

The Planning Department has invited community participation and comment in the OCP development process. The Official Community Plan is reviewed every 5 years. It is a living document; it can be amended if unforeseen circumstances arise. Given the extensive engagement with the community, we feel it is unlikely that many such circumstances would arise within the 5 year timeframe. If Council were to approve an amendment that is significantly counter to intent of this current draft OCP within a short term of its passing, that action could call into question the validity and integrity of the whole OCP planning process.

Thank you for considering our points of view..

Sincerely,



Glenn Lawson

[Redacted]
Comox, BC V9M 2P2

On Behalf of the Following Comox Homeowners:

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

[REDACTED]

Town of Comox – Administration

From: Joanne McKechnie [REDACTED]
Sent: February 4, 2026 8:26 AM
To: council
Subject: 2nd Public Hearing Feedback
Attachments: OCP Feedback Feb 4 2026 Public Hearing.pdf

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

Dear Mayor and Council,
Please find attached my comments on the OCP and zoning bylaws as part of the second Public Hearing process.
Thank you for your time and attention to considering feedback from Comox residents.

Sincerely,
Joanne McKechnie
[REDACTED]
Comox BC
V9M 3K2

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-081	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

February 4th, 2026

Dear Mayor Minions and Council Members

Thanks to the 3rd Hearing of the OCP not passing, we are here again tonight to re-iterate what a large percentage of Comox residents want to see as safe guarded language in the new OCP.

I begin with what has recently been brought to my attention that on pages 64-65 Section 13.6 of the proposed OCP it reads: "Upon receipt of an OCP amendment application, consider support for buildings more than six storeys in height where a) Hotel space is a significant component of the development and b) A privately owned and maintained public space is provided adjacent to the waterfront walkway on the south end of the designation."

and

page 78 Section 22.6 it states that "For the purposes of future density bonus and inclusionary zoning bylaws, MAXIMUM HEIGHTS in OCP land use designations may be considered as BASE HEIGHTS, with ADDITIONAL STOREYS permitted in exchange for affordable housing, or provision of or contribution to amenities that provide substantial benefits to the community."

These loop holes must be terminated as this blatantly disregards the guard rails for modest ongoing development that Comox residents have been demanding.

There are several other matters that I am most concerned about. The first being the building heights proposed along Comox Avenue, Buena Vista, the Marina and old hospital area, the upcoming zoning application at 1533 Cedar Avenue and any other residential property to be bought up by developers who want to put in multiplexes higher than 4 storeys.

Council has repeatedly heard that 3 to 4 storey builds are the way Comox residents want to increase density in order to preserve the feel of a small town community. Examples of the apartments at Quality Foods in Comox and near Superstore in Courtenay already show us that these heights have a towering effect over neighbourhoods and do not blend in.

I googled "ground oriented development" to better understand its meaning. The definition that popped up reads:

Ground-

oriented development aims to increase housing options while preserving the character of established residential areas. Benefits include:

Enhanced livability where residents enjoy private entrances and outdoor access, fostering a sense of ownership and community.

Neighbourhood compatibility where new units are designed to fit incrementally with existing homes, maintaining scale and aesthetic continuity.

Housing diversity and affordability allowing for multiple units, secondary suites and coach houses on single lots to provide more affordable, ground-level options.

Ironically Google mentions Comox, amongst communities like Maple Ridge and North Vancouver as having “ground-oriented residential designation for housing up to three storeys near downtown and community centres.” May the new OCP be true to this definition!

Time and again I have heard that it is not financially worth the developers’ while to only build 3-4 storey multiplexes. I encourage the Town of Comox Planning Department to redirect developers to buy up the deep lots that come on the market, and build more 3-4 storey multiplexes and townhouses that harmonize with the neighbourhoods in order to make their money that way. As the population of Comox homeowners ages, there will be many opportunities for this. It’s the developers who need to change their expectations and ways of doing things in order to respect Comox residents and our community.

Another concern of mine are Council’s negotiations around setbacks, especially along Comox Ave and Buena Vista. Again, we do not want towering apartments lining these scenic streets. Unfortunately, architects were not part of the initial OCP consultations, as were for Courtenay in their OCP process. Consultations by an architect, incorporated into the OCP, would ensure that builds along Comox Ave and other residential corridors would respect the look of the surrounding neighbourhoods, protect access to daylight and minimize blocking public view of our harbour and background mountains.

Setbacks on new multiplex builds should also be part of the building requirements. As a member of Save Our Forests Team Comox Valley and Save Comox Urban Forests, we on several occasions, presented to Council on this matter. Setbacks around new builds provide for shade producing trees to be planted and room for them to thrive long-term. These are obvious ways that the Town can take measures to mitigate the effects of climate crisis. To cool our urban areas, prioritizing green space and urban cooling methods must be implemented alongside density. In this day and age, developers need to start understanding this as a given in working with a community toward mitigating the effects of climate change. An example of a missed opportunity can be clearly seen along the cube looking edifice at 2310 Guthrie at the corner of McDonald Road. The complexes are built right up against the sidewalk with no room for adequate shade producing trees to help naturally cool the interior of the buildings.

To this end, I want to mention that the goals of the Urban Forest Management Strategy must be implemented alongside zoning bylaws within the OCP. Otherwise, the protections that the UFMS promise to provide, including a strong tree protection bylaw, could easily be cast aside in favour of whatever developers want to do to maximize their profits.

In short, I quote from the Keep Comox Charm flyer (that a generous resident provided funds for to boost the sparse TOC publicity) that the new OCP needs to provide a commitment “to create Local Area Plans which would guide neighbourhood-specific densification with local context and integration...Keeping Comox’s Charm can happen within the provinces’ housing mandates. Qualicum, Tofino and Gibsons are proving it. Comox can too!”

At subsequent Council meetings following the first OCP Public Hearing in the Fall, I appreciate and thank the Council members who listened and put the concerns of Comox citizens feedback at the forefront when they voted.

Thank you, Mayor Minions and all Council Members, for the work you do to serve our community. Residents are taking note of who votes for what in Council meetings as October 2026 elections draw near.

Sincerely,

Joanne McKechnie



Comox BC V9M 3K2

Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 8:38 AM
To: council
Subject: February 4, 2026 The proposed Official Community Plan Bylaw No. 2054 and Zoning Bylaw no. 2056

RECEIVED

TOWN OF COMOX

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

LOG: 26-082	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

Dear Comox Town Council,

We are Anett and Todd Briggs of [REDACTED] in Comox and here are some of our thoughts on the plans in the proposed OCP Bylaw no. 2054.

1. It is our understanding that 6-storey buildings are planned to be allowed at 2187 and 2181 Comox Ave. At 156 Manor Drive, it is proposed to allow up to four stories. As this will substantially increase the density and traffic intensity in my neighbourhood, we are concerned about the ability to access Comox Avenue, particularly in case of an emergency, when everybody needs to evacuate simultaneously. We live in an earthquake area and the possibility of having to evacuate is real. One street, Manor Drive, would be serving many residents unless another access road is constructed to accommodate the increased population.

2. All the guidelines concerning the low and midrise residential development permit area should be more prescriptive (must/shall) instead of using the word should. This is to more rigorously direct the design of future developments to follow the well-thought guidelines laid out in the OCP bylaw document. The charming character of Comox must be retained to the benefit of current and future taxpayers. There are many good elements, such as use of native plants in guideline 32, but it should be required rather than recommended. Guideline 44 lists suitable building materials and I am particularly concerned about metal, which I don't agree with being included. It is not attractive, as we can see from the recently constructed care facility at the corner of Comox Ave. and Rodello St. If metal isn't removed from guideline 44, I suggest that guideline 36 "Large areas of unvaried material are strongly discouraged" be rewritten to "Large areas of unvaried material is not allowed" or similar and define what is meant by "large area". I am pleased to see guideline 23 regarding concealing rooftop mechanical equipment, which will reduce noise. This was clearly not done at the recently constructed care facility at the corner of Comox Ave. and Rodello St because you can hear the heat pumps from a block away.

3. I didn't see anything in the proposed OCP that will provide guard rails for what type of dwellings can be constructed in the low- to mid-rises. To avoid too many condos that are too small for a family to be built, there needs to be clear requirements given to any proponents. The intent stated in the document is to provide affordable housing to families, so please follow through on this.

4. The possibility of constructing a tall hotel by the marina is in complete contradiction to what Comox is about for the current residents. My understanding is that the OCP is focused very much on creating housing for a growing community. How is a tall hotel helping with that? A taller hotel could be constructed away from the waterfront to avoid blocking the view for current residents and businesses in the area. The Marina Park needs to retain its character and to be a fun destination for anybody who wants to walk there. The increased traffic resulting from the placement of a hotel would negatively impact the laid-back character and open-spaces vibe currently existing in the marina.

Thank you for your time.

Regards,
Anett and Todd Briggs

Town of Comox – Administration

From: kat tak [REDACTED]
Sent: February 4, 2026 9:44 AM
To: council
Subject: February 4, 2026 High Rise Nightmare Scenario

RECEIVED

TOWN OF COMOX

LOG: 26-083	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

The people that live in Comox DO NOT WANT HI-RISE BUILDINGS slapped down around the marina and along Comox Avenue!
 How many letters must we write? What does it take for you to listen to the people who live here now? We do not have enough water for normal use here and all you care about is destroying the small town charm by cramming even more people in here. The traffic is horrible and there are days when you go outside and it all smells like vehicle exhaust. Also, thanks for bringing this up in tax season, not like we have anything else to do right now! Perhaps you were counting on people not having time to oppose what you are trying to do.
 I am fairly new here to Comox, it didn't take long to understand why people are hostile here. When you jam too many people into a small space they don't get along and usually start fighting.
 Comox is a nice town and we really like it. However it is becoming unbearable with the bumper to bumper traffic. There are days when the air reeks of vehicle exhaust, not to mention the vandals and drug addicts. Lots of trash and cigarette butts thrown out along our road nowadays. Cig butts start fires!
 People in Comox, for the most part, worked hard and saved up to afford a home here. Apparently this does not count for much as people who are not here and do not live here are far more worthy of consideration. They expect people to bend over backwards to provide them with "affordable" housing.
 Every year there is whining about floods in the winter and drought in the summer months. It seems to me that having adequate water for those who live here is extremely important. By the end of summer this place is a dried out pile of fuel for a devastating wildfire. It makes me think of the town of Lytton which burned to the ground. Do you suppose those folks thought it was worth losing their homes? I seriously wonder why we are told to purposely not water our yards when that is the only defence we have against wildfire.
 Sometimes I think these developers should have to go live in places down south where there is no water. A suburb in Arizona was purchasing water from Scottsdale until they ran low and were cut off the water entirely. A nightmare scenario!
 So now this town wants to cram in high-rise buildings along the bay and Comox Avenue, thereby ruining the view for those who worked hard to have a view. And I do not believe developers who claim they are building "affordable" housing. They get away with

that by lying and saying oh yes we are! One or two (affordable) units in a huge apartment building, ha!

There were five gigantic apartment buildings just built in Courtenay and let me say that they are an eyesore! Sure didn't clean up the homeless problem now did it.

I think it is extremely unfair to ruin peoples' property values and destroy the small town charm of Comox! What will you do when this whole place is concrete and buildings? I seriously doubt that people of means want to live somewhere that is being trashed to provide cheap housing.

There aren't jobs for this influx of people and so are you providing this for all the potential new folks who need subsidies because they cannot afford to live here?

I feel that there are solutions to be had but do not think dragging in more people is the way to go.

I see no reason that there is no effort to address the water shortage. All that flood water should be captured and contained for when it is needed. Also what about the ridiculous rate for water that industry pays, pennies on the dollar. The water that is used for fracking and mining is poisoned and unfit for use forever. Wow!

I think that you folks on the city council need to put forth some effort here. It is obvious that somebodies pockets are being filled and believe me there are many of us taxpayers who do not agree with this.

I believe crowding more housing in here will ruin this place. And it makes no sense because doing so has not fixed the housing issue. Everywhere you look there is out of control building and development and it does not seem to be a viable solution.

I feel like this won't stop until this area is unliveable and all the trees are gone, replaced by cement and substandard housing.

Sincerely,

Katharine Owen-Pinchin (Mrs. Allen Pinchin)

[REDACTED]

Comox, B.C. V9M 1E3

p.s. Developers will be able to find another place to trash if they are turned away from Comox!

Town of Comox – Administration

From: Ashley Pinder [REDACTED]
Sent: February 4, 2026 9:50 AM
To: council
Subject: Opposition letter

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

This is a letter of opposition to the proposed bylaw changes to building heights in Comox. Specifically address 1533 Cedar Avenue and the proposed 6 storey heights lining both sides of Beaufort Avenue from Ellis St. to Pritchard St. A medium density build at 1533 Cedar Ave would destroy the park beauty that it neighbors. This cannot happen. As for lining both sides of Ellis St. to Pritchard with up to or more than 6 storey height builds would change the entire charm our downtown core. Not to mention the views from the already in place homes and buildings that people have worked hard to purchase and maintain. Please stay away from 6 storey density in our core. Our downtown is already becoming overrun with traffic. Parking is limited. Four way stops already dangerous to cross. Large builds should be saved for the outskirts.

I am in favor of density in areas of Hector Aspen, Guthrie and Anderton village, areas of Buena Vista (low income/wartime housing). How about Pritchard near Knight Road roundabout?

As a downtown Comox resident and 15 plus year healthcare worker in the core I have witnessed positive changes in our area. A future change of allowing such large buildings lining both sides of our neighborhood would dramatically (not positively) change our charm. Let’s consider keeping builds up to the current heights of 4 Storey like the Scotia Bank building or Dr. Nasrella/Comox Bike Co.

Thank you for your consideration,

Ashley D. Pinder
[REDACTED]
Comox, BC
V9M 1T3
[REDACTED]

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-084	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Sent from my iPhone

Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 9:51 AM
To: council
Subject: OCP "No" to SIX stories on Buena Vista (1946, 1950 Comox ave)

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

RAbram of [REDACTED]
A "Town-house" feel (like these two local examples below) are suitable for Buena Vista.
I vote "No" to making an OCP exception to let an unattractive 6 storey block-of-apartments permanently scar Buena Vista Ave at 1946, 1950 Comox Ave.

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-085	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD





Town of Comox – Administration

From: Mike Emery [REDACTED]
Sent: February 3, 2026 7:28 PM
To: council
Subject: Development proposal

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

I have been a resident of the comox valley since 1993. I've seen all of the growth to date. And in that time it's quite profound really. We use the word "sustainable" in this modern world quite often. Economies work that way. They grow or are considered unhealthy.

But the white elephant in the room nobody addresses: Is Nothing that grows exponentially without restrictions is sustainable. In a finite world with finite resources.

Traffic is already a disaster. With little room to improve that. Cars aren't going away no matter how many bike lanes there are. The lake isn't getting any deeper, or the glacier that feeds it throughout the increasingly dry summers, isn't getting any bigger.

RECEIVED

February 3, 2026

TOWN OF COMOX

LOG: 26-086	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Mike Emery [REDACTED]
Sent: February 4, 2026 10:03 AM
To: Town of Comox – Administration
Subject: Re: Development proposal

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

Sure. My civic address is

[REDACTED] Courtenay, BC V9N 9M1, Canada. Previously I have lived in comox, black creek, and Courtney over the last 30 years, I'm not sure if that disqualified my submission or not.

Michael

On Wed, Feb 4, 2026, 09:08 Town of Comox – Administration <town@comox.ca> wrote:

Good Morning Mike,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville
Clerk II – Corporate Services



Town of Comox – Administration

From: Raymond St. Denis [REDACTED]
Sent: February 4, 2026 10:33 AM
To: council
Subject: OCP & Zoning Bylaw

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

Re: New 6 storey baseline, with higher heights likely @ the Marina & Old Hospital Area.

This proposal - if approved complexes, such as the apartments at the mall and others are considered - will increase the congestion in the marina and downtown area significantly.

There will be limited parking for residents and visitors, which will discourage people visiting the downtown and marina park.

Increased congestion will create bottlenecks and challenges for emergency services.

Will the current infrastructure accommodate the increased population, and will upgrades to the infrastructure be paid by the developers or subsidized by the taxpayers?

Ray St. Denis
[REDACTED]
Comox, BC

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-087	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Mj St Denis [REDACTED]
Sent: February 4, 2026 10:35 AM
To: council
Subject: Updated OCP

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

Dear Comox Council,
I would like to take this opportunity to express my opposition to increasing or amending the Community Plan (OCP) to increase in the future, developments over 6 storeys.

Have the people of Comox not expressed their opposition to development, especially that of outside commercial developers, to have buildings over 6 stories? Why do we keep revisiting this?? The majority of voters in the Town of Comox do not approve development that would significantly alter the views and character of our community. No developments over 6 storey's - NONE!

The elected councillors of the Town of Comox must hear the residents on this, to not carry out the wishes of the majority of residents, will be reflected in the coming election.

Michele St Denis
[REDACTED]
Comox

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-088	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Lance Loggin [REDACTED]
Sent: February 4, 2026 10:38 AM
To: council
Subject: Support for current OCP

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

I was fortunate to move to Comox 4-years ago and like so many others that moved here; by doing so we've changed the town & housing affordability. Changes do need to be made that are not going to be popular with everyone. Listen to your planners who are paid to make the best possible decisions to balance future growth & affordability while maintaining the characteristics that make Comox our home.

Lance Loggin
[REDACTED]

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-089	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Anne Davis [REDACTED]
Sent: February 4, 2026 8:59 AM
To: council
Subject: Four-storey housing development rejected by Parksville council - Parksville Qualicum News

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

<https://pqbnews.com/2026/02/04/four-storey-housing-development-rejected-by-parksville-council/>

Comox council

Please note that Parksville council are voting against four storey developments...Qualicum has done the same yet we're looking at 4 storeys and higher with the ability for council to approve exceptions for contractors wanting to go up higher? This will definitely ruin the environment of Comox and neighbourhoods within our Town.

Furthermore, we do not have the road infrastructure necessary to support all these extra "working class" people moving into town having to travel to and from work, shopping and recreation. We as taxpayers should not have to pay for these services either as a majority of us do not want to see these buildings built that do not fit in with our community.

Services like police, health care professionals and others would have to increase at our expense. Does our fire department even have the capability to fight a fire in structures of this size with the current fire hydrants, equipment and personnel that they have?

Please consider what you are doing to this Town before you vote to approve this latest OCP document...remember that you, as council, were voted in by the residents of Comox to represent our interests. It's too bad we can't do this the old fashioned way...hold a referendum vote by the people...I think you would be surprised by the result!

Thank you,
Anne Davis

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-090	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Anne Davis [REDACTED]
Sent: February 4, 2026 11:23 AM
To: Town of Comox – Administration
Subject: Re: Four-storey housing development rejected by Parksville council - Parksville Qualicum News

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

Civic address is: [REDACTED]

Thank you!

On Wed, Feb 4, 2026 at 9:13 AM Town of Comox – Administration <town@comox.ca> wrote:

Good Morning,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville
Clerk II – Corporate Services



**TOWN OF
COMOX**

Town of Comox – Administration

From: Leon Bohmer [REDACTED]
Sent: February 4, 2026 11:12 AM
To: council
Subject: OCP bylaw 2054

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

I am writing to advise that I do not agree with the latest version of OCP 2054 indicating that 6 story mixed used buildings may be permissible along Beaufort Ave. In downtown Comox. I am not opposed to 6 story buildings in areas where they would not interfere with upland property owners view corridors. I do not believe that this proposal is in the best interest of the residents of Comox.

Leon Bohmer, [REDACTED]

[REDACTED] Comox

Sent from my iPhone

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-091	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council

JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Susan Ward [REDACTED]
Sent: February 4, 2026 11:24 AM
To: council
Subject: Comox Community Plan 2nd Public Hearing

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

Council,

As I have previously written, I am strongly opposed to the increased height restrictions and marina development proposed in the updated OCP. Building heights of up to six stories (and even higher in the Marina and Old Hospital Area) will destroy what the majority of Comox residents want – a charming small town with excellent views of the sea.

Space in our core is limited and our road and water systems would be greatly overburdened by this kind of potential population increase.

Also, the residents of and around the Comox core have paid and continue to pay a premium for homes having ocean views. It would be extremely unfair to ruin these views – not only for the residents living in this central area, but for anyone visiting downtown Comox and our beautiful marina.

Third, I am very worried that such development would change the nature of our little town. Currently I feel very safe walking around Comox, even at night. I love saying hello to people and having them say hello back. A huge increase in density could greatly change our town’s nature.

And speaking of nature, one of the things I love about Comox is our abundance of trees and small green spaces. I suspect many of our trees around the marina and around Beaufort Avenue would be destroyed by such development.

I am not opposed to development as such. But I am opposed to development that will do nothing but allow greedy developers to ruin the atmosphere of our small town to line their pockets and do nothing to solve the problem of affordable housing in Comox. We don’t need more condos for wealthy people.

Please listen to the majority of Comox residents who have already told you what they want (small-town charm, low traffic and a peaceful community pace) and defeat this destructive motion. A resounding NO to increased building heights!

Sincerely,

Susan E Ward
[REDACTED]

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-092	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Roslyn Smith [REDACTED]
Sent: February 4, 2026 11:25 AM
To: council
Subject: Official Community Plan (OCP) & Zoning Bylaw - 2nd Public Hearing

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

Good day Councilors,

The purpose of this bylaw , as I understand it, is to increase the density principally in the Comox downtown core. I applaud this concept but not at the expense of 1) ruining the view to the waterfront which will happen when taller buildings are built on the waterfront 2) causing excessive shade from tall buildings 3) losing Comox's charm. It will no longer be a 'pretty town by the sea.'

It is important that the Council gets this right. If buildings are permitted to be 6 stories or more you can bet there will be buildings built that high.

Respectfully,

Roslyn Smith
[REDACTED]
Comox, BC

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-093	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/JP/SR/CD

Town of Comox – Administration

From: John Nicklin [REDACTED]
Sent: February 4, 2026 11:06 AM
To: council
Subject: Fw: Comments for the Public Hearing on the Draft Official Community Plan (OCP) of the Town of Comox
Attachments: Comox community plan.pdf

RECEIVED

February 4, 2026

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

LOG: 26-094	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

TOWN OF COMOX

Comments regarding the Draft Official Community Plan for the Town of Comox will be found in the attached PDF and below.

Mayor and Council of the Town of Comox;
We would like to address a few points from Draft Official Community Plan (OCP) of the Town of Comox. Specifically, the following.

Regarding the newly added phrase **“may include maintaining the current 9-hole golf course.”** This implies that the continued operation of the golf course is optional or at the pleasure of the Town. This is inconsistent with the intent of the donor, the corporate purpose of CGCL, and the legal constraints governing the land. The Town, as a shareholder and trustee of the endowment gifted by Robert Filberg, has a fiduciary responsibility to honour the donor’s intent.

Regarding Section 2.18 “Explore concepts for an active transportation route through the Comox Golf Club.” While it is assumed that active transportation would mean non-vehicular travel, there are multiple problems with this suggestion. Firstly, anyone using such a route would be exposed to undue risk of injury. Secondly, no other recreation facilities allow for such traffic, there are no walkways through tennis or pickleball courts, ball diamonds or soccer fields that are designed for use while the facility is being used for its intended purpose.

Regarding Section 20.2 “Encourage the development of a plan for the Comox Golf Club (Central Community Park)” This section is problematic on two fronts. The Golf Course has a plan, so there is no need to encourage the development of said plan. Secondly, and more importantly, there is no Central Community Park in Comox. Planning for such a facility would imply that Council wishes to remove the golf course for some reason not fully articulated to the public.

Regarding Section “21.3 Explore near-term opportunities to transition the southern portion of the Comox Golf Club to a public park, as per Section 4.5 of the Downtown Enhancement Action Plan.” There is insufficient detail regarding the property in question to make a cogent decision.

In addition to the above we would note that Comox already has more than enough recreation facilities and park lands spread throughout the community. The Town appears to be stretched to maintain all of the trails, playgrounds, woodlands that residents currently enjoy. Adding the financial burden of a park the size of the Comox Golf Course would be a questionable undertaking. This is especially so when there is a group of dedicated individuals who have been dedicated, for over 70 years, to maintaining the green space in the heart of our community through their own fund raising efforts.

Therefore, we would strongly recommend that the sections mentioned above be removed from the draft plan before final approval by council. We would also recommend that the Town should closely re-examine it’s

responsibilities in regards to ensuring the continued existence of the Comox Golf Course in accordance with plans established by the Club.

Respectfully submitted February 3, 2026 by John and Janice Nicklin of [REDACTED], Comox, BC.

Town of Comox – Administration

From:
Sent:
To:
Subject:



Mary Whyte
February 4, 2026 11:48 AM
council
Comox OCP Response

TOWN OF COMOX

LOG: 26-095	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Dear Town of Comox Council,

I write to you again today to express my deepest concern regarding the proposed Official Community Plan, which has left out the 'Community' part of the plan.

I do not deny that much thought, work, and time was spent making a long and thorough plan. Thanks to all who worked so hard on it.

The problem is that what the Community of Comox wants it to be is far different than what resulted from all that effort.

Case in point is that the Community of Comox has said time and again that it wants the waterfront to be there for the whole community, not a select few. Do not block our views.

The Community of Comox does not want to be another White Rock. We want buildings to be 5 storeys or fewer. People live here, and have moved here, because Comox is a seaside town.

The Community of Comox is not against growth, but wants to be part of the solution for how and where the growth happens. We know the provincial government mandate can be met in other ways.

It feels like a majority of the Council is imposing a plan that is not in line with what the people, the residents, the constituents, the voters want.

My other concern is how Council added in ways to go above the 6 storey heights that were put in when a large majority of residents objected strongly to the proposed 9 and 12 storey buildings in the original proposal. Why would you promise one thing, only to sneak back in what we were told would not happen?

I am referring to these two clauses:

Even after reducing the 9 storey designation for the Mariner building, 2181 Comox Avenue, to 6 storeys, due to public concerns; this clause is in the Town of Comox's proposed Official Community Plan:

"22.6 For the purposes of future density bonus and inclusionary zoning bylaws, MAXIMUM HEIGHTS in OCP land use designations may be considered as BASE HEIGHTS, with ADDITIONAL STOREYS permitted in exchange for affordable housing, or provision of or contribution to amenities that provide substantial benefits to the community."

(Page 78 of the OCP. All CAPS are my additions.)

In section 13, page 64-65, of the Town of Comox proposed Official Community Plan, it reads:

“13.6 Upon receipt of an OCP amendment application, consider support for buildings more than six stories in heights, where:

- a) Hotel space is a significant component of the development.
- b) A privately owned and maintained public space is provided adjacent to the waterfront walkway on the south end of the designation.”

The plan originally had a 12 storey designation for this area, but under public pressure reduced it to 6 storeys. Until Town Council added this exception.

You have to read the OCP very carefully to catch these, whereas before, the plan made it quite clear.

Please pause the third reading of the OCP, and revise it in such a way that reflects what the COMMUNITY wants. Remember, you are supposed to represent us.

Mary Whyte



Comox

Town of Comox – Administration

From: Nina [REDACTED]
Sent: February 4, 2026 8:38 AM
To: council
Subject: Zoning Bylaw Concerns

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

Dear Mayor and Council

We are in favour of sensible controlled development in the town but are strongly opposed to any buildings anywhere here over six stories height. Having those anywhere especially at the Marina and Old Hospital would destroy the attractive character of the town.

Established neighbourhoods including, 1533 Cedar Avenue, 2181 Comox Avenue, Buena Vista, North Pritchard and Hector Aspen need consultations and careful development along with creating local area plans to guide specific densification.

It is most important that consideration be given to traffic and road capacity so that future problems aren't encountered.

Sincerely,
Nina and Roger Goodman
[REDACTED]

LOG: 26-096	REFER:	AGENDA:
FILE: 6480-20-P	ACTION: File	

RECEIVED
February 4, 2026
TOWN OF COMOX

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: Donna Klym [REDACTED]
Sent: February 4, 2026 11:10 AM
To: council
Subject: OCP feedback 1st and 2nd public hearing

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

I am writing to express my feedback to the Comox proposed OCP. I attended the first public hearing but was unable to stay to register feedback as the D’Esterre Centre was filled beyond capacity, so please consider this feedback for both hearings.

I strongly oppose increasing the height allowance near our waterfront, especially at the Marina. The character and desirability of this town, including my property, will be significantly less attractive. The main reason I moved and purchased property in Comox was due to the contrast with larger centres.

There are surely other, better ways to increase density. Can we shift our focus to creating a **sustainable** community, rather than the belief that we must continually densify? The waterfront and marina areas are our **common heritage** and the foundation of our identity.

Please reconsider increasing the height allowance. **This is a slippery slope and cannot be undone.** We Comox residents will not forget come election time.

Donna Klym
at The Design Diva Co
[REDACTED]
Making You Look Awesome



RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-098	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

thedesigndiva.co

Town of Comox – Administration

From: Donna Klym [REDACTED]
Sent: February 4, 2026 12:06 PM
To: Town of Comox – Administration
Subject: Re: OCP feedback 1st and 2nd public hearing

Categories:

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

Thanks David. My civic address is:

[REDACTED]

Much appreciated,
Donna

Donna Klym

at The Design Diva Co



Comox, BC

thedesigndiva.co

On Feb 4, 2026, at 11:40 AM, Town of Comox – Administration <town@comox.ca> wrote:

Hello Donna,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services

Town of Comox – Administration

From: Roz MacLean [REDACTED]
Sent: February 4, 2026 11:52 AM
To: council
Subject: OCP input

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-099	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Hello

I'm writing to share my input about the Official Community Plan. I echo the thoughts of many community members that I think it's important to prioritize the small town character of Comox while balancing the need for densification and mixed housing types. I don't believe the current OCP meets this mark.

With this in mind, environmental assessment (habitat retention, watershed impact, tree canopy, GHG and climate) of all development proposals is necessary to maintain our communal natural resources and the natural beauty of the town.

Views of the ocean are something that all residents of Comox can currently enjoy from downtown Comox and Comox Road. This greatly enriches the experience of living in Comox and makes the area more desirable and enjoyable to live in. This natural beauty is a real resource and asset. While I'm sure adding higher story buildings that obstruct the view of the ocean for the general population would be highly profitable for developers, it would be detrimental for the majority of the residents.

I also think it's very important that meaningful consultation with specific neighbourhoods takes place before decisions around density (like 1533 Cedar ave, 2181 Comox Ave, etc) are made. These density decisions create a huge impact on the every day lives of neighbourhood residents, and developments must match the needs and character of the current neighbourhoods. For example, park and environmental degradation is likely to take place with large scale construction in sensitive areas, and hundreds of people suddenly moving into a quiet residential area will drastically change traffic levels and safety, noise, character and appearance, greatly increase wear and tear on local ecological areas, and general liveability. In residential neighbourhoods density in the form of townhouses or 2 - 3 dwellings on one lot is a solution that also fits and works well with the needs and character of the existing neighbourhood.

While there is a real and necessary call for housing densification both from the provincial mandate and the growing population numbers, I am concerned that this plan overshoots beyond the provincial mandate and allows for too much density too fast without taking into consideration important factors like the character and charm of the town, liveability for residents, ecological impact, impact on resources like water, traffic, and so on.

On a personal note, I grew up in Deep Cove, in North Vancouver, and my parents still live there and we visit them often. While not its own municipality, I think Deep Cove is comparable to Comox in that it is popular and desired for its natural beauty, character and charm, waterfront views and access, and has


experienced tremendous growth in the past decades. In Deep Cove, the downtown and waterfront have prioritized development alongside maintaining the charm and desirability of the area, with 3 storey apartment buildings in the downtown area. There are larger apartment buildings, but they are built so as not to disrupt the character of residential neighbourhoods or with disruption to the main attraction of the area - waterfront views.

Deep Cove is a popular attraction because of its natural beauty and charm, and Comox's downtown currently maintains a similar character. This benefits the economic health of the area and livelihood of residents. "Charm" as a real and important asset should not be undervalued.

Experiencing the huge growth and traffic that has bloomed in Deep Cove, has made me especially aware that choices must be intentionally made to prioritize and protect the character, natural beauty, and liveability of small waterfront towns. These decisions must be made instead of allowing large scale development in every potentially feasible situation, or acquiescing to the desires of developers. A small town can be developed into something completely different and lose what makes it desirable, liveable and special.

Thank you for considering my feedback,

Roz MacLean

 Comox, BC, V9M 3C1

Town of Comox – Administration

From: Shelley & Leon Bohmer [REDACTED]
Sent: February 4, 2026 11:55 AM
To: council
Subject: OCP

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

Dear Mayor and Council,

We were hoping to see the issue of maximum building heights in downtown Comox to reflect the feedback that we have seen and heard from the majority of residents who have provided that feedback, which is that the OCP should have a maximum four stories in the downtown at this time.

After some comments from councillors at past meetings which included a suggestion of staggered building heights that decreased in height towards the water view, we were optimistic that there would be some thoughtful and creative decisions made.

There are limited spots where property size could accommodate well building heights of six stories without drastically altering and creating disturbances for the existing property owners in the downtown. We think that the OCP should be addressing that reality.

Also, the politics of “blaming the Provincial government” for our community plan not being a reflection of the community values, is a “Cop Out”.

People should have more of a sense of a “Creative Plan” in place rather than living with uncertainty and a lack of faith in what the OCP is and how it will be implemented.

Respectfully,
Shelley and Leon Bohmer
[REDACTED]
Comox

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-100	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 12:00 PM
To: council
Subject: Letter submission for tonights OCP public hearing

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-102	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Dear Town of Comox Council

Please accept the following for consideration for tonight's public hearing for the OCP.

I know how much work these plans are and the time involved in discussions and preparation is significant - for this I thank you all, for your efforts as a council.

However I was surprised and disappointed to see the inclusion of the clause below, which is in complete opposition to the community input over the last year about height, views and access in Comox. As a former columnist of a civic affairs column in Vancouver, I have always worked to try and help people understand why their input is valuable and that it matters.

Adding this clause to provide developers and land owners a way to bypass the height restriction and all the public input that led to it being reduced, is exactly the type of action that breeds cynicism among voters, and makes people feel like their input actually doesn't matter at all.

The input from Comox residents throughout this process has been very clear: resident have said repeatedly that it wants the waterfront views and remaining small space at the marina to be there for the whole community to enjoy, not just a few people. The sightlines to the harbour are a significant draw to tourists walking along Comox avenue, visiting our restaurants, pubs and cafes, and to residents who choose to call Comox home.

I think we can all agree that the valley continues to grow at a rapid pace, which is why it's important to thoughtfully plan that growth when we have the opportunity. And I thought that happened, until a review of the documents for tonights hearing showed the clause below.

Having seen what happens in cities that didn't plan strategic growth & tripled density in many areas, I really think some reflection on the inclusion of this clause is wise.

Despite the fact that the provincial government mandated specific housing numbers to so many communities, to date there has been zero agreements, or even a promise on the part of the province, to provide any additional funding for the very critical infrastructure that growing communities need to function.. We have zero control over if and when the province will approve and fund things like schools, health care access and hospital additions. We know very well that we are already behind on these items for our current population- this is a significant issue for the entire valley not only Comox - and the provincial timelines for approvals and procurement for items like this, is a multi year process.

I personally don't agree with the provincial housing mandate because it takes vital public process and control away from communities to steer their growth in a way that doesn't overload the amenities named above. Many councils who recognise the impact this kind of density will have on a community already facing challenges and concerns from residents, are pushing back and saying no - they know it's irresponsible to dictate density without committing to funding all of these other items. And they know why their towns are so popular for tourists.

What is missing from this plan is a realistic consideration of how this level of density will affect the community as a whole. Increased height and population concentration place additional strain on already limited health care services, worsen traffic congestion on streets that were never designed for this volume, and intensify parking shortages that already impact residents, workers, and local businesses. Beyond infrastructure, there is a real risk of losing the small-town character, walkability, and sense of place that define Comox. Once these are gone, they cannot be rebuilt, and that loss affects everyone — not just those living near new developments.

By adding this clause in the face of clear opposition in the public input, it feels like a majority of the Council is now imposing a plan that is not in line with what the people, the residents, the voters want.

We can create jobs and affordable housing with strategic growth that meets the community's needs....without overloading the infrastructure we don't have control over.

And we shouldn't be giving developers the ability to use freebies as a bargaining chip to circumvent the OCP the community gave input on.

I wish to register my opposition to these clauses below:

“22.6 For the purposes of future density bonus and inclusionary zoning bylaws, MAXIMUM HEIGHTS in OCP land use designations may be considered as BASE HEIGHTS, with ADDITIONAL STOREYS permitted in exchange for affordable housing, or provision of or contribution to amenities that provide substantial benefits to the community.”

(Page 78 of the OCP. All CAPS are my additions.)

In section 13, page 64-65, of the Town of Comox proposed Official Community Plan, it reads:

“13.6 Upon receipt of an OCP amendment application, consider support for buildings more than six stories in heights, where:

- a) Hotel space is a significant component of the development.
- b) A privately owned and maintained public space is provided adjacent to the waterfront walkway on the south end of the designation.”

The plan originally had a 12 storey designation for this area, but under public pressure reduced it to 6 storeys. Until Town Council added this exception.

You have to read the OCP very carefully to catch these, whereas before, the plan made it quite clear.

Please pause the third reading of the OCP, and revise it in such a way that reflects what the COMMUNITY wants. Not those who stand to profit from this type of development.

Thank you,

Laila Yuile



Comox BC

V9M 1L8

Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 11:28 AM
To: council
Subject: February 4, 2026 OCP & Zoning Bylaw 2056

TOWN OF COMOX

LOG: 26-103	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH, 6960-20-2026.01
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Mayor and Council,

I am writing to respond to the Public Hearing of the Official Community Plan (OCP) and accompanying Zoning Bylaw 2056.

As these documents stand today, although there are some very good aspects to them—particularly the latest inclusions from the K’ómoks First Nation and the recent density changes on Buena Vista—I **do not support the overall vision of an inflated growth narrative nor the establishment of a 6-storey height baseline as the primary response to Bill 44’s housing mandates.**

I want to professionally acknowledge that both documents are extremely well crafted and technically polished—perhaps a first for the Town of Comox. The OCP reflects significant staff effort, and the Zoning Bylaw is clearly the product of careful legal and planning work. For that, thank you.

My concern lies not with the quality of the work, but with a foundational principle that underpins both documents: meaningful consultation with neighbourhoods and their residents.

From the earliest stages of the Town of Comox’s Strategic Plan, Council selected a significantly expanded and comprehensive future vision for the community. The vision is ambitious—much loftier than any previous one. However, it appears to have been treated as inevitable from the outset.

As a result, the OCP process did not function as an open exploration of how Comox residents wished to grow, but rather as a mechanism to implement pre-selected outcomes—outcomes that assumed increased heights, intensified density, and upward growth across multiple neighbourhoods.

This framing of inevitability shaped every stage of the process. It has led many residents who hold a different vision to feel that values embedded in previous OCPs—such as protecting

remaining view corridors, ensuring proper daylighting and openness in our small downtown, and preserving small-town character—are now being dismissed as outdated. This is simply not true. The results of the Town's OCP survey clearly showed otherwise.

What has emerged is not a single shared vision, but two clearly diverging ones. That distinction is now unmistakable.

The OCP survey asked residents to respond to densification in very general terms. It did not specifically or meaningfully ask whether the community supported changing the baseline building height from four to six storeys. Yet six storeys has become the new assumed norm throughout the final OCP.

The consultants optimized the plan around predetermined parameters to ensure Bill 44 targets could be met. There have been many meetings and discussions with those who build in this community. However, there was no meaningful, on-the-ground neighbourhood-level engagement—no table conversations, no area-specific dialogue, and no community design charrettes to explore how these large changes might integrate into distinct neighbourhood contexts.

If such engagement was not feasible within the OCP budget, then at minimum it could have been identified as a future action through neighbourhood-led meetings or local area plans. At no point in this process did Council choose to pause or initiate that deeper level of engagement.

And yet, hundreds and hundreds of residents have continued to engage in good faith.

- 400+ residents completed the Town's OCP survey
- 300 attended the OCP open house
- More than 200 participated in a community-led height survey
- 250 residents signed a petition calling for an OCP pause to allow neighbourhood consultation
- Hundreds submitted written correspondence
- 300+ attended the first OCP Public Hearing (this differs from Town's count of 217 due to fire regulations)

These are not the same individuals repeating themselves. These are residents from across Comox neighbourhoods who only became aware of the OCP because neighbours distributed flyers and shared information locally.

This reality was underscored by a councillor at the Town's anniversary event, who remarked that the greatest surprise at the first public hearing was how many attendees had never heard of the OCP or were unaware it was underway—despite the process being nearly a year

old. That observation alone points to a structural engagement failure.

Across this sustained participation, the message from residents has been consistent and clear: retain a four-storey height baseline and ensure human-scale integration with existing neighbourhoods.

This position is often characterized as being opposed to growth or change. That characterization is inaccurate. Most residents are asking to preserve Comox's remaining natural and community assets: ocean view corridors, daylight access, tree canopy, a peaceful pace, and a human-scaled built form. That is not resistance to growth; it is advocacy for context-sensitive growth.

There is nothing inherently right or wrong about either vision. They are simply different.

The Neighbourhood Approach vision seeks growth that respects local context, ensures daylight for all, maintains road capacity and neighbourhood safety, and integrates new development into existing communities. This approach has been demonstrated successfully in comparable coastal towns.

Despite this, the final OCP retains a six-storey height baseline, supported by four councillors who have repeatedly framed increased height and density as inevitable and as the only viable solution for Comox.

For the Town of Comox, this OCP process has revealed a serious perception problem: that public participation is not being meaningfully weighed when foundational policy outcomes are treated as immovable.

Recent court decisions have reinforced that procedural compliance alone does not satisfy the obligation of meaningful consultation. Where public input is invited but the outcome is predetermined, consultation risks becoming performative rather than substantive.

This concern is further magnified by the Town's engagement pattern. The most sustained, neighbourhood-specific dialogue during this process did not originate from Council or staff—it arose because residents organized it themselves. Throughout the year-long process, Council did not pause to reconcile this growing disconnect, even as it continued to nourish relationships with formal organizations that benefit from the chosen growth vision.

I remind Council that its responsibility under Bill 44 and the Small-Scale Multi-Unit Housing mandate is not to resolve development feasibility on behalf of industry, but to govern in the public interest and creatively align provincial housing requirements with local values. This is not an easy task. That is acknowledged.

However, when hundreds of engaged residents across multiple neighbourhoods are unable to meaningfully influence a foundational policy direction—particularly one as impactful as building height—Council must confront an unavoidable question:

What role does public consultation actually play in the Town of Comox?

I submit this letter so the public record clearly reflects that many residents dispute the legitimacy of the consultation outcomes that resulted in the retention of a six-storey height baseline and the absence of meaningful neighbourhood consultation.

I urge the remaining four councillors to seriously reconsider the six-storey baseline, ensure neighbourhood integration is a primary pillar of the OCP, and strengthen Zoning Bylaw 2056 so staff have the tools necessary to ensure accountability—whether development proposals arise downtown, on North Pritchard, Hector, Cedar, Comox Avenue, or elsewhere.

Doing so would demonstrate leadership and a renewed commitment to all residents, regardless of neighbourhood. An Official Community Plan is meant to serve the whole community.

This community is rich in heart and soul—that much is clear. It is up to all of us to ensure the Town respects and reflects that in how it plans for the future. One neighbourhood at a time!

Kindly,
Vivian Chislett



Comox, B.C.

Town of Comox – Administration

From: Delores Broten [REDACTED]
Sent: February 4, 2026 11:58 AM
To: council
Subject: OCP 2026

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

Dear Council - IT GETS EXHAUSTING TRYING TO CONSULT WHEN THOUGHTS ARE IGNORED.

ie

4 STOREY NOT 6 OR 8

KEEP THE VIEWSCAPE OR LOSE YOUR ADVANTAGE AS A SWEET SEASIDE TOWN

Try to listen to your citizens just once in awhile

Delores Broten

RECEIVED
February 4, 2026
TOWN OF COMOX

LOG: 26-104	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH

Copies: Council
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Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 12:26 PM
To: Town of Comox – Administration
Subject: Re: OCP 2026

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

Thanks David - yes

Delores Broten,

[REDACTED] Comox BC V9M 0A4

On 2026-02-04 12:07 p.m., Town of Comox – Administration wrote:

Good Afternoon,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – Comox.ca

1809 Beaufort Avenue, Comox B.C. V9M 1R9

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [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.

Town of Comox – Administration

From: K.E. Kilmury [REDACTED]
Sent: February 3, 2026 9:08 PM
To: council
Subject: Buildings...

RECEIVED

February 3, 2026

LOG: 26-105	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

Categories:

File: 6480-20/PH Copies: Council
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TOWN OF COMOX

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

Please do not ruin the beautiful views of our harbour with a tall building. The best views and lovely ambiance of our small town will be ruined with some high structure that we'd all not likely ever get to use. Take the opinions of citizens of Comox first. We live here, pay taxes here, have loved it here for a very long time.
Build higher behind main street, not below it.

Thank you for reading.
~ The Kilmury family

Town of Comox – Administration

From: K.E. Kilmury [REDACTED]
Sent: February 4, 2026 1:48 PM
To: Town of Comox – Administration
Subject: Re: Buildings...

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

Yes, [REDACTED], Comox.

On Wed, 4 Feb 2026 at 09:10, Town of Comox – Administration <town@comox.ca> wrote:

Good Morning,

Thank you for your email and for providing your feedback. Do you have a civic address I can include as per the Public Hearing Submission requirements?

Once I have a civic address, your submission will be included in a planning report to Council on February 4, 2026. We appreciate you taking the time to share your feedback and comments with us.

Kind Regards,

David Somerville

Clerk II – Corporate Services



250-339-2202 – Comox.ca

1809 Beaufort Avenue, Comox B.C. V9M 1R9

[Facebook](#) | [Bluesky](#) | [Instagram](#) | [LinkedIn](#) | [YouTube](#)

Town of Comox – Administration

From: [REDACTED]
Sent: February 2, 2026 10:35 PM
To: council
Subject: North Pritchard neighborhood

LOG: 26-055	REFER:	AGENDA:
FILE: 6960-20-2	ACTION: File	

RECEIVED

February 2, 2026

File: 6960-20-2026.01

Copies: Council
JW/RH/RB/ET/RP/SR/CD

Good evening Council Members, **TOWN OF COMOX**

It is unclear to me which rezoning proposals are being discussed at the meeting this week.

We remain opposed to the proposal to change the zoning for developing the North Pritchard neighborhood.

Please refer to my previous email attached below.

Good morning Council members,

My husband and I are unable to attend the community planning public hearing next week.

Please receive this email as notice that we are absolutely **against** the proposal to change the zoning for developing the North Pritchard neighborhood.

We live on [REDACTED] and this would directly affect us.

Currently we have a peaceful neighborhood with low volume traffic (although already unfortunately increasing with the rise to our population and recent road construction).

With our local wildlife, farmland, and water shed, this is not the area to build high density housing.

A large building would look directly into our backyard, devaluing our property.

Please note our significant concerns. Comox needs to maintain its small town charm and this would ruin the area.

Sincerely

Dr Leanne Gutierrez and Kyle Herman



Comox

Sent from my iPhone

My name is Bob Bowen, I live at [REDACTED] Comox

Full disclosure, I intend to speak using the text from this letter at the Public Hearing at the D'Esterre Seniors Centre being held on February 4, 2025, pertaining to the subject of Official Community Plan Bylaw 2054 and Zoning Bylaw 2056.

As a taxpayer and proud resident in the Town of Comox, I have a stake in how my town is managed. With that, please accept my views on that along with additional comments.

I believe and appreciate that creating an Official Community Plan that must provide directions on how the Town develops over the next 20 years. I imagine that to be incredibly challenging and further complicated by the Province's mandate to increase density.

Over the last year or so, I have witnessed public presentations to Council by the consultants providing a basis on which staff could design a plan. In turn, as that plan developed, Council was frequently called upon to make challenging decisions to provide direction on how they felt that the residents would be best served.

I believe that we have elected a well-balanced Council who are dedicated and work extremely hard to bring forward the views of the diverse constancies that they represent. That diversity creates a tension and lively debate where upon a decision is ultimately made and we live with those consequences.

I have not consistently agreed with the decisions made but given the complexity of the matter and perhaps my biases, I accept and support Council approving the current Official Community Plan Bylaw 2054 and Zoning Bylaw 2056 as is.

On the matter of taxation, for some time I have participated in Federal politics. Although that interest continues, my active involvement is less so. I found it difficult for my voice to be heard in Ottawa. I turned to Municipal politics to replace that appetite. Here I can be witness to and be effective in the action.

That brings me to a phrase that I heard at a Council meeting a year or so ago during a lively debate on taxation. That phrase has stuck with me and is one that perhaps we, as taxpayers, could consider while pondering our Municipal taxes. That phrase is 'do we want to be an inclusive community or an exclusive community.'

That phrase of course is subjective but can be contextualized when considering for instance how residents feel about: when should a pothole in the road be repaired, how often snowplows are operational, when a sauna should be replaced in the rec centre, how to determine Permissive Taxation Exemptions or which group receives a Grant-in-Aid.

On the matter of Comox Downtown revitalization, which I believe has been a long-term goal of the current and previous Councils as well as lately, the very active Comox Business In Action group (BIA), I find this to be a conundrum.

Our very small downtown area currently seems to be a destination for very specific purposes in offices rather than casual strolling in shops. This environment does not promote lingering and gathering of the public where communities are formed.

What to do? Where do we start?

There is talk of densification in the downtown area.

Will developers take a flyer on building residences in the hope that entrepreneurs will follow up creating a dynamic atmosphere where people will move in?

Or will entrepreneurs take a flyer in the hopes developers will follow up with building residence that will create a downtown vitality to enable him or her to operate a successful business?

In either case their mutual goals would be to earn a living.

I do not have a definitive answer, but I am inclined to go with brave entrepreneurs, changing the look of the downtown that would enable developers to follow.

As the old saying goes, "if you build it, they will come."

Thank you all again for your dedicated work. I know that it entails more than a meeting now and then.

Thank you for allowing me to share my views.

Bob Bowen



Comox B.C. V9M4J6

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February 3, 2026

TOWN OF COMOX

LOG: 26-063	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH, 6960-20-2026.01

Copies: Council
JW/RH/RB/ET/JP/SR/CD

Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 9:55 AM
To: council
Cc: Cindy Coutts; [REDACTED]
Subject: Public Hearing Written Submission : Zoning Bylaw Amendments to Improve Access to Beverage Container Recycling in Comox
Attachments: Improving Access to Beverage Container Recycling in Comox.pdf

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

To Council,

On behalf of Encorp Pacific (Canada), better known as Return-It, we appreciate you taking into consideration our proposed zoning bylaw changes to improve access to beverage container recycling in Comox.

If you have any questions or require further information, please do not hesitate to reach out.

Regards,
Cindy Coutts
President & CEO

Encorp Pacific (Return-It)
100 – 4259 Canada Way
Burnaby, BC
V5G 4Y2
604.473.2411

RECEIVED

February 4, 2026

TOWN OF COMOX

LOG: 26-097	REFER:	AGENDA:
FILE: 6960-20-2	ACTION: File	

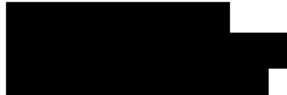
File: 6960-20-2026.01

Copies: Council
JW/RH/RB/ET/RP/SR/CD



Sheri Hamm (she/her)
Executive Assistant

Return-It
100 - 4259 Canada Way,
Burnaby BC, V5G 4Y2



www.returnit.ca



The content of this email is private and confidential and intended for the recipient specified in the message only. It is strictly forbidden to share any part of this message with any third party, without the written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.



Improving Access to Beverage Container Recycling in Town of Comox

February 4, 2026

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

Dear Council,

In response to the Public Hearing held for proposed Official Community Plan Bylaw No. 2054 and Zoning Bylaw No. 2056 on February 4, 2026, Encorp Pacific (Canada) better known as Return-It, would like to submit the following suggested change to improve access to beverage container recycling in the Town of Comox.

- **RETAIL/COMMERCIAL RECYCLING FACILITY:** premise used to collect, temporarily store, prepare for transport used beverage containers subject to the B.C. Recycling Regulation 449/2004 (O.C. 995/2004) under the *Environmental Management Act*, where such activities are carried out wholly within an enclosed building or structure. This use specifically excludes outdoor storage and processing of recyclable material.

To increase recovery rates of used beverage containers across the Province, Return-It the not-for-profit product stewardship agency has transitioned to a model of providing a greater number of smaller beverage container return facilities in convenient locations. These locations conveniently located close to where consumers run common errands, contain all the collection and storage within the building and exhibit similar noise, safety or visual impacts as other commercial or retail uses. The recycling of used beverage containers is effectively a 'reverse retail' transaction, with used beverage containers collected and a deposit refund returned to consumers, with no recycling of material occurring on site.

Currently used beverage containers Recycling Facilities are permitted in Service Commercial (E-2) and Light Industrial (E-3), however with the new type of facility described above, Corridor Commercial (E-1) zone and Mixed-Use Zones would be well-suited to accommodate new beverage container return facilities.

Return-It's mandate is to develop, manage and improve systems for the responsible collection and recycling of beverage containers across British Columbia. This work includes the development and implementation of initiatives that provide innovative solutions to reduce waste effectively and efficiently. As a leader in extended producer responsibility, over the last 30 years, Return-It has diverted more than 25 billion beverage containers from landfills and into reusable materials within the circular economy, helping create a better future for people, communities and the planet.

We appreciate your consideration and support of this zoning bylaw change, it would open up the possibility of new potential sites for return locations, bringing more access and empowering residents to return their used beverage containers and make a positive impact on the environment.



We are ready to provide any assistance needed to facilitate the zoning bylaw changes.

Thank you for your time and consideration. We look forward to continuing our work together for a greener Comox.

Sincerely,



Cindy Coutts
President & CEO
Encorp Pacific (Return-It)



Town of Comox – Administration

From: [REDACTED]
Sent: February 4, 2026 11:28 AM
To: council
Subject: February 4, 2026 OCP & Zoning Bylaw 2056

TOWN OF COMOX

LOG: 26-103	REFER:	AGENDA:
FILE: 6480-20/P	ACTION: File	

File: 6480-20/PH, 6960-20-2026.01
Copies: Council
JW/RH/RB/ET/RP/SR/CD

Mayor and Council,

I am writing to respond to the Public Hearing of the Official Community Plan (OCP) and accompanying Zoning Bylaw 2056.

As these documents stand today, although there are some very good aspects to them—particularly the latest inclusions from the K’ómoks First Nation and the recent density changes on Buena Vista—I **do not support the overall vision of an inflated growth narrative nor the establishment of a 6-storey height baseline as the primary response to Bill 44’s housing mandates.**

I want to professionally acknowledge that both documents are extremely well crafted and technically polished—perhaps a first for the Town of Comox. The OCP reflects significant staff effort, and the Zoning Bylaw is clearly the product of careful legal and planning work. For that, thank you.

My concern lies not with the quality of the work, but with a foundational principle that underpins both documents: meaningful consultation with neighbourhoods and their residents.

From the earliest stages of the Town of Comox’s Strategic Plan, Council selected a significantly expanded and comprehensive future vision for the community. The vision is ambitious—much loftier than any previous one. However, it appears to have been treated as inevitable from the outset.

As a result, the OCP process did not function as an open exploration of how Comox residents wished to grow, but rather as a mechanism to implement pre-selected outcomes—outcomes that assumed increased heights, intensified density, and upward growth across multiple neighbourhoods.

This framing of inevitability shaped every stage of the process. It has led many residents who hold a different vision to feel that values embedded in previous OCPs—such as protecting

remaining view corridors, ensuring proper daylighting and openness in our small downtown, and preserving small-town character—are now being dismissed as outdated. This is simply not true. The results of the Town's OCP survey clearly showed otherwise.

What has emerged is not a single shared vision, but two clearly diverging ones. That distinction is now unmistakable.

The OCP survey asked residents to respond to densification in very general terms. It did not specifically or meaningfully ask whether the community supported changing the baseline building height from four to six storeys. Yet six storeys has become the new assumed norm throughout the final OCP.

The consultants optimized the plan around predetermined parameters to ensure Bill 44 targets could be met. There have been many meetings and discussions with those who build in this community. However, there was no meaningful, on-the-ground neighbourhood-level engagement—no table conversations, no area-specific dialogue, and no community design charrettes to explore how these large changes might integrate into distinct neighbourhood contexts.

If such engagement was not feasible within the OCP budget, then at minimum it could have been identified as a future action through neighbourhood-led meetings or local area plans. At no point in this process did Council choose to pause or initiate that deeper level of engagement.

And yet, hundreds and hundreds of residents have continued to engage in good faith.

- 400+ residents completed the Town's OCP survey
- 300 attended the OCP open house
- More than 200 participated in a community-led height survey
- 250 residents signed a petition calling for an OCP pause to allow neighbourhood consultation
- Hundreds submitted written correspondence
- 300+ attended the first OCP Public Hearing (this differs from Town's count of 217 due to fire regulations)

These are not the same individuals repeating themselves. These are residents from across Comox neighbourhoods who only became aware of the OCP because neighbours distributed flyers and shared information locally.

This reality was underscored by a councillor at the Town's anniversary event, who remarked that the greatest surprise at the first public hearing was how many attendees had never heard of the OCP or were unaware it was underway—despite the process being nearly a year

old. That observation alone points to a structural engagement failure.

Across this sustained participation, the message from residents has been consistent and clear: retain a four-storey height baseline and ensure human-scale integration with existing neighbourhoods.

This position is often characterized as being opposed to growth or change. That characterization is inaccurate. Most residents are asking to preserve Comox's remaining natural and community assets: ocean view corridors, daylight access, tree canopy, a peaceful pace, and a human-scaled built form. That is not resistance to growth; it is advocacy for context-sensitive growth.

There is nothing inherently right or wrong about either vision. They are simply different.

The Neighbourhood Approach vision seeks growth that respects local context, ensures daylight for all, maintains road capacity and neighbourhood safety, and integrates new development into existing communities. This approach has been demonstrated successfully in comparable coastal towns.

Despite this, the final OCP retains a six-storey height baseline, supported by four councillors who have repeatedly framed increased height and density as inevitable and as the only viable solution for Comox.

For the Town of Comox, this OCP process has revealed a serious perception problem: that public participation is not being meaningfully weighed when foundational policy outcomes are treated as immovable.

Recent court decisions have reinforced that procedural compliance alone does not satisfy the obligation of meaningful consultation. Where public input is invited but the outcome is predetermined, consultation risks becoming performative rather than substantive.

This concern is further magnified by the Town's engagement pattern. The most sustained, neighbourhood-specific dialogue during this process did not originate from Council or staff—it arose because residents organized it themselves. Throughout the year-long process, Council did not pause to reconcile this growing disconnect, even as it continued to nourish relationships with formal organizations that benefit from the chosen growth vision.

I remind Council that its responsibility under Bill 44 and the Small-Scale Multi-Unit Housing mandate is not to resolve development feasibility on behalf of industry, but to govern in the public interest and creatively align provincial housing requirements with local values. This is not an easy task. That is acknowledged.

However, when hundreds of engaged residents across multiple neighbourhoods are unable to meaningfully influence a foundational policy direction—particularly one as impactful as building height—Council must confront an unavoidable question:

What role does public consultation actually play in the Town of Comox?

I submit this letter so the public record clearly reflects that many residents dispute the legitimacy of the consultation outcomes that resulted in the retention of a six-storey height baseline and the absence of meaningful neighbourhood consultation.

I urge the remaining four councillors to seriously reconsider the six-storey baseline, ensure neighbourhood integration is a primary pillar of the OCP, and strengthen Zoning Bylaw 2056 so staff have the tools necessary to ensure accountability—whether development proposals arise downtown, on North Pritchard, Hector, Cedar, Comox Avenue, or elsewhere.

Doing so would demonstrate leadership and a renewed commitment to all residents, regardless of neighbourhood. An Official Community Plan is meant to serve the whole community.

This community is rich in heart and soul—that much is clear. It is up to all of us to ensure the Town respects and reflects that in how it plans for the future. One neighbourhood at a time!

Kindly,
Vivian Chislett


Comox, B.C.