

**Minutes of a Special Meeting of Council,  
held in Council Chambers on Wednesday May 5, 2015**

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Present: Acting Mayor M. Swift  
Councillors R. Arnott, K. Grant, M. Grant,  
H. MacKinnon, B. Price

Absent: P. Ives

Call to Order:

The Public Hearing was called to order at 7:00 p.m.

There were 140 members of the public in attendance.

**PUBLIC HEARING STATEMENT**

Acting Mayor M. Swift made the following statement:

This Public Hearing is hereby convened pursuant to Section 890 of the Local Government Act, in order to consider the following:

**Rezoning Application RZ 14-11 (1770 Comox Avenue)**

1. *Comox Zoning Bylaw Amendment No. 1791*
2. *Comox Phased Development Agreement Authorization Bylaw No. 1792: 1770 Comox Avenue*

Council will also receive at this Public Hearing any representations that members of the public wish to make regarding Development Permit Application DP 14-14, which pertains to the land, that is the subject of the zoning amendment bylaw.

The proposed bylaws have received first and second readings, but have not passed third reading, nor has Council adopted them. 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 and development permit, 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 this hearing.

This Public Hearing is an opportunity for the public to make representations to Council. All persons present who believe that their interest is affected by the proposed bylaws or development permit will be given a reasonable opportunity to be heard, or to present written submissions respecting matters contained in the proposed bylaws or development permit.

To maintain order and to ensure everyone a reasonable opportunity to be heard, the following rules of procedure have been established for this hearing:

1. Those of you who wish to speak concerning the proposed bylaws or development permit must sign the appropriate Speakers List, which is located at the desk of the Clerk. Speakers will be called in order of sign-up, and if you are not available when your name is called we will pass on to the next speaker. In order to ensure an opportunity to speak, it will be the responsibility of the speaker passed over to once again sign the Speaker's List;
2. Each speaker will be given the opportunity to speak for five minutes. When the five minutes are up we will move on to the next speaker on the list. Should anyone wish to have further input into the Hearing, they must ensure that they add their name to the Speaker's List for a further 5-minute opportunity to make representation;
3. Once called by the Chair, please begin your presentation to the Council and meeting by clearly stating your name and address. Then you may give us the benefit of your views concerning the proposed bylaws or development permit; and
4. Any person who wishes to present a written submission to Council may do so. All submissions will be retained by the Clerk.

All written submissions should be placed at the desk of the Clerk as soon as possible so that all of those present who wish to read them have an opportunity prior to the closure of the Hearing.

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. The Council Chair will only entertain submissions that are relevant to the proposed bylaws and development permit under consideration.

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.

Please observe these rules, and if you have any concerns with the manner in which the hearing is conducted, direct your comments to the Chair.

The proceedings will be recorded by the Recording Secretary and all speakers are requested to identify themselves, giving their name and address prior to speaking.

I would ask that all questions be directed through the Chair.

### a. Application Summary

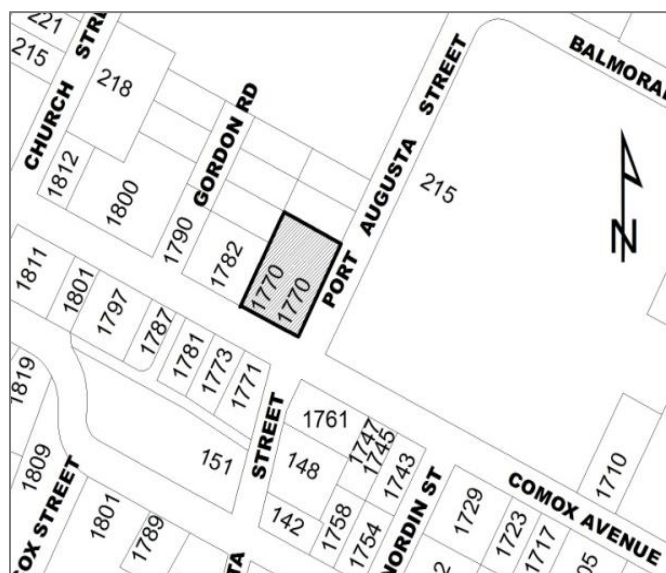
#### **Rezoning Application RZ 14-11 (1770 Comox Avenue)**

1. *Comox Zoning Bylaw Amendment No. 1791*

In general terms, the purpose of Comox Zoning Bylaw Amendment No. 1791 is to amend the zoning of 1770 Comox Avenue from C4.1 Core Commercial to CD 20 Comprehensive Development.

2. *Comox Phased Development Agreement Authorization Bylaw No. 1792: 1770 Comox Avenue*

In general terms, the purpose of Comox Phased Development Agreement Authorization Bylaw No. 1792: 1770 Comox Avenue is to establish a Phased Development Agreement between the developer and the Town of Comox for the provision of amenities for the development at 1770 Comox Avenue. It will limit the Town's ability to change uses, density, and parcel restrictions for a term of 10 years and may be assigned to another developer.



## **Development Permit Application DP 14-14**

In general terms, Development Permit application DP 14-14 is in relation to the guidelines established for Development Permit Area (DPA) # 1 Downtown Comox which are concerned with the revitalization of an area in which a commercial use is permitted; energy and water conservation; and reduction of greenhouse gas emissions.

***The Application Summary was received for information.***

### **b. Public Hearing Submissions**

Acting Mayor, M. Swift, made the following statement:

1. 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 before the end of the meeting.
2. Verbal – The proposed bylaws and development permit application are now open for discussion.

Barb Tribe – 283 Quadra Place

Ms. Tribe expressed her opposition to the proposal. She stated that she has a personal connection to the property as the Lorne was the childhood home of her mother. She stated that the property isn't right for this development, and that a five storey building doesn't make sense. Ms. Tribe expressed concerns over traffic and parking, and mentioned that a high proportion of people she has spoken to do not support the development. She suggested that, as the flagship of downtown revitalization, Council get it right. She stated she wants to see a building on this sight; just not this one.

Adrian Johnson – 2299 Comox Avenue

Mr. Johnson stated that he was not prepared to speak at this time; however, that he supported the previous speaker. He stated that the building was too close to the street.

Kimberley Lundgren – 1800 Comox Avenue

Ms. Lundgren expressed her opposition to the proposal. She questioned a number of aspects of the development, as quoted in the local paper, such as the parking, additional design considerations, staffing and intended spirit of the Lorne. She stated she wanted it recorded that she doesn't want the building.

Frank Young – 935 Eastwicke Crescent

Mr. Young expressed his opposition to the proposal, and read out an email that was earlier submitted to Council (**a copy of which is attached to these Minutes**).

Marilyn Machum – 2264 Strathcona Crescent

Ms. Machum expressed her opposition to the proposal, and read from a submission to Council (**a copy of which is attached to these Minutes**).

Judy Johnson – 858 Highwood Drive

Ms. Johnson expressed her opposition to the proposal, and read out an email that was submitted earlier to Council (**a copy of which is attached to these Minutes**).

Fran Robinson – 1220 Guthrie Road

Ms. Robinson stated that she is concerned around the process. She expressed concern that Council has already made a decision. She advised Council to take its time to make a thoughtful reconsideration.

Lawrence Buser – 2264 Strathcona Crescent

Mr. Buser expressed his opposition to the proposal. He stated that he thinks everyone has the same objective – that is, to have something built, and to see revitalization of the downtown. He stated the revitalization model for Comox is based on Maple Ridge, which is not the same as Comox. Mr. Buser stated that he conducted a random survey, and based on the responses, he believes the development as proposed will harm downtown businesses. He stated that there is too much mass, and that the building is visually disruptive to the line of sight. He questioned the amenities provided to the Town as a result of granting more than four storeys, and stated that design is paramount to downtown character.

John North – 1685 Beaufort Avenue

Mr. North expressed his support for the proposal, and stated that the opposed weren't the only people at the open house. He stated that he likes the design and thinks it will bring more people to the downtown. Mr. North stated he is delighted that Council will go ahead.

Derek Costantino – 518 Spitfire Drive

Mr. Constantino expressed his support for the proposal. He stated that Comox is a lovely community, but the Lorne is gone. He stated that a signature project is being proposed, and that his understanding as a real estate agent is that Comox is not losing anything, but gaining a signature project. Mr. Constantino stated that downtown

business is not thriving, and that bringing people to the downtown will bring money. He claimed that Comox needs a densification strategy for downtown, and that there are not enough people downtown. Mr. Constantino surmised that there was an age discrepancy represented in the room, as the younger age group was not present. He stated there needs to be a focused effort to get downtown Comox going again.

Bruce Martin – 2146 Fairbairn Avenue

Mr. Martin expressed his opposition to the proposal. He stated that Comox has the greatest asset in its location, with the water, harbour and amenities. He stated that the proposal is inappropriate as it will change the rule book forever – higher density and stories will be the norm and Council won't be able to say no.

Blythe Reimer – 1480 Baybrook Drive

Ms. Reimer expressed her opposition for the proposal, stating that the charm on that corner was lost when the Lorne burned down. She stated that the plans for the new building were shoulder-slump disappointing. She stated that she wants to see the downtown core revitalized, and wants a community that's multi-generational. Ms. Reimer stated that the building is geared to a certain demographic that doesn't mix with a pub below, and that Council should think about who is going to buy there.

Stuart MacKenzie – 57 Jane Place

Mr. MacKenzie commented on the functionality and livability of the proposal. He stated that they are trying to put too much on the site, and if it is too expensive to go underground then perhaps they shouldn't go as high either. He questioned the viability of bringing bikes through hallways and elevators to storage. Mr. MacKenzie stated that making the building so big is sacrificing livability. He stated they were promised view corridor protection in the OCP for Church and Port Augusta Streets, and it was not being protected along Port Augusta. He also expressed concern that there was no space left for a greenway along Port Augusta. Mr. MacKenzie stated that this proposal is a recipe for profit, and claimed that Port Townsend is a vibrant community with 2-3 storeys on each corner.

Lawrence Buser – 2264 Strathcona Crescent

Mr. Buser continued his submission to Council. He stated that the public wants development, but that it needs to be the right development. He questioned why Council couldn't model the downtown after Qualicum Beach rather than Maple Ridge. He encouraged Council to get it right, as this is the future of town.

Ken Bellefontaine – 576 Salish Street

Mr. Bellefontaine expressed his support for the proposal. He stated that the Lorne was a friendly place, and if there isn't enough parking with the current proposal then people shouldn't buy there. He stated that there are a lot of people at the Public Hearing that don't go out past 6:00 p.m. He thinks that the proposal is an excellent idea.

Bob Olsen – 1913 Cougar Crescent

Mr. Olsen expressed his support for the proposal. He stated that there is no view to be blocked. He also stated that there is nothing to do in downtown Comox, nowhere to go, and that he doesn't think it will interfere with anything.

George Kacavenda – 3218 Andros Avenue, Nanaimo

Mr. Kacavenda, the owner of the proposed development, stated that he owned the Lorne Hotel for 15 years and enjoyed all of the things that came with it. He stated that he has worked really hard with Council and the Planners and looks forward to getting the project done and moving forward.

Bill Halliday – 2053 Beach Drive

Mr. Halliday expressed concern over a possible conflict between full time residents and hotel residents. He stated that pubs have a reputation for sounds spilling onto the streets. He questioned what kind of a committee would be made up of one pub owner and 20 residential owners. Mr. Halliday wondered if the business can't make it as a pub, then what would happen.

Ian Zaharko – 1 – 1841 Comox Avenue

Mr. Zaharko expressed his support for the project. He stated that density creates a vibrant community and prevents sprawl, and that Comox needs density. In his opinion, five storeys is OK. Mr. Zaharko stated that the development is trying to promote no driving.

Shawn Vincent – 1179 Anderton Road

Mr. Vincent, the applicant for the proposed development, stated that he thought about bringing people out to support the proposal, but didn't want to get into a campaign. He stated that they looked at several variations for the project, but at no time were they given any direction from the Councillors. Mr. Vincent expressed that he firmly believes that the proposal will enhance the downtown. He stated that they have followed the guidelines of the OCP and haven't asked for something that wasn't there in the first place. He stated that they have taken painstaking efforts to step the building back, and that the view corridor down Port August Street has been maintained.

Barb Tribe – 283 Quadra Place

Ms. Tribe continued her submission. She stated that nobody is against a building on the corner, just that building. She stated that it is too high. She encouraged Council and the applicant to get a more reasonable building done.

**c. Close of Agenda Item**

There being no further speakers on the speaker's list, Acting Mayor Swift made the following statement:

I would remind those present that legal considerations prevent the members of Council from considering any representations made after the closing of this Agenda Item.

Before closing the Agenda Item, I am going to call three times for any further speakers on any of the matters contained in the proposed bylaw.

For the first time, is there anyone who wishes to make any further representations?

Rick Davis – 1838 Queens Street

Mr. Davis expressed his opposition to the proposal.

Acting Mayor Swift continued:

For the second time, is there anyone who wishes to make any further representations?

Trish Johnson – 2299 Comox Avenue

Ms. Johnson expressed her support for the proposal. She stated that she was a former owner of Smitty's and still owns a building downtown. She claimed that people don't understand or realize that when people invest in downtown Comox, they don't do it for fun. She stated that they do it for a return and that they need to make a profit. Ms. Johnson stated that she doesn't have an objection to a five storey building. She stated that people need to get with the future of the community, and looks forward to seeing George Casavanda on the corner. She stated that Council needs to launch something that they can be proud of.



Acting Mayor Swift continued:

For the third time, is there anyone who wishes to make any further representations?

There being no further speakers, I declare this Agenda Item closed.

Adjournment:

The Special Meeting of Council adjourned at 8:30 p.m.

**Statements read out by residents at the meeting are attached to these Public Hearing Minutes:**

Frank Young – 935 Eastwicke Crescent  
Marilyn Machum – 2264 Strathcona Crescent  
Judy Johnson – 858 Highwood Drive

**Written submissions were received from the following at the meeting, and are attached to these Public Hearing Minutes:**

Lawrence Buser – 2262 Strathcona Crescent  
Ken Bellefontaine – 576 Salish & Tracey Kut – 1100 Arrowsmith  
Terri Hughes – 331 Quarry Road

Certified correct pursuant to Section 97 of the Local Government Act.

"Paul Ives"

\_\_\_\_\_  
MAYOR

"Richard Kanigan"

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

Certified fair and accurate pursuant to Section 890(7) of the Local Government Act.



\_\_\_\_\_  
DEPUTY CORPORATE ADMINISTRATOR

Dear Mayor and Council,

RE: Bylaws 1791 and 1792 (re 5 storey condo proposal at 1770 Comox Avenue – Lorne)

As a concerned citizen, representing only myself and a few friends, I wish to make our preferences known about downtown development plans for the town of Comox.

Plans to redevelop the Lorne hotel site ran into some criticism a while back, so the developers listened and incorporated cosmetic and symbolic changes to render the concept more in keeping with the spirit of “Comox by the Sea” as a destination attractor and a revitalizer of the downtown core. While I admire their flexibility in making these adjustments to the plan, I still believe that this lipstick application will not render the project attractive and advisable for our town.

While I have no objections to increases in urban density and condo development within 3 blocks of the downtown core, I strenuously object to the plan of a highrise condo at or adjacent to the main street of Comox.

Imagine if such a design were to pass on the main streets of our best destination towns. Imagine right now a high-rise condo on the main street of Qualicum, Tofino, Chemainus, and Cumberland. Would you go out of your way to visit or even hang out as a resident in a downtown mainstreet that sold its soul to corporate condo development? These other smaller communities would not stand for this, because their small town atmosphere depends on a sense of folk-friendly structures, and these other towns are attracting people to their downtowns because of this factor.

We live close to Courtenay, but likely they would look askance to a condo development on their main street. Nanaimo and Victoria can perhaps do it successfully, as can major urban cities. Vancouver has its version of downtown chic, but I do not believe the condo ethos will work well to enhance the main street of a small town.

Let’s move carefully to keep condo highrise development back about two blocks from our downtown, perhaps by rezoning some of the surrounding blocks to allow real estate values to rise and developers to be attracted to develop these areas with good proposals.

Please keep our main streets attractive to folks and tourists for the sake of aesthetics, a sense of community pride, and ultimately good business for us all.

Thanks for considering my thoughts,

Frank D. Young

935 Eastwicke Crescent, Comox BC V9M 1B2

Recently we have enjoyed trips to quaint places on Vancouver Island. These towns have character. Sydney has a lovely little downtown area, with shops, restaurants and pubs. Victoria's Cook Street Village has that feel to it. Tofino has that atmosphere. And Chemainus even more so. Most buildings small, seldom more than two stories, sometimes with stores on the main floor and owners residences nearby upstairs. Many of the stores are boutiques featuring rare local crafts and one-of-a-kind antique furniture pieces. No big box stores and large factory outlets, no fast food chains with drive-throughs. Even Nanaimo knows how to capitalize on its oceanfront with a seaside boardwalk and ample ocean views from pub and restaurant patios. Cumberland has its main street and pubs like the Waverley featuring local and west coast performers. All these places that attract us do not feature big buildings and high-rise condos.

We would like to see the concept of "Comox by the Sea" as a quaint place be upheld and enhanced. If more condos must be built to increase population density, perhaps place them 3 or more blocks distant from the downtown core. We do not like the design of the replacement for the Lorne Hotel with the five story commercial and condo giant replacing the traditional style pub that had character.

We do not like the building at the foot of Church Street blocking the vista of the harbour. We don't need more vacant white elephant structures blocking nature and scenery. We don't want buildings around the marina area further blocking what few ocean views we have left. Let's go minimal functional shelters keeping most vistas open. Changing our policies to attract more small specialty shops and brew pubs would be ideal to attract our people back to our downtown.

Concrete and glass high rise condos are great for large urban centres like Vancouver, but let's keep the small town atmosphere and character that will attract tourists and Valley residents as well.

Thanks for considering our views.

Frank Young, Comox BC

To Council and Mayor  
Re: Bylaws 1791 and 1792  
May 5, 2015

I expect you all saw the news in the Comox Valley Record this morning. Air Canada has introduced two flights a day between Vancouver and Comox. That will mean more visitors to Comox and an increase in tourism. Tourism is always a good thing for the economy and Comox needs to be in welcoming mode. This does not include a very large and inappropriate building on the corner of Comox Avenue and Port Augusta Street. Why do people choose to visit Comox or come here to shop? The word I hear over and over is "charm." They come for our beautiful setting by the ocean, our mountain views, serenity, our quality restaurants and picturesque downtown. Why would you want to mess with that?

Encouraging tourism in Comox and the surrounding area seems a natural goal to me but response from the Town Hall has always seemed luke warm. The big objection I have heard is, "But tourism is just seasonal. It only lasts for three or four months and then the tourists are gone." Wait a minute. We have something very unique and desirable here - our west coast climate. This past winter the rest of North America was constantly digging themselves out from under snowstorm after snowstorm while enviously enduring our reports of going for walks on the beach and of crocuses in January. Tourism here would be year round.

One of the important aspects of Comox which we have failed to recognize is our Heritage. The Lorne Hotel was a very important part of that heritage. Its destruction by fire in February, 2011 was a huge loss for the whole Comox Valley. It had enjoyed the distinction of being the oldest licensed pub in British Columbia. Several times over the past four years our Town Council had the opportunity to bring it back to life. They could have supported the owner in his wish to build a replica of the Lorne. There are grants that could have ben applied for. If it had been rebuilt as soon as the criminal investigation into the fire had been completed it would be up and running by now. We would still have our charming, historical Lorne Hotel replica in the centre of the town. That was mistake number one.

I think that the Town Council and Planning Department have not been

fair to Sean Vincent, the Project Manager. Sean came to Council at least two years ago with a design, devised in collaboration with the owner of the former Lorne Hotel, for a three storey building. I have been told that at least one of the Town Councillors liked the design which was more in keeping with our small town theme. Unfortunately the Town rejected that plan and sent Sean back to the drawing board to come up with a grandiose, five-storey version. I believe that if that original three-storey plan had been approved it would not have received the disdain and opposition the present five-story development is receiving and would be well on its way to being built by now. That was the second mistake.

The third mistake came when the Town Council and Planning Department failed to acknowledge the very strong and passionate opposition to the current five-storey and unseemly design as presented at the Open House in November 2014. Over 200 Comox residents attended. Opposition to the project was loud and clear at the time and written submissions were 66% opposed. That was a very definite message that the people of Comox did not want this development. Still the Proponents plowed ahead. They claimed that they were listening and tweaked a few minor details in the design but still ignored the opposition to the five storey height and inappropriate building design.

And now here we are at the Public Hearing at the Third Reading stage still pretty much where we were two years ago in spite of all the writing, the phone calls, the coffee talks, the letters to the Editor. This just shows me how very flawed this process is. Pretending to listen but plodding on regardless is just plain wrong. But you can avoid Mistake Number Four. In the next couple of weeks you can show us that you were indeed listening. I am asking you to do something which is not easy. I am asking you to step back and take a look at the broader picture. Reject this totally inappropriate proposal with its monstrous size, five-storey height and unsuitable design. Put aside thoughts of personal gain or of helping just a few people put money in their pockets, and think of keeping Comox beautiful, of encouraging tourism and our heritage, of maintaining our small town charm and keeping Comox as a place where we will all take pride in living for many more years to come.

Marilyn Machum  
2264 Strathcona Crescent  
Comox BC  
V9M 1K7

858 Highwood Drive  
Comox, BC V9M 1B3  
May 5, 2015

o- planning  
copies- Council  
- RKC

LOG: 15-207	REFER:	AGENDA: PH Mays
FILE: planning	ACTION: file	

To the Mayor and Council of Comox

SUBJECT: Bylaws 1791 and 1792 (re 5-storey proposal at 1770 Comox Avenue-Lorne)

Why do people think that bigger = better? Why don't the Mayor and Comox Council and Shawn Vincent pursue a more thoughtful and tasteful plan for the rebuild of the Lorne Hotel in consultation with the citizens of Comox?

Yes, there has been some consultation by Shawn Vincent of Simba Investments Ltd., which is more than most developers do. *That* is a worthy and hopeful sign that the rebuild may be something most Comoxinians can support. However, Vincent's responses to the public's concerns about the "lack of marine or a heritage feel" seem to focus on the minor details, rather than the most important objection; namely, the monstrous size and shape of the "new" Lorne Hotel. According to Drew Penner's report in the April 10, 2015, edition of the *Comox Valley Echo*, Vincent has made changes to the "minimum two metre clearance ... for the sidewalk of the pub and bistro, a six metre dedication so the Town can put in seating along a corner, assurances a tree will be saved ... " and "beef[ing] up the corner posts on the covered entry" and a "mural idea." Nowhere did I see the main objection addressed, which is the *five-storey size* of this busyness centre that bears no resemblance to the original Lorne Hotel.

What about the Mayor and Comox Council taking more time to come up with a development **plan** for the whole downtown--one that incorporates and shapes the developer's offerings with the Comox plan rather than the other way around? There is plenty of prime store front in downtown Comox being taken up with optometrists and banks and insurance companies and watch repairs and lawyers (not to mention the stores already for lease...). These aren't exactly walk-in businesses. Comox could be better developed as a vibrant shopping centre with a little help and planning from the Council. Isn't that what the Council is for? To plan something that not only tourists want to come to but people want to live in? A vibrant downtown full of shops and bookstores and restaurants and galleries, pubs and performance venues on the seaside? It works for Sidney, BC.

If people want monstrous, Courtenay has plenty of that--with Costco and Walmart and Home Depot and Superstore. Courtenay has firmly adopted the bigger-is-better busyness model. The old Lorne, with its wrap-around porch and rambling old house feel, was a comfortable place for people to relax and gather and dance! We don't need or, I think, even want a frenetic busyness feel for Comox; Courtenay is the busyness hub.

What we want is a Lorne Hotel rebuild that will be an asset rather than an eyesore. And we want to place to listen to music and dance!

Sincerely

  
Judy Johnson

RECEIVED

MAY 05 2015

TOWN OF COMOX

To Council and Mayor  
Re: Bylaws 1791 and 1792  
May 5, 2015

### What is wrong with this proposal

1. **Maple Ridge** is the **wrong model to use for Comox downtown** development and this building on the Lorne site.
2. The proposed development could **harm downtown businesses** by **detering shoppers and visitors**.
3. The 5-storey development has **too much mass** for the corner.
4. Five storeys would be **visually disruptive to the line of sight** down Comox Avenue.
  - Some municipalities have bylaws preventing that. Comox does not.
5. To build over 4 storeys, the developer **must provide satisfactory amenities**
  - Do the amenities justify granting the added height and a \$50,000 tax break for building over 4 storeys.
6. The developer says they **do not need public parking** as they **do NOT expect any increase in downtown visitors** from this development.
7. The town has **not engaged the community** to help in creating a successful downtown. In fact, I would argue the opposite has occurred.
  - The opposition to this proposal and the risk to downtown business development is the result.
  - Getting public involvement would make people interested in going downtown as they had a hand in creating the space they would go to shop, eat, take visitors, etc.

### Recommendations:

1. **Reject** this proposal.
2. Hold a **Design Charette**. It can be done in 3 1/2 weeks according to the FCM. The residents of Comox would help the town develop a plan and vision for a successful downtown that would attract them and visitors.
3. This would make it **easier for developers** to know what to build and know they have community support.
4. Look at Vancouver Island communities, such as **Qualicum Beach and Sooke** to see what they are doing - instead of looking at Maple Ridge.
5. We can't afford more mistakes, like the bottom of Church Street.
  - What you do now will last a hundred years.
  - Take time now to get it right.

Lawrence Buser  
2264 Strathcona Crescent  
Comox BC  
V9M 1K7

I would like to support the rebuilding of the Home Hotel & Bistro as it would support a more vibrant downtown centre for Comox and would bring more young people & clients to the centre and away from Courtenay.

KEN BELLEFONTAINE

576 SAILISH ST COMOX BC



Tracy Kent 1100 Arrowsmith  
S. Kent



I support the rebuilding of the Lane Hotel. I feel that the opposition to this development does not represent the majority of Comox Residents

TEREJI HUGHES  
331 Quarry Rd  
Comox B.C.