

2123 Hector Road

Pre-app Stage 1 Comments – Nov/Dec 2021

2123 Hector Road – Stage 1 Pre-Application Comments List of Respondents

Contact	Address	Email	Type	Date
Ted Brooks	-	Tedbrooks444@gmail.com	Email	Nov 18
S.L. Ellis	730 Aspen Rd	-	Letter	Nov 20
Lynea Ross	27 – 717 Aspen Rd	dlfarrell@telus.net	Email	Nov 20
Iris Tapley	2118 Hector Rd	-	Letter	Nov 22
Tony, Tracie Walsh	30 – 717 Aspen Rd	tonytraciewalsh@gmail.com	Email	Nov 22
Carol Ante	29 – 717 Aspen Rd	carolannante@hotmail.com	Email	Nov 23
Diane Gagner	26 -730 Aspen Rd		Letter	Nov 24
Barbera Colwell	20 – 730 Aspen Rd	colweb@shaw.ca	Email	Nov 29
William Semmelink	53 – 717 Aspen Rd	willemsemm@gmail.com	Email	Nov 30
Mike, Nadine Berger	375 Simon Cres	miberger@shaw.ca	Email	Nov 30
Peter Bolton	-	canso@shaw.ca	Email	Dec 02
Phil Reusing	-	reusingp@gmail.com	Email	Dec 02
Heidi Hentze	-	tanagers@me.com	Email	Dec 02
John Peglau	-	johnpeglau@telus.net	Email	Dec 03
Rita Walls	-	ritawalls@shaw.ca	Email	Dec 03
Darlene, John (?)	-	-	Letter	Dec 05
Dave, Sandra Munro	2221 Neptune Wy	teachshop@shaw.ca	Email	Dec 06
Paul Ranklin	-	paulrankin@shaw.ca	Email	Dec 07
Jodi MacLean	2220 Neptune Wy	jodimaclean25@gmail.com	Email	Dec 07
Donna Brotherston	19 – 730 Aspen Rd	-	Email	Dec 07
Donna Campbell		donnaMarie478@gmail.com	Email	Dec 08
Delores Broten	12 – 730 Aspen Rd	delores@watershedsentinel.ca	Email	Dec 08
Grace Clark	2180 Stadacona Dr	applespringjoy@shaw.ca	Email	Dec 08
Karen Jensen	2146 Stadacona Dr	karen.jensen@hotmail.ca	Email	Dec 08
Karin Koons	33 – 717 Aspen Rd	kkoons@shaw.ca	Email	Dec 08
Terry Choquette	2160 Stadacona Dr	terrychoquette@hotmail.com	Email	Dec 08
Jacque Masters	2257 Neptune Wy	terjacq@telus.net	Email	Dec 08
Lisa Kielstra	-	lgmayer_2000@yahoo.com	Email	Dec 08
Josh Terry	826 Grunman Pl	joshterry03@gmail.com	Email	Dec 08

**2123 Hector Road – Stage 1 Pre-Application Comments
(Email Responses)**

2123 Hector Road – Stage 1 Pre-Application Comments

(Email Responses)

11/18/21 Hi Trevor:

Given the minimal information in your ad in the CV Record my only comment is that we already have too much density in that area. We have Aspenview with 232 units, Urban Corner with 47 units and Harold Long's development off Macdonald Road with 180 mixed units. Including yours we are looking at **654** new units. Too many in a small geographical area. We will end up with gridlock at Aspen and Guthrie for sure.

I would be interested in seeing more details of what you have in mind and how you plan to mitigate the effects of this development on the Town of Comox's residents.

Regards,

Ted.

250.218.8316

11/22/21 Mr. Dickie,

Thank you for the opportunity to provide our comments on this proposal. We certainly have our concerns about any more building in our area. We are concerned about further proposed development in an already highly congested area. There are at least three separate projects in the immediate vicinity to the Hector Rd proposed site. Each of those is likely to increase not only the population of the area but also the number of vehicles. Frankly the infrastructure here is just not made for such an increase. In addition, it is appalling to see the gradual destruction of green space in our neighbourhood. The woodland that you plan tear down has been left to degrade, but with a bit of upkeep could become a pleasant recreation area. At the same time, in an age when climate change is beginning to really bite, more carbon emissions are the last thing we need. We object to this proposal in the strongest possible terms. The quality of life at this end of Comox has gradually diminished over time, to the point that it is unpleasant to live here any longer. The last thing we need is more development.

Tony and Tracie Walsh,

unit 30-717 Aspen Road, Comox.

11/23/21 Our neighbourhood is about to be impacted by two large developments that are nearing completion. Building another 296 units with the corresponding traffic implications in such close proximity is unthinkable. I am violently opposed to any suggestion of rezoning the subject property.

Carol Ante
#29, 717 Aspen Rd.
Comox, B.C.
V9M 3X4

11/23/21 Please accept my comments forwarded herewith that will reflect my discontent with the proposal in question.

I recently relocated to this area a few years ago because I was drawn to the location based on the surrounding amenities and existing residential neighbourhood at the time.

I constantly see new developments happening close to me currently and really worry about the imprint this is going to leave on the community here regarding growing congestion in the immediate area, including the shopping centre across the street from me.

This area will be severely impacted in my opinion as the infrastructure won't be enough to accommodate the growing population with these continual developments.

Please accept this letter as confirmation of my opposition to the proposed development of 2123 Hector Road.

Sincerely,

Lynnea Ross
27-717 Aspen Road
Comox, BC V9M 3X4

11/30/21 Good day Mr Dickie,

Thank you for the opportunity to respond to your proposed development proposal. While I am fully in favor of the densification of dwellings in Comox, I cannot support this happening on undeveloped land. I hope that Broadside Properties can create more housing – particularly affordable housing – in Comox without reducing the carbon-sinks required for global warming mitigation; sustainable development projects cannot support impinging on vacant land given the enormous responsibility we have as citizens to future generations.

All the best.

Willem Semmelink
53-717 Aspen Road
Comox
BC, V9M 3X4
250 215 6833

11/30/21 We are not in favor of multi unit building when we acquired property we understood the property behind our Mobile home on Stadacona was for single family housing.

Regards to 2144 Stadacona Drive.

Mike/Nadine Berger

375 Simon Cres. Comox BC

12/02/21 Good afternoon,

I wish to register my opposition to this project. We have enough high density housing on this side of the river already and over the past few years I have noted that the roads are more and more clogged with traffic. There is no truly useful public transit system in place to possibly try to alleviate this. I note the infrequency of the bus service and often when I do see a bus, it is mostly empty. Adding more high density housing on this side of the river will make for even more traffic and there are only two ways to exit Comox for the other side of the river and nothing more planned. These two are via Comox Ave (the dyke road) and Ryan road. Your project will only make things worse.

To the town council: I note the anger and opposition to the large high density project that was erected adjacent to the Quality foods enterprise. If you doubt me, go and talk to the people who live next to it. I did during the last federal election and had several of them remark on how irritated and disgusted they were that it was allowed to proceed despite a roomful of opposition to it prior to it gaining approval. The neighbours were not impressed then or now, nor am I because the volume of traffic has already increased in the Guthrie area since it was begun. Keep the high density on the other side of the river please. Continuous construction and expansion is not necessary for Comox. In the medical world there is a term for uncontained and unconfined growth. It is called cancer.

Stop this project.

Peter Bolton
canso@shaw.ca

12/02/21 Another concern I have about this development is the sheer saturation of multi family housing in our area. With the four, four storey apartment buildings by Q.F. and the condos, and townhomes slated to go in the new development beside us, and down on Guthrie and McDonald Roads, it's a lot for the infrastructure to handle. The green space hasn't been adequate either. The Broadstreet project would fundamentally alter our neighborhood in a negative way, through increased traffic among other considerations. When we purchased our homes, it is my understanding that the designation for the said property was for single family homes. These proposed changes are far too extreme. They would impact our way of life and our property values.

If the development proceeds with the current zoning in place it would be a different matter entirely.

Thank you for the effort you are putting in on behalf of our community.

12/03/21 To whom it may concern,

I have significant concerns about the proposed project as per my email below. I understand that development will occur. I believe that under the current plan, it has far too great of a burden on our neighborhood. I do not support a change in zoning. Thank you for taking the time to gather feedback from our community

12/06/21 Mr. Dickie

It seems Broadstreet Properties is hoping to build yet another high-density multi-family residential development in our community. Limited detail has been provided for your mandatory public consultation other than a stated development comprising approximately 295 units in a combination of 4-storey apartments and 2 to 3-storey townhouses. No doubt for Broadstreet the intent of garnering opinion from the Comox residents is to be able to present a proposal to Town Council that includes opinion on what is important to the residents. Not sure if a developer is obligated to share all the resident feedback hopefully indeed you are.

AFFORDABILITY

Each Councillor proudly views affordability of housing of concern with any proposed development. Recently elected Dr.Kerr made this a key platform promise to the electorate. Developments such as Highstreet on Aspen all assured Council their properties will be affordable as in all probability Broadstreet will convey to Council. Unfortunately, reality is that recent density developments both in Comox and Courtenay have proved to be just the opposite. So why should Council and residents take any stock in Broadstreet's message to Council that this proposed development provides much needed affordable housing when none of the others approved by Council have delivered? Aspen's version of affordable housing is \$1,600 per month 1 bedroom which means at best a job that pays \$25/hr. In our economy few and far between.

ROAD INFRASTRUCTURE

Take a good look at the map. Within a 4 mile radius we already vehicles competing to get to anywhere and from anywhere and that not only includes the Comox peninsula but also Dyke Road and Ryan Road into Courtenay to cross the river. The Ryan Road / Lerwick intersection is today a traffic nightmare. Getting to and from the Hospital horrendous competing with Costco. Home Depot, the Base , & Thriftys retail businesses.

Nearby to your proposal Guthrie and Lerwick are both vehicle taxed to the hilt. Thanks to Town Council traffic congestion will get worse. Aspen vehicles on stream next year as does Urban Corner as does the MacDonald Development and we already have Broadstreet on Anderton traffic. Something has to give where our roads just where not originally set out and then built to handle the vehicular demand. This explains why to get anywhere here is a maze of 4 ways and traffic lights. Please tell me Broadstreet has factored in limited transportation into their planning? How are you planning to explain to Town Council that their road infrastructure can handle the significant increase in demand from your proposal particularly where today there is only one small off shoot of a road both in and out via much travelled Anderton? Do you think as some do on Town Council that bike lanes and public transport serve to mitigate the huge increase of vehicles generated by properties such as yours?

Thanks for providing opportunity to provide some public consultation on basically just a bunch of numbers on on proposed units and nothing else to provide the basis of additional input.

John K. Peglau

Comox Resident & Taxpayer

12/06/21 Good morning, my name is Rita Walls and I sent you an e-mail with an attachment on November 27, 2021. To date I have not received a reply and am hoping that I will have some information to provide written comments by December 8, 2021. Thank you, Rita Walls

12/06/21 RE: Pre-Application Consultation – Stage 1 2123 Hector Road

Dear Trevor,

My name is Dave Munro and I reside at 2221 Neptune Way, Comox, B.C. This letter is in response to the notification document received the last week of November, 2021.

Prior to building our house in 2007 on the corner of Aspen and Neptune Way in Comox, our research, which led us to decide to build in this area, indicated that the immediate and surrounding areas were to be developed under the single-family dwelling model. Since being the second house to be built in this area, we have watched our neighbourhood evolve into what we have come to enjoy as a good example of that model. We have further expected to see the remaining undeveloped properties around us proceed according to that model and, welcome new neighbours of single-family built homes into our community. Your proposal of introducing changes to the current zoning to a higher density model would have many negative urban effects on our neighbourhood as it is currently outlined.

First and foremost is a significant and dramatic, out of character impact on the presently enjoyed local population of this area. We have already felt the negative impacts of increased traffic from the new nearby multi-unit project by Quality Foods which has brought unfamiliar traffic to our neighbourhood seeking parking. To which is already pushed to the maximum with the two existing townhouse projects on Aspen. The introduction of an additional multi-united project would exacerbate this problem exponentially putting the children, that play on our neighbourhood streets, at risk and resulting in their inability to enjoy our neighbourhood roads as safe places to play. We are not against the development of our area, and we recognize the need for additional housing in the Comox Valley. Further we are not taking the position of “not in my back yard”, rather we could see a compromise of your proposal to include a layering design where Aspen would continue to see the pre-planned single-family dwelling model, with multi-family townhouse units behind. A four story multi-united structure would be out of character and not appreciated for this neighborhood, whereas townhomes would be a better fit given the existing townhouse units on the corner of Lerwick and Aspen.

A consideration to this compromise we would support, but we will not support the rezoning of a development that would include a four story multi-united structure.

Regards,

Dave and Sandra Munro

12/07/21 This development is occurring right next door to my townhouse development . The 2 concerns I have are:

1. Traffic along Aspen is going to increase greatly. Parking on Aspen (East side) already obstructs the view of on-coming traffic. I would like to see the “No parking” extended down to Guthrie to improve the view for traffic exiting 730 Aspen. 2. I understand this is a mixed zone development including single family units and multiple story condo units. I would like to see the single family units next to our property to afford us some measure of continued privacy. Perhaps a “leave strip” of trees between our property and the new development would help with the multi story condos being place over towards Hector Rd

12/08/21 Hello,

I am writing to express my concern over the rezoning application for 2123 Hector Rd. I live on Grumman Street in very close proximity to this property. There are currently multiple high density projects going on in this area.

When I purchased my home a year ago, I was excited to live in small town Comox. That is rapidly changing and I know several neighbours are not happy about the type of growth, ie 3-4 story apartment blocks. I realize that development is inevitable for this property, but would like it to stay at single family homes, of which there are very few available on the market.

Comox is rapidly becoming a place where we have to drive to get to a green space to walk in, which is not a healthy environment. We chose to live here because of the small town atmosphere.

I am hopeful the town council will listen to the people that live here when reviewing this application.

Thank you.

12/08/21 RE: 2123 Hector Road Pre-App Consultation

This property is directly adjacent to our strata at 730 Aspen Road.

I have the following concerns about this development.

- 1) I believe the height limit in Comox is 3 stories. The exceptions granted to the property across from Quality Foods has turned into what is commonly called a “monstrosity.” There is no reason to grant another exception
- 2) Changing the zoning purely to accommodate more unaffordable real estate is not in the best interests of Comox citizens. We need housing that can fit into seniors’ budgets and low wage workers. Business is suffering due to a lack of workers, because the workers can’t afford to live here.
- 3) I would like to see how the proposed development fits into a housing needs assessment, taking into consideration all the other new apartment/condo buildings in our area
- 4) I have very large concerns about traffic, noise and light.
- 5) I have serious concerns about how the drainage will affect our property.
- 6) I would like to see a park, green space, walkway left behind our strata, wide enough that it does not generate blowdown
- 7) I think low rise modular units built in clusters to be rented at the living wage for the Comox Valley would be an interesting concept
- 8) To comment on a proposal that rather loosely refers to a “combination of 4-storey apartments and 2 to 3-storey townhouses” is almost impossible. This seems more like a fishing expedition than a serious proposal. To that end, I say, throw it back!

It is appropriate to conclude at this stage that this proposal seriously threatens the things we value about living here.

I note that this notice only appeared in my mailbox last week although my neighbours had received theirs earlier.

Delores Broten, 12-730 Aspen Road, Comox BC V9M 0A4 (Ph 250-339-6117)

12/08/21 Mr. Dickie,

Thank You for informing us of your proposed development of the properties you are in the process to develop between Hector and Aspen. Our property backs onto this property as do many others. Here are my suggestions and concerns:

1. There is a real need for affordable housing for seniors (seniors being turned out of their apartments when sold and rents raised now living in their cars!)
2. Many people presently use the trail on the property as a green space to enjoy and walk/bike to school and the store and work.
3. I'd like to suggest to leave a green space between the present established homes with a walking trail to connect Hector with Aspen and the present walking green space trails off of MacDonald
4. Leave the zoning as is and develop "group homes" of 8 people per lot designed for seniors and "handicapped people" using the Eden concept of a community along with young families etc. with outside recreation
5. in light of the two large apartments blocks already being established in close vicinity with rents higher than what Seniors with fixed incomes and young families can afford, I think it is time to think need for an aging population rather than greatest financial gain for developers.

Personal Note: We were able to buy our little 2 bedroom home 17 years ago with the sale of our family home in Port Hardy just breaking even. We consider ourselves fortunate. However, now with the development beside us of patio home we have already had one walk way through to Guthrie closed off to us at this end of Stadacona. Now if we cannot access the trail from our back yard, we are again closed off to easy walking access to groceries, medical and dental ophthalmologist etc. We are 78 and 79 years old with my husband legally blind. We have greatly appreciated the hospitality of the Longlands to allow us access to their property and in cooperation with them have tried to keep it clean and safe.

Looking forward to meeting with you to hear others points of view and come up with a humanitarian win win solution.

Sincerely,

Grace Clarke
2180 Stadacona Drive 250 339 0143

12/08/21 Good morning

I received a copy of your pre-application consultation Phase 1 via my Realtor, as I have just purchased a home at 2146 Stadacona Drive which backs onto the property you wish to develop. To say this was disheartening news to receive is an understatement, especially having checked with the City of Comox about potential development twice before writing my offer on October 28th.

Having lived in White Rock for over 25 years, and Vancouver for the last 3, I was hoping to get away from the overdevelopment of communities. The last several years in White Rock/South Surrey has seen massive re-development, with elimination of virtually every single level family home and development into huge townhome/row home complexes on clear cut land. None of the surrounding infrastructure (roads, hospital beds, etc) was improved to handle this degree of population growth, leading to traffic congestion similar to downtown Vancouver and constant overcapacity issues at our local hospital.

You are now seeking to develop the property directly behind a home I am literally moving into this week, in what appears to be the same way. I do not want to lose the privacy that my new yard offers, nor lose the mature trees in my yard or on the property immediately behind me. I do not want a roadway installed directly behind my house leading to increased noise pollution and decreased air quality.

With regards to your application of the 2123 Hector Road property, I walked through the area with my Realtor to assess the potential impact a development of the size described would have on my new home.

While I would prefer to see no development go into that location and it be converted to park land, I recognized it likely that the property would be developed at some point. My concerns with your proposal, and my requests for consideration are as follows:

- An environmental impact assessment needs to be undertaken to determine the impact on existing wildlife. Loss of habitat leads to wildlife interactions with residential owners.
- Consultation with the family of the previous owner of the property regarding protective covenants that were reportedly put in place
- A minimum 50' retention of existing mature trees and greenspace for the properties bordering the 2123 Hector Road property from Stadacona Drive
- A reduction in the number of units currently slated for the development: 295 units is too many
- Reduce the apartment complex to 3 stories and limit the townhomes to 2 stories.
- Provide residents of Stadacona Drive with a more detailed design of the intended development, including the location of roadways/townhome vs apartment complexes
- Ensure the provision of some remaining greenspace and retention of mature evergreen trees as a dedicated park are for the new resident's use – this will improve aesthetics for everyone, provide better soil stability and drainage, and help to support local wildlife and bird life.

Thank you for seeking resident feedback. I will await notification of the Open House you mention and would appreciate further information regarding what your actual plan includes.

Regards,

Karen Jensen
2146 Stadacona Drive
Comox BC
778-887-4613

12/08/21 I am writing concerning your proposed development proposal and re-zoning application for the property at 2123 Hector Road in Comox. Currently, the property is zoned for Single family - Large Lot and your proposal wishes to alter this to allow for a multi-family development of 295 units (multi-storey apartments and townhomes).

I believe such a development would have even more negative effects on our neighbourhood, an area that is soon to feel the population impact of nearby developments (the huge condominium apartment complex just south on Aspen Rd near Quality Foods, the mixed but mostly single-family residential development between McDonald and Aspen Rds adjacent to your property, as well as the Urban Corner development of mixed commercial/residential on the corner of Lerwick and McDonald Rds).

Traffic along the Lerwick/Guthrie and Anderton corridors has already increased dramatically over the last several years as new housing developments have opened up elsewhere in Comox. In addition, Aspen Rd will certainly see a concerning increase in traffic once the aforementioned developments already underway become occupied (which of course feeds directly into Lerwick/Guthrie, etc.). A proposal to further radically increase the residential density of the property in question seems somewhat irresponsible in regards to traffic alone.

Another significant issue of concern is simply neighbourhood composition. I have lived at this address for 23 yrs, and certainly did not expect that the undeveloped green-space and wooded areas I had around me when I took up residence here would survive as long as they did. I knew that this neighbourhood would become more "urban" over the years. However, to request approval for a zoning change and a density increase of such magnitude seems to suggest that I purchased my property under "false pretenses", or sands that shifted over time.

I hope that your proposal can be re-worked to deal with these concerns, and I look forward to future opportunities for discussion.

Karin Koons
#33- 717 Aspen Rd.
Comox, BC

12/08/21 Trevor,

Regarding your request for input on the proposed development of 2123 Hector Rd. This property is directly behind my house.

I have significant concerns with several aspects of this development.

- 1) I do not support changing bylaws to create another 4-story development for Comox. As you may have heard from others, an exception was made for the new build at Aspen & Murrelet. This building isn't even occupied yet and it already negatively affects our quality of life (noise, congestion, etc.). In short, I don't believe we cannot absorb another large development of new dwellings resulting in a large influx of people.
- 2) The zoning in question is aligned with our Regional Growth Strategy and our Official Community Plan, it is the result of much input from the community already. Unfortunately, there is no stated need for the type of housing you are hoping to develop and therefore there is no justifiable reason to change this bylaw.
- 3) I want to point out also that a large number of people around this development are seniors who will also be greatly affected by an increase in noise, activity, parking, congestion, security concerns, light pollution, and of course, the loss of a greenspace close by.
- 4) I have significant concerns about privacy. Low rise is best per zoning.
- 5) We would appreciate a green space, or a trail on existing lot, because many use this greenspace for walking and outdoor enjoyment. Also a green space separating the new buildings from the back of the houses on Stadacona Drive would help alleviate the infringement of privacy.
- 6) This greenspace is home to many, many species; eagles, owls, deer, raccoons, too many other birds to name, and many insects and bees!!!!
- 7) I have concerns about drainage as well since my property is directly adjacent.

In short, there is no stated need for any of the type of housing you are suggesting. Especially in light of the new Aspen development. As a sidenote, what is really needed in Comox is senior and low wage earner housing, please consider this and also consider being an innovator with the Town of Comox to develop something climate change friendly, sustainable and innovative, perhaps modular and really affordable – check in with recent housing assessment.

Thank you for the opportunity to provide input.

Terry Choquette & Mark Keen
2160 Stadacona Drive
Comox, BC V9M 3P9
250-465-0908

**2123 Hector Road – Stage 1 Pre-Application Comments
(Letter and Form Letter Responses)**

11/10/21

11/10/21

PRE-APPLICATION CONSULTATION - STAGE 1

2123 Hector Road

Date: NOVEMBER
20th 2021

Name: S. L. ELLIS

Address: 730 ASPEN RD
COMOX B.C.
V9M-0A4

Please submit your comments by insert date

to: Broadstreet Properties – Attn: Trevor Dickie
email: trevor.dickie@broadstreet.ca
or mail to: 100 St. Ann's Road, Campbell River, BC, V9W 4C4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "2123 Hector Road" in the subject heading.

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

SINGLE FAMILY HOMES, PATIO HOMES + 2 STOREY TOWN
HOUSES WOULD FIT IN WITH THE EXISTING NEIGHBORHOOD!
A 4 STOREY APARTMENT BUILDING + 3 STOREY
TOWNHOUSES CERTAINLY WOULD NOT!!!
ALSO MAINTAINING A COUNTRY FEEL WOULD BE AN
ADDED BENEFIT - POSSIBLE CONNECTING A WALK-WAY
TO THE EXISTING TRAILS IN THE IMMEDIATE AREA.
THANK YOU FOR YOUR CONSIDERATION ON THE ABOVE
COMMENTS

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

Nov. 22/21

Broadstreet Properties
100 St. Ann's Rd.
Campbell River, B.C.
V9W 0G1

Attention: Trevor Dickie

We were a little surprised to see this development proposal for the lot at 2123 Hector Rd. This is an extremely wet property and we are concerned where all the water will go. We have already had to create a diversion ditch for the water that flows from that property during heavy rains to keep it from running into our neighbor's garage.

We personally have spoken with the individual who did an environmental assessment on this property. I believe it was for The Town of Comox. It was determined that this is a trembling aspen wetland, apparently a protected ecosystem. Did this assessment get swept under some rug or "fall" into some garbage bin? The aforementioned woman would be able to speak to this matter but she happens to be away until into December. (Unfortunate for us; convenient for you.)

I would also like to address a topic that not many care about. This land that you refer to as "vacant" is anything but. At the moment, it is teeming with life that usually inhabits a forest, hawks, owls, deer, raccoons and many birds, etc. This land will be vacant by the time you are done with it.

PRE-APPLICATION CONSULTATION - STAGE 1
2123 Hector Road

Date: 24 NOV 2021 Name: Diane Gagnon Address: Unit 26, 730 Aspen Rd
Comox, BC
V9M 0A4

Please submit your comments by insert date
to: Broadstreet Properties – Attn: Trevor Dickie
email: trevor.dickie@broadstreet.ca
or mail to: 100 St. Ann's Road, Campbell River, BC, V9W 4C4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "2123 Hector Road" in the subject heading.

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

To Mr. Trevor Dickie,

When you create your development plan, would you be able to incorporate nature as part of your design?

It would be wonderful if a section of existing trees and vegetation could be left as is, for a walking path. There is already an existing path which is used. Keeping a "hedge" of wilderness would be pleasing to the new home owners and this vegetation would also help mitigate flood zones and keep some of the existing plants and birds.

Respectfully,
Diane Gagnon - Homeowner on Aspen

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

PRE-APPLICATION CONSULTATION - STAGE 1

2123 Hector Road

Date: Nov 29/21 Name: Barbara Colwell Address: 20-730 Aspen Rd.
Comox V9M0A4

Please submit your comments by insert date

to: Broadstreet Properties – Attn: Trevor Dickie
email: trevor.dickie@broadstreet.ca
or mail to: 100 St. Ann's Road, Campbell River, BC, V9W 4C4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "2123 Hector Road" in the subject heading.

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

As an owner of one of the units at 730 Aspen Rd. I would like to express my concern over your proposed development at 2123 Hector Road. The most significant features of our complex are the very private, enclosed back yards for each unit. With your development, every back yard in our complex from unit 6-9 will be fully exposed to all those living in upper floor units in your development. I would like to propose that 15 feet of forest/trees be left between our complex and your development. Also, perhaps the multi storey buildings could be closer to Hector Road and not the fence line to our complex.

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

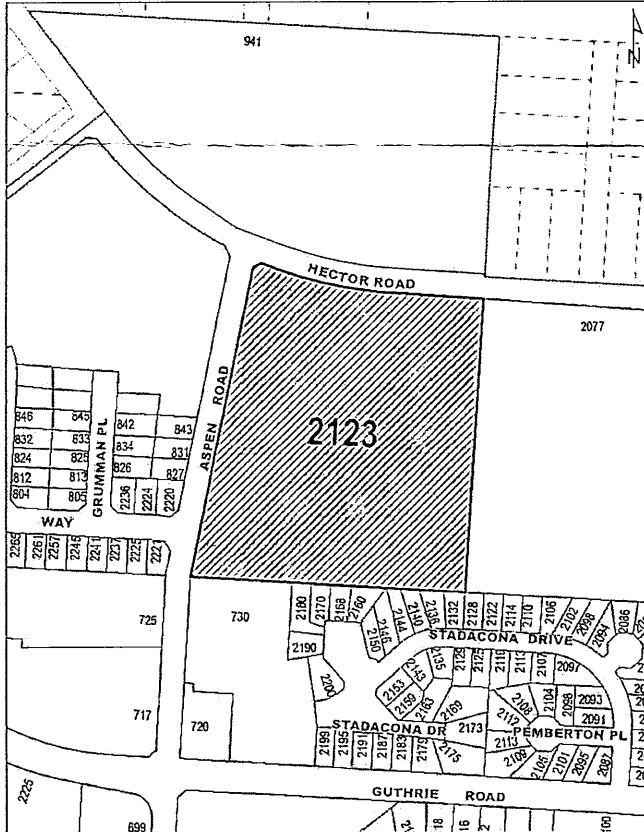
PRE-APPLICATION CONSULTATION - STAGE 1

2123 Hector Road

To the *Resident or Commercial Space Occupant*,

Broadstreet Properties, the developer of 2123 Hector Road wishes to develop this property. The Town of Comox requires the developer to consult with the neighbourhood before submitting plans for a development application to the Town.

CONSULTATION CONTACT:



Name: Trevor Dickie Broadstreet Properties – Attn: Trevor Dickie
Mailing Address: 100 St. Ann's Road Campbell River, BC V9W 4C4
Phone Number: 250 850 3370
E-mail: Trevor.dickie@broadstreet.ca

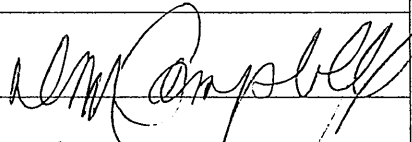
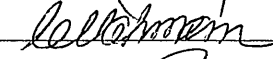
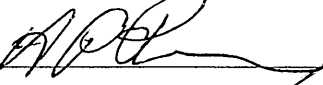
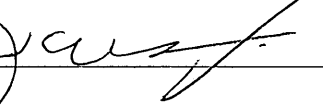
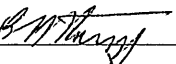
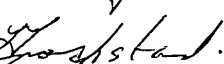
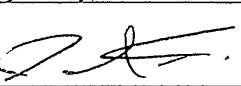
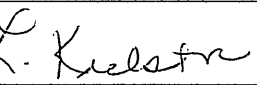
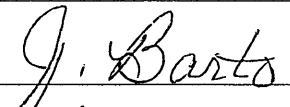
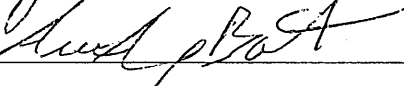
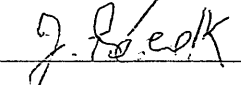

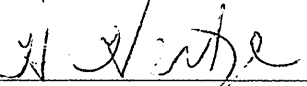
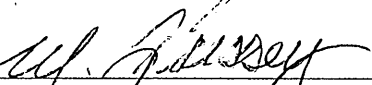
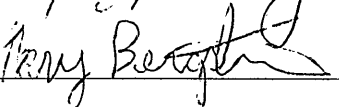
As the developer of 2123 Hector Road, shown shaded in the map above, we wish to know what impact our proposal may have in this neighbourhood. The purpose of this consultation is to receive your comments in order to consider them in the design of the project.

Currently, this parcel is vacant land. The development proposal is for a rezoning from the R3.3 Single-Family – Large Lot zone to a Comprehensive Development zone to facilitate a multi-family development of approximately 295 units in a combination of 4-storey apartments and 2 to 3-storey townhouses.

Please provide your comments by **December 8th, 2021**. This is the first stage of a two-stage pre-application consultation. The next stage will be an Open House where we will report back responding to any public comments we may receive and addressing them in the design of the proposed development. We look forward to sharing the information with you about our proposal. Our Open House will be announced at a later date.

To: Broadstreet Properties 100 St Ann's Road Campbell River BC
 Attn: Trevor Dickie
 Comments from Residents of Aspen Rd, Neptune Way and Grumman
 Re Proposed Development on 2123 Hector Road

The Residents below do not agree with the proposed 4-story apartments in this small area. Our neighbourhood are single-family houses and many are occupied by retired/elderly people.

NAME	ADDRESS	SIGNATURE
DONNA CAMPBELL	842 GRUMMAN PL.	
CAROL HAHMAN	2236 NEPTUNE WAY	
Phil Louising	2236 Neptune Way	
Jennifer Evans	834 Grumman Pl.	
Betty Lou Rathway	845 GRUMMAN PLACE	
Lyle Trockstad	845 GRUMMAN PLACE	
JOSH TERRY	826A GRUMMAN PLACE	
Lisa Kielstru	826A Grumman Place	
JANICE BARTO	826B GRUMMAN PL	
ANTHONY BARTO	" "	
JEAN REEBK	833 " " "	
E. Reebk	833 " " "	
Gordon Strain	813 GRUMMAN	GORDON STRAIN
M Strain	"	MARIONNE STRAIN
H. Wentze	843 Aspen Rd.	
M. Finney	843 Aspen Rd # B	
Tinny Bergstrom	2257 NEPTUNE WAY	

The subject property is also used by many people walking and we will be very sorry to see that last little patch of green in our area disappear in the frenzy of building going on at the moment. Also, there is no other way through without going around, having to walk on Anderson, a busy road with no sidewalk which takes you to noisy, busy Guthrie Rd. I would suggest that it is absolutely imperative to allow, at the very least, a green space path from Hector Rd to Aspen Rd. That would be a small concession for the beautiful, cool forest we will lose.

I knew this "consulting the public" is just a hoop you have to jump through and there really is nothing anyone can say to prevent this tragedy.

Sincerely,

Don and Iris Dapley
2118 Hector Rd.
Comox, B.C.
V9M 3Y1

PRE-APPLICATION CONSULTATION - STAGE 1

2123 Hector Road

Date:

Name:

Address:

Please submit your comments by insert date

to: Broadstreet Properties – Attn: Trevor Dickie

email: trevor.dickie@broadstreet.ca

or mail to: 100 St. Ann's Road, Campbell River, BC, V9W 4C4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "2123 Hector Road" in the subject heading.

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

Re: "2123 Hector Road"

To whom it may concern,

If possible, I would like to see what the planned layout of the development would look like.

Thank you,

Dona Brotherston

#19 730 Aspen Rd.

Cornox, BC.

V9M 0A4

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

PRE-APPLICATION CONSULTATION - STAGE 1

2123 Hector Road

Date:

Name:

Address:

Please submit your comments by insert date

to: Broadstreet Properties – Attn: Trevor Dickie
email: trevor.dickie@broadstreet.ca
or mail to: 100 St. Ann's Road, Campbell River, BC, V9W 4C4

All written responses, including submissions by e-mail must include name and address of the person making comment and include "2123 Hector Road" in the subject heading.

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

Dec 5, 2021

1. Leave it zoned single family !!

2. We do not want a 4 story complex behind our unit!

3. Our home will decrease in value. Too many people!

4. Please leave some big trees in groups on the exterior of complex.

5. Our privacy is being taken away with large 4 story units.

Alan + John Hughes
Nov 9

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

TO: Broadstreet Properties – Attn: Trevor Dickie
FROM: Jodi MacLean, 2220 Neptune Way, Comox
DATE: December 7, 2021
RE: 2123 Hector Road – Pre-Application Consultation – Stage 1

Regarding the proposed rezoning of 2123 Hector Road, please accept my comments here. My family and I live on the corner of Aspen and Neptune with our side yard facing the subject property. Since moving there, we have appreciated the forested area for its vegetation and wildlife. However, I do recognize the logic behind developing the land for high density uses for its proximity to transit and shopping. If it is able to result in 3 or 4 bedroom dwellings, the proximity to the Aspen School is convenient, too. Though I do recognize the awkwardness of having my single-detached-house neighbourhood being surrounded on all sides by multi-family dwellings

While I concur with the OCP that this is an appropriate area for higher density development, I also believe that with increased development rights comes increased responsibility. It is now at the time of rezoning, when those development rights are being granted, that those minimum responsibilities are enshrined in regulation, covenants or amenity contributions.

Walkability

Please ensure that public corridors maintain connectivity that promote walkability:

- greenway (well vegetated strips) connections to the trail system to the north that leads to parks, and
- direct/quick connections to the commercial area and transit stop to the south.

Emissions

A barrier to the widespread adoption of electric vehicles (EVs) is the lack of chargers in multi-family developments (e.g. strata/rental townhouses and apartment/condo buildings). Those who rent do not have the ability to install the necessary chargers and those in stratas can have theirs blocked by strata councils if the parking areas are on common property. The use of covenants and community amenity contributions, please ensure all residents here have access to chargers where parking is required.

Also, the use of covenants and community amenity contributions can guarantee the use of Step 3, 4 or 5 of the Energy Step Code, or use of solar/geothermal energy systems, and the inclusion of green infrastructure, such as alternatives to concrete and pavement, provisions for compost pick-up in apartment/condo buildings. The Town's bylaw requires the 4-storey apartments (as complex buildings) achieve Step 2 of the Energy Code.

Natural Environment

Respecting the land this development will be placed on, and the context of its environment, please ensure best practices for urban forest cover are achieved, considerations are made for wildlife habitat and movement, considerations are made for plant communities which can also provide buffers for residents in extreme weather (e.g. wind, heat, rain, etc.), and parcels and the building heights are oriented to take advantage of the mountain views to the south.

Affordable Housing

Developers will build to suit default market conditions and the local government needs to factor in community needs. I support the use of the Town's Affordable Housing calculator as minimum necessary conditions to accept increased density at this time. Also consider the use of “inclusionary zoning” (or 'density bonusing' in BC) in which base densities are set in the zoning bylaw but allows for

additional bonus density should significant additional affordable housing contributions be made (e.g. 30% to 50% of additional density be provided to BC Housing).

On the market housing side, I believe that housing choice is an important factor in making housing more affordable. Housing types should be mixed: single-detached housing with duplexes (or suited houses), townhouses. This allows residents of life circumstances to live in the same neighbourhood and lessens the impact of density. It is a more socially healthy development pattern.

Official Community Plan

It is noted that OCP policies state:

- 2.1.1.3(g). *Land designated Residential: Low Rise Apartments, Townhouses and Ground Oriented Infill as shown on Map 1 - Land Use Designations is intended to accommodate the following land uses: low rise apartments up to a maximum of four stories (except in the case of sites with significant changes in grade and subject to the provision of satisfactory amenities...), townhouses, single detached dwellings, secondary suites, coach houses, duplexes, triplexes and patio homes.*
- 2.1.1.6 (b) *A mix of housing types may be required in multi-family areas in order to provide visual interest and to meet the varying housing needs within the Town.*
 - As stated in the affordable housing section above, I encourage a mix of housing types to support housing choice within a neighbourhood.
- 2.1.1.6 (c) *Site planning for new multi-family development containing low-rise apartments or townhouses must give consideration to the character and scale of surrounding residential areas, the retention of mature tree cover, pedestrian friendly street orientation, safe vehicular access, and, where appropriate, ground water recharge, reduced surface vehicle parking and energy conservation.*
- 2.3.13 (o) *“The retention of pockets of natural areas is encouraged in new development areas.”*
 - See Natural Environment and Walkability sections above.
- 2.3.13 (k) *“External third party ‘green building’ certification will be sought for mixed use, commercial, and residential development at the time of rezoning...”*
 - See Emissions section above.

Development Permit Area #3

It is noted the subdivision will require the issuance of a DP unless it is waived. If the DP is required, it should::

- Ensure the subdivision pattern allows for convenient garbage, recycling and compost pick up of all sites;
- Avoid fronting driveways single detached dwellings or duplexes/triplexes on arterial roads;
- Ensure public space connections are dedicated as described in the Walkability section above;
- Identify areas to remain vegetated on individual lots for the purposes of buffers, retention of mature vegetation, swale systems or protection from extreme weather;
- Ensure all outdoor (public) lighting is certified Dark Sky Friendly.

To: Broadstreet Properties 100 St Ann's Road Campbell River BC
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JOSH TERRY	826A GRUMMAN PLACE	<i>Josh Terry</i>
Lisa Kielstra	826A Grumman Place	<i>L. Kielstra</i>
JANICE BARTO	826B GRUMMAN PL	<i>J. Barto</i>
ANTHONY BARTO	" "	<i>Anthony Barto</i>
Jean Reek	833 " " "	<i>J. Reek</i>
E. Reek	833 " " "	<i>E. Reek</i>
Gordon Strain	813 GRUMMAN	<i>GORDON STRAIN</i>
M Strain	"	<i>MARIANNE STRAIN</i>
H. Wentze	843 Aspen Rd.	<i>H. Wentze</i>
M. Jussey	843 Aspen Rd # B	<i>M. Jussey</i>
Ronny Bergstrom	2257 NEPTUNE WAY	<i>Ronny Bergstrom</i>

