

# 2123 Hector Road

Pre-app Stage 2 Comments – Mar/Apr 2023

# OPEN HOUSE

## FOR PROPOSED DEVELOPMENT AT 2123 HECTOR ROAD

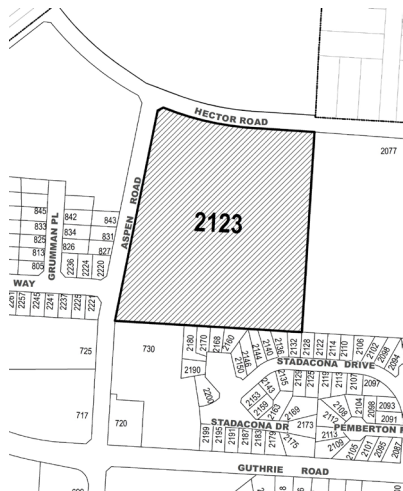
The Town of Comox requires that, prior to the submission of an application for a development, the Applicant shall conduct a two-stage Community Consultation process. This is the second consultation for the proposed development and will present an updated preliminary plan that incorporates the comments received during the first consultation. This will provide an opportunity for additional public feedback.

**Broadstreet Properties will host an Open House** to facilitate public comments on the proposed preliminary plans for a rezoning from the current R3.3 Single-Family – Large Lot zone to a Comprehensive Development zone to facilitate a multi-family development of approximately 192 units in a combination of 3-storey apartments and 2 to 3-storey townhouses at 2123 Hector Road, shown shaded on the map.

**Tuesday**  
**March 28<sup>th</sup>, 2023**  
**4:00 PM – 7:00 PM**  
**Comox Community Centre**  
**1855 Noel Avenue**

If you are unable to attend the Open House, written comments on the preliminary plans may be submitted\* to Broadstreet Properties until April 12, 2023. by email at [trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca) or by post to: 100 St. Ann's Rd, Campbell River, BC, V9W 4C4 – Attn. Trevor Dickie

For more information on the development proposal, please contact: Trevor Dickie  
By phone: 250-850-3370  
Or email: [trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)



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

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**From:** Sandy K. <[bradidog@gmail.com](mailto:bradidog@gmail.com)>  
**Sent:** March 12, 2023 6:55 PM  
**To:** Trevor Dickie <[trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)>  
**Cc:** Marvin Kamenz <[mkamenz@comox.ca](mailto:mkamenz@comox.ca)>; Russell Dyson <[rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)>  
**Subject:** Proposed Development at 2123 Hector Road

**CAUTION: External Email**

**RE: Proposed Development at 2123 Hector Road**

This email is to provide my feedback regarding the proposed development at 2123 Hector Road.

There is no doubt that a development of this magnitude, will adversely affect the future of the environment and the residents in the surrounding areas as outlined below:

- The destruction of valuable forests will negatively impact the well-known serious climate crisis. Once the damage is done, it cannot be reversed as the forests can not grow back on developed land.
- The walking trails in this forested area, and greenspace, are valuable amenities enjoyed by many residents and visitors. Maintenance of such opportunities is especially important to provide relief from the many current problems we all face.
- Local infrastructure and support services are inadequate to support additional high-density developments. For example, there are currently almost 12,000 people without a family doctor

in the Comox Valley; and there are no indications that this situation will improve in the near or distant future.

- The 5<sup>th</sup> Street and 17<sup>th</sup> Street bridges, which are the main connectors from Comox to central Courtenay and south, are barely adequate to accommodate the current traffic volume. Due to recent construction of the Ocean Front Village in Courtenay, there is no longer an option for the construction of a third bridge linking Comox. Since the proposed area is more car dependent than downtown locations, high density housing will have a negative and permanent impact on the future infrastructure.
- This type of development will also destroy the ambiance of the area, including the many adjacent semi-rural properties and acreages.
- There are several existing properties that are already developed , closer to the downtown core, which are more suitable for apartment buildings and townhouses.

Sandra Kamm

Email: [bradidog@gmail.com](mailto:bradidog@gmail.com)

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**From:** Greg Jones <[gardenergramp@gmail.com](mailto:gardenergramp@gmail.com)>  
**Sent:** March 13, 2023 7:38 PM  
**To:** Trevor Dickie <[trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)>  
**Subject:** Proposed Development at 2123 Hector Road

**CAUTION: External Email**

Re: Concerns over Proposed development at 2123 Hector Road

Thank you for the opportunity to provide comments on this proposed development.

I have 3 major concerns:

- 1) The proposed rezoning to combined apartments and townhouses potentially over 190 units is excessive considering the character of the general area.
- 2) Development consistent with the existing Single-Family- Large Lot zoning is the best solution.
- 3) A key priority is to retain forests for environmental and human health – recreation needs. As a condition of any development, the project proponents should provide a significant portion of the land for community recreation purposes, perhaps by adding to the existing greenway.

Regards.

Greg Jones

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

**From:** mike turnbull <miketbull@gmail.com>  
**Sent:** April 3, 2023 8:38 PM  
**To:** Trevor Dickie  
**Cc:** town@comox.ca; rhardy@comoxvalleyrd.ca  
**Subject:** 2123 Hector Rd

**CAUTION: External Email**

Michael Turnbull  
2072 Hector Rd  
, Comox, BC  
V9M 3Y7

I want to take this opportunity to give you my thoughts on your project at 2123 Hector Rd. I would like to see some more greenspace, and lower density. By lowering density it would increase your greenspace and reduce need for all the pavement required for parking which I am also concerned with. I am not a big fan of the water retention pond, but not sure how you would resolve the need for it. I can only suggest that between Broadstreet, Highstreet, and the Town of Comox a better resolution can be made. I do like the concept you have of townhomes on the bulk of the perimeter of development. I think the two apartments on Aspen should be changed to townhomes. My only suggestion for all these buildings on the perimeter would be to keep them at two stories. The reason for this is to soften the transition from single family homes in existing adjacent neighborhood to your larger buildings in the center of development. I like the fact no traffic from your project will be accessing Hector Rd and you are incorporating existing trees into your plans. This will help with reducing the impact on residences on the CVRD side of the development. I have concerns about the impact on wildlife in the area, it is running out habitat in Comox, I will leave that subject to the experts.

Thank You for the opportunity to give feedback on this development.  
Michael Turnbull

**From:** Jay Van Oostdam <jvanoostdam@yahoo.com>  
**Sent:** April 6, 2023 5:40 PM  
**To:** Trevor Dickie  
**Cc:** council@comox.ca  
**Subject:** 2123 Hector Road

CAUTION: External Email

Hello Mr. Dickie,

We are in the middle of a climate and biodiversity crisis in Comox and the globe. We had 100 days of no rain last summer. They shut off power generation at Comox dam and we were on water restrictions from June to November! If you can outline how this development will make Comox a more climate resilient community then I think you will get support from our community. Water is a huge issue in the Comox Valley and how will these new homes / people be assured that they will have adequate water?? I would like suggest a few additions to this proposal that might make it more acceptable to Comox residents.

I see that you are now proposing 192 units in 3 story apartments, and 2 to 3 story townhouses. This is certainly less than the 300 units that were in the first proposal. Comox does need higher density in these infill projects but again I am not sure if this car-centric development is the type of community that we need. You proudly indicate that each townhome will have a double car garage and two more driveway parking spots. Do we need a more car-centric community? How do we encourage more use of public

Cutting down trees and paving more of Comox's urban forest can make the urban heat island effect much worse. Will you be installing Green roofs to help ameliorate some of this urban heat island effect? What type of heating systems will these units have? Heat pumps with electrical back up to minimize CO2 emissions? Natural gas (methane) should not be used in any new development.

Can you move some of the trees as a 20 year old tree gives much more shade than a one year old twig? You have trees concentrated around the outer edge. Can larger groupings of trees (groves) be strategically placed so birds and wildlife can survive in an urban area?

Much of the new land that is proposed for development had significant portions that were wetlands. Drainage may ameliorate this in the local area but how can this area act like a wetland with slow release of water to Brooklyn Creek. Drainage from all green roofs could be moved into cisterns and the pond to be used for local plants or slowly released into the local watershed.

I also see a proposal for a pond on one edge of the development, nice idea. Will there be some parkland around this pond and will families be able to use this area? There are two other blocks of land that are being proposed for development immediately adjacent to your property. Could a larger block of land be developed into a pond / park area if all land developers worked together?

Developments must think much bigger to help address the Climate and Biodiversity crisis. We are all in this together

Sinceely

Diane and Jay Van Oostdam  
1740 Linden Ave. Comox



**From:** Myrna Martin <myrna@myrnamartin.net>  
**Sent:** April 7, 2023 10:48 AM  
**To:** Trevor Dickie  
**Subject:** Concern re development at 2123 Hector Road.

CAUTION: External Email

I have received confirmation that the Red-listed Trembling Aspen Crabapple Slough Sedge Swamp has been identified and confirmed by the BC Government and has been added to the BC Conservation Data. I have serious concerns about this development and the fact that you plan to infill this red-listed swamp that currently helps to mitigate ground and surface water from flooding nearby properties and helps recharge nearby creeks and unseen groundwater that maintains our forests and recharges wells for those that still are fortunate to have them.

I am saying your development must preserve this Swamp for the benefit of all.

Sincerely,

Myrna Martin  
Comox BC

**From:** JaneWC <JaneWC@pm.me>  
**Sent:** April 8, 2023 11:39 AM  
**To:** Trevor Dickie  
**Cc:** Town@comox.ca; Mkamenz@comox.ca; Richhardyareab@gmail.com; Rdyson@comoxvalleyrd.com  
**Subject:** Development of Property located at 2123 Hector Road, Comox BC

**CAUTION: External Email**

April 8, 2023

Dear Mr. Dickie,

**RE:** Property located at 2123 Hector Road, Comox BC

I am writing to express my concern for the changing environment in the town of Comox in relation to new property developments. Comox has been a beautiful and charming town with its abundance of trees and expansive views, thanks to limitations in the height and size of buildings that have been constructed here in the past. This is very obviously changing. Every time I leave my home and head down the hill toward Comox Ave., I am hit with a wall of wood that is the new construction happening at the former hospital location. I am disappointed and discouraged that I no longer have a glimpse of the view that makes living in Comox so special. That loss is not an insignificant factor in the lives of the residents of Comox. Living with nature, and the richness it provides to our lives, has been scientifically proven to reduce stress, reduce blood pressure and contribute to overall wellness. As the buildings get taller, the once expansive feeling of our home town gets smaller. As the trees, being removed for multiple family construction are fewer, one's sense of well being also diminishes. It is discouraging and concerning to see former development restrictions change and, in the process, to be losing the charm and beauty that brings tourists to this town and contributes to the wellbeing of all.

Another concern is the loss of natural habitat that comes with large development. I have learned that the proposed development at 2123 Hector Road in Comox is the site of a red-listed wetland posted on the BC Conservation Data Centre website. It is my understanding that Broadstreet Properties Development has not identified this environmentally vulnerable marsh area and I am concerned that the town of Comox would even consider approving construction with disregard for this important natural wetland. According to The Canadian Wildlife Federation, "wetlands are the unsung heroes of the natural world." They are home to a variety of wildlife. They also are like sponges, helping to mitigate ground and surface water from flooding local properties and recharging nearby creeks and groundwaters that support the ecosystem outside of the immediate wetland.

I have great concern about the size of the proposed development at 2123 Hector Road, and its impact, not only on the environment, but the residents of Comox. Large developments lower the quality of life for the residents of Comox and precious, irreplaceable environments are destroyed. We are fortunate to live in one of the most beautiful places on this planet. Serious consideration needs to be made to protect what we have and honour the beauty around us. Bigger is not better, and alternatives can be found for property development that respects height restrictions and the environment. Both are vital to human health, the health of the land, and the diversity of wildlife that depends on specific ecosystems.

I ask that great consideration be given to protecting the physical environment and the aesthetic environment of Comox when considering developing/approving the above named property development.

Sincerely,

Jane Campbell

2240 Strathcona Cres., Comox, BC

**From:** Pat Carl <pat.carl0808@gmail.com>  
**Sent:** April 10, 2023 11:12 AM  
**To:** Trevor Dickie; nminions@comox.ca; sblacklock@comox.ca;  
kgrant@comox.ca; chaslett@comox.ca; jkerr@comox.ca;  
jmeilleur@comox.ca; mswift@comox.ca  
**Cc:** Pat Carl  
**Subject:** Lot 2123 located along Aspen/Hector Road

**CAUTION: External Email**

**Please note my name and address are located at the end of the email.**

On April 7, 2023, I took one of the many walks I have taken within the bio-diverse area mapped as lot 2123 which occupies space between Aspen and Hector Roads and had been zoned R3.3 for many years. I was delighted to see chickadees and robins and to hear crows raucously calling between the consistent ground scratching of towhees and juncos. I watched a male Anna's hummingbird displaying to a seated female intently watching him. And I identified one of the first Mourning Cloak butterflies of spring in the area.

Because of the amount of rain the Valley has been having lately (none too soon), I noted the clear presence of the BC Conservation Data Centre red-listed slough sedge swamps containing trembling aspen and pacific crab apple which is located near the southwest corner and west sides of lot 2123. Red-listed refers to threatened and/or endangered species.

Much like the aspen, I trembled to think of Broadstreet's plan to build over the slough thereby eliminating threatened and/or endangered species.

**Recommendation:** Preserve the slough and the threatened/endangered species to include a wide perimeter around the area. Doing this, as well as including the storm water pond indicated in Broadstreet's design plans

which, importantly, needs to include a method that allows it to be drained several times a year, will allow current species under threat to have a chance of remaining in the area and will prevent the introduction of invasive wildlife and plants despite Broadstreet's building plans.

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By photographing the plans that Broadstreet displayed during its March 28, 2023 consultation, I am aware that Broadstreet has responded in a positive manner to the comments it received during the initial phase of the consultation process which included reducing the number of units it intended to build (from 300 to 192) and by reducing the height of the build from 4 stories to 3.

I commend Broadstreet for its response to the height and density concerns initially voiced by the community. I also commend Broadstreet for designing the development with mix of rental units and ones to own.

I am equally aware of the need for more *affordable and below market* housing in Comox, which none of the current requests for building permits sitting before the Comox Council, including Broadstreet's, addresses.

**Recommendation:** Broadstreet needs to address the issue of affordable and below market housing by setting aside a number of below market units to house the elderly poor in the Comox community or to outreach to a more diverse population of renters and owners, thus striving "to create the best rental community" in the Comox Valley, as Broadstreet's own literature states.

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By the looks of Broadstreet's plans shared with the public on March 28, 2023, the actual build envisioned by Broadstreet promotes the same use of

impermeable surfaces (cement and blacktop) so championed by builders. With rain run-off issues already negatively effecting the houses below the proposed build, impermeable surfaces will only increase that run-off.

**Recommendation:** Include in the build parking lots and sidewalks that are permeable, so that run-off, which endangers down-slope homes, will be reduced (see Core Landscaping, a small local Courtenay business). Additionally, xeriscape the build with native and drought resistant plants, which will attract pollinators, instead of grass and the wastefulness associated with sprinkler systems and evaporation.

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Broadstreet's current concept plan includes 52 town-homes with 4 parking places and 140 apartments with 1.5 parking spaces allotted for each unit. In addition, a total of 40 visitor parking spaces are included in the build.

**Recommendation:** While changing people's reliance on individual family vehicles is not within Broadstreet's purview, perhaps building a parking garage under the apartment complex would better serve the apartment dwellers and community. Offering accessible electrical outlets in each underground parking slot would encourage electric car purchases among rental residents worried about charger access. Additionally, providing outdoor, public charging stations in several visitor parking spaces would also illustrate Broadstreet's concern for the community and the environment.

\*\*\*

The access and mobility plan illustrated in the Broadstreet build has no entrance or exit to or from the build on the east side which borders the current Hector dead end. Broadstreet is to be commended for this because leaving the east closed to traffic certainly will curtail traffic density along Hector which will maintain some of the quality of life for the long-term residents living in the Aspen/Hector area.

However, the entrances to the building on the west side are problematic because the plan seems to show no through-way for residents to escape a catastrophic event, like a fire, via the visitor parking area.

**Recommendation:** Allow both entrance 1 and entrance 2 to the build to connect with each other to allow safe access and egress from the build.

Pat Carl

#404- 695 Aspen Road

Comox, BC, V9M 4H6

*With gratitude, I acknowledge that for thousands of years the peoples of the Pentlatch, E'y7ikw7sen (Eiksan), and K'omoks Peoples have walked gently on their unceded traditional territories on Vancouver Island where I live. Taking their lead, I walk through my life conscious of Mother Earth. I respect her and all her gifts. I thank these First Peoples for their example, generosity and hospitality.*

April 10, 2023

Mr Trevor Dickie  
Broadstreet Properties  
100 St Ann's Rd.  
Campbell River, BC  
V9W 4C4

Dear Mr Dickie

Re: Proposed development at 2123 Hector Rd. Comox, BC

Please note my concerns regarding the above-mentioned property:

- On a portion of the property at 2123 Hector Rd the Red-listed ***Trembling Aspen Crabapple Slough Sedge Swamp*** has been identified and confirmed by the BC Government. It has been recently added to the BC Conservation Data Centre website as confirmation. Perhaps this information was not disclosed to you at the time you purchased the property? In such cases where land is not as marketable as once thought, by donating the land to BC Land Trust, they are able to issue a sizable income tax receipt to the owner as compensation.
- this red-listed swamp is of great value to help mitigate ground and surface water from flooding neighbouring properties. The swamp also helps recharge nearby creeks and unseen groundwater that maintain our forests, and recharges wells for those that still are fortunate to have them. In this time of climate crisis, under no circumstances should wetlands and swamps continue to be infilled for housing developments.
- whatever you are allowed to build after the red listed swamp area is taken out of the development plans, out of respect for the privacy of rural neighbours, should be kept to low-rise buildings.
- Comox residents should be allowed input into the design of the proposed multi-housing complexes. For example, the cube-like townhouses at 2310 Guthrie Rd are an eyesore both in design and colour. They do not fit in with the rest of how Comox is built.
- All your proposed buildings should allow for established trees and shrubs to be planted near the buildings to provide shade. The townhouses at 2310 Guthrie Rd have not done this and with climate change challenges, this is a serious omission.
- Higher density will result in unnecessary and unwanted increased volumes of traffic in our rural area which negatively affects residents of these neighbourhoods.
- Increased population increases pressure on already stretched Health and Public Services.
- Collaboration** with the proposed Highstreet Ventures development at 2077 Hector Rd would address the retention of what many call the natural features of this area not only for the benefit of the new residents but as an attempt to mitigate the huge environmental impact this project will have on the existing forest and wildlife.



-We cannot drastically keep adding to the population of Comox without taking into consideration that in case of emergency evacuation, Comox residents only have the Dyke Rd (aka Comox Rd) and Ryan Rd to get out.

Thank you for receiving my comments and for including them in your application. A copy of this letter will be forwarded to the Town of Comox Mayor and Councillors to ensure that they are aware of my concerns.

Joanne McKechnie  
1611 Noel Ave.  
Comox BC V9M 3K2  
joanne.jemwellness@gmail.com

RE: **Broadstreet – Open House Feedback**

**Proposed Development at 2123 Hector Road Held in Comox, BC on March 28, 2023**

April 10, 2023

Wayne Matkoski  
2044 Hector Road  
Comox, BC

Attention: Trevor Dickie, Broadstreet

I am outlining concerns I have after attending the Mar 28, 2023, Open House regarding your proposed development at 2123 Hector Road in my neighbourhood.

First of all I would like to let you know that I enjoyed talking to you and the other Broadstreet reps at the March 28, 2023, Open House. You/Broadstreet seemed very forthright, well organized and prepared. It was a pleasant surprise to see that you had down-scaled your original proposal (lower building heights, less units) based “mostly on public feedback”. I also attended the Open House hosted by HighStreet Ventures two weeks earlier on March 14, 2023. The HighStreet reps, the presentation and especially their responses to my questions were not nearly as professional and consistent as your Broadstreet team was. I left the HighStreet Open House with a bad feeling about inconsistencies on things I was told and the changes to their proposal, but left your Broadstreet Open House feeling better – that you were willing to work with the neighbourhood. HighStreet actually up-scaled their new proposal from their original, are planning on battling the current building height restrictions (which you said you would not do), and obviously are ignoring the wishes (and rural lives and properties of the neighbours) so they can make more money off their development. Money over morality for HighStreet it appears, and all of the people can easily see this. Broadstreet is not getting the same negative reaction.

That being said, I still do have concerns about your Broadstreet proposal:

1. The first concern is the proposed opening of Hector Road as a thoroughfare compared to a dead-end as it exists now, and having Hector Road as a main access road to the properties being developed up Hector Road. I believe you told me that you will not have “direct” access onto Hector Road from 2123 Hector, but it will still be easily accessed and used by the future property owners on your land. There are several negatives to Hector Road that you could not understand without having lived on Hector Road as I have for over 34 years. Hector Road is an old country rural road that is not designed for heavy traffic or fast driving. If Hector Road is widened and re-surfaced, that would make it even worse than it is now.

(a) Hector Road is in a very cold micro-climate from my property down to the Anderton Road junction. My wife and I and my neighbours have witnessed this issue several times every winter when Hector Road is basically the last road to melt from ice or snow, often days later than nearby roads. It has a North-East aspect and a shady Southern side of the road which causes that cold micro-climate. Vehicles are often stuck driving uphill on Hector Road because of a lack of traction on the slippery ice and snow.

(b) Aside from the cold conditions and lack of thawing, Hector Road meets Anderton Road on a dangerous downhill slope. If people drive too fast down Hector Road without understanding the hazards of sliding through the stop sign directly onto Anderton Road, it will lead to crashes. The few people that live on Hector and Acacia Roads are familiar with this hazardous issue and know how to approach Anderton Road when driving down Hector Road.

(c) Drivers on Anderton Road, which is a 60 km/hr limit road, tend to travel much faster than 60 km/hr. It generally flows at 70-75 km/hr, but many drivers go much faster than that. RCMP speed traps are rarely seen in this area. The issue with speeding on Anderton Road near Hector Road is that we approach Anderton Road from Hector as a hidden entry. Drivers that are heading Northward on Anderton towards the Hector Road junction do not even see that Hector Road exists – it is hidden. To make matters more dangerous, it is a downhill passing lane on Anderton heading towards Hector Road junction. Drivers on Hector Road that look to their right when they stop at the Anderton junction may see an open road to turn right, then start to pull out, and a vehicle on Anderton can hit the throttle to pass, and crash right into the vehicle turning off Hector Road. It is basically instantaneous with no room for error. We have all witnessed this occurrence at that junction, but fortunately are aware of the danger and know to be extra careful. Unfortunately that stretch of Anderton Road appears like a “launch-pad” for some drivers heading Northwards, and they

“floor it”, blissfully unaware of the hidden Hector Road junction. I have heard and seen several accidents at that location. The number of accidents can only get higher as the traffic on Anderton Road increases and adding a massive number of cars on Hector Road is a very bad idea. Anderton Road to the South of the Hector Road junction should become a “no passing” zone and a short divided (a passing barrier) road in that section would be even better.

(d) Turning left onto Hector Road from Anderton Road is a dangerous turn as well. As mentioned above, Anderton has that downhill “launching pad” stretch immediately before Hector Road junction, and drivers tend to speed up there. And that is right where we slow down and often have to stop to make a left turn onto Hector Road. That action is contrary to the flow of traffic, which is speeding up. Therefore rear-enders are possible, and have happened, but also there is the risk of drivers passing (see above) cars turning left onto Hector on the wrong side, not knowing or seeing a left-turner ahead. That was the last accident I witnessed there. A Harley sped up, quickly accelerating through 2 gears and then I heard a big crash. I walked down to the junction and the Harley was wrecked from crashing into a big pickup truck, the bike driver was lying on the road injured, and the truck had a smashed in drivers door. Careless passing was the cause.

Also when turning left onto Hector Road, vehicles behind you cannot get around the left-turners because there is a big ditch on the right hand side. If left-turners do not “claim” the road, people will try going by on the right side of the road and end up in the deep ditch.

(d) Opening Hector Road as a throughway will greatly increase the traffic on Hector Road and will likely be the biggest impact to us people who chose to live on a dead-end street in our rural area. Single-family developments would add a lot of people to this neighbourhood, but it was something we understood we would be facing. That’s what the property was zoned for. Adding high-density towers and a couple thousand people and hundreds of cars is so far out of context with this rural neighbourhood that it seems impossible anybody would even seriously consider it. Ruining our quiet rural lifestyle that we all chose to live in seems heartless, greedy and negligent. It is the opposite of the “Responsibly Developing” that HighStreet touts. Hector Road should definitely be kept as a dead-end road, where a short section of land (50m) is left as it is now and Hector Road could still exist at the Western side as a turn off Aspen Road.

2. I am aware there is a Red-Listed plant association wetland (in two parts I believe) that was not represented on your development proposal. To my knowledge you are not allowed to develop in these Red-Listed areas and are obligated to protect these Red-Listed areas.

3. Being a Registered Professional Biologist and having worked mostly in forest environments researching and studying raptors (owls & Northern goshawks), woodpecker research, fish streams, vegetation and ecosystem identification, forest recreation inventories, visual landscape inventories, watershed assessments, logging road & cutblock layout, timber cruising, being a BC Parks Park Interpreter, designing forest interpretive trails and recreation sites, and more, I have a fairly good understanding of how important forest ecosystems are.

Currently the land that Broadstreet is proposing to develop supports a wonderful variety of bird species (numerous species of songbirds, 5 woodpecker species, owls and more) that use that land as their home and breeding territories. The pileated woodpecker is a good example. It just became a Keystone species under the Migratory Bird Act. A pileated woodpecker actually is NOT a migratory bird, but is very important to the lives of many species of migratory birds because of the nesting cavities the woodpeckers create. I am aware there is a possible pileated woodpecker nest on a neighbouring property that will be protected. There is, however, an associated issue that likely affects your land. Pileated woodpeckers are particular feeders that need year-round feeding sources to survive. There is likelihood that by clearing portions of the Broadstreet land, the woodpecker’s feeding sources will be reduced, probably unintentionally, enough to detrimentally affect the woodpeckers. I have a small forest on my property adjacent to the HighStreet Hector property, fairly close to where the possible pileated nest tree is located. I have about 100 trees on my property of various decay levels and species, and in 34 + years only 2 trees have been used as feeding trees by pileated woodpeckers. One tree was just started being used by pileated woodpeckers, likely the same birds using the nearby nest, in November 2022. None of my trees have been suitable or used to nest in so far by pileated woodpeckers. That shows how picky and complicated dealing with birds and other wildlife can be. What will Broadstreet do to ensure that enough woodpecker feeding sources remain on their land?

We have people in this neighbourhood that are quite knowledgeable, understand the Acts and Rules protecting birds and their nests, plants and other environmental concerns. One important environmental concern is the risk of introducing invasive species (such as bullfrogs, reed canary grass, yellow flag iris, and purple loosestrife) and mosquitoes in their water containment pond. I

asked a Rep (an Engineer I believe) about my concern and I was told there would be no standing water in the detention pond. We are expecting that to be true to avoid having a problem with invasive species and pests due to standing water.

4. On April 20, 2022, Dr. Jonathan Reggler gave an important educational presentation to Comox Council stating that 11,500 people in the Comox Valley currently cannot get a family doctor due to a shortage of family doctors in the Comox Valley. Dr. Reggler mentioned that the Valley was short at least 9 doctors at that time. He also stated that each Doctor has around 1200 patients. Given the population your HighStreet development will draw to the Valley, that development alone would require 2 additional family doctors to serve your development alone.

I recently had to re-new my Drivers License and tried getting it done at our BC Services office. It took me 5 attempts and 5 driving trips to be able to finally get it done. There were waits of 15, 22, 17 and 27 people on the first 4 attempts, all at different times on different days. I was told it would anywhere from 1.5 hours wait to “hopeless today” to get in. I asked 2 different workers there if the waits are getting longer and was told it definitely was, as more people come to the Comox Valley. And on my excessive trips to the BC Service Office, I encountered the usual increasing traffic and congestion at 17<sup>th</sup> St Bridge on my way to and from Comox to Courtenay.

Those examples are just 2 of many issues that increasing the population of Comox by developments such as Broadstreet’s is just not responsible or required, and is basically negligent until soft and hard infrastructure can catch up to the population we already have. What is the big rush to densify in Comox? The negatives created by the rush to densify in Comox will be far worse than keeping the growth rate at lower levels. Bigger populations always lead to bigger problems, and more tax dollars from these new developments will not solve those problems – no chance. It will only get worse.

5) The “green” spaces Broadstreet plans on leaving are not adequate to maintain populations of birds that use the land now. Unfortunately that is a given fact of any development or reduction of a natural environment. In lieu, Broadstreet has to do their part to leave as much “natural” land as they can and try to meet and exceed the legal needs and protection for wildlife. The wetland buffers should be adequate to protect the wetland hydrology. The “greenway” path has nothing natural about it if you copy the greenway you plan on joining up with. There are Honey Locust and Portuguese Laurel trees, grass and pavement. None of that is natural here and I consider that a poor attempt on HighStreet’s part. The “green” spaces that most developers put in now are something that might be considered “green” in a city, but not “green” in a more rural and natural habitat that your property is located in.

6. Summary: I attended the Open House on March 28, 2023, and talked to all the Broadstreet Reps - everyone was easy to talk to and knowledgeable. I am most concerned about the increased traffic and safety issues on Hector Road, and the increased traffic on Aspen Road. That will truly destroy our rural lives that we all chose to live in. The loss of wildlife habitat is also a major concern of mine. We have had pileated woodpeckers coming to our small property to feed and forage for over 34 years, but I fear that the Broadstreet development and accompanying loss of habitat on neighbouring large properties will cause pileated woodpeckers to be extirpated from this area. That would be heartbreaking to me.

Sincerely,

Wayne Matkoski, RPBio  
2044 Hector Road  
Comox BC

cc: Town of Comox Attention: Mayor and Councillors  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Director

**From:** Russell Blake <elkbender@gmail.com>  
**Sent:** April 11, 2023 9:20 PM  
**To:** Trevor Dickie  
**Cc:** town@comox.ca; mkamenz@comox.ca; Richard Hardy;  
rdyson@comoxvalleyrd.ca  
**Subject:** Re: 2123 Hector Road, Comox, BC - Broadstreet Properties From: Julie Micksch, 906 Acacia Road

**CAUTION: External Email**

Russell Blake, B.Sc., GIS  
906 Acacia Road  
Comox BC V9M 3Y6  
April 11, 2023

Attention: Trevor Dickie

Below I have summarized my concerns re: 2123 Hector Road based on the information provided by Broadstreet Properties during the March 28, 2023 Open House at the Comox Community Centre.

- The current Concept Plan is completely out of context with the surrounding community and established properties.
- Increased and potentially dangerous traffic on Hector and Aspen Roads
- Increased pressure on already overwhelmed health and public services
- The destruction of wildlife habitat and red-listed wetlands in our neighbourhood. We were expecting some level of development within 2123 Hector Road that would meet the original zoning requirement of Single-Family Large Lots. I was not anticipating a High Density Metro Style mega development being erected next door.
- The loss of walking trails and family friendly no thru roads such as Hector and Aspen. Your concept changes Hector and Aspen Roads into major traffic arteries linking Hector and Aspen to Idiens and Anderton Roads. Both Idiens and Anderton Roads are now dangerous to walk

In conclusion, I appreciate the opportunity to express my concerns to you with regards to 2123 Hector Road. I hope you will address my concerns, along with those of my neighbours, in the near future.

Respectfully,

Russell Blake, B.Sc., GIS  
906 Acacia Road  
Comox, BC V9M 3Y6

cc: Town of Comox Attention: Mayor and Councillors  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Representative

**From:** Jodi MacLean <jodimaclean25@gmail.com>  
**Sent:** April 11, 2023 7:28 PM  
**To:** chaslett@comox.ca; jmeilleur@comox.ca  
**Cc:** Trevor Dickie  
**Subject:** Zero-emission vehicles in new multi-family developments

**CAUTION: External Email**

A couple years ago this [Residential Electric Vehicle Charging: A Guide for Local Governments](#) was created by the City of Richmond and some engineering consultants. Its purpose is to help BC rapidly transition to zero-emission vehicles. As recommended by the guide, I would like to ensure that future development of multi-family housing in Comox build their residential parking spaces to be EV-ready. Pdf page 19 explains what is needed for “partial EVSE for multi-family residential buildings” and “Energized (“EVSE-ready”)”. Pdf page 23 has Multi-Unit Residential Buildings recommendations.

A barrier to the rapid transition to zero emission vehicles is the inability of existing apartment buildings and strata-owned buildings to retrofit conduits, wiring, and metering. It is easy to do this in single detached housing, but coordinating this for a rental/strata building is complex and costly. It is unfortunate that so many renters and strata-owners cannot get an EV, even if they wanted one

I got a large multi-family development being proposed next door to me (the Hector and Aspen projects) and the last design I saw had a line of about 100 parking spaces (50 on each side) from townhouses. I made my comments there about how poor that form and character was. Reminded me of a worker camp parking but someone else referred to it as barracks. It is literally next door to me but I can recognize that area is much better suited for apartment building massing. Whatever form it takes, please ensure that the residential parking stalls are all ZEV-ready through the zoning amendment they ask for and the development permits.

Thanks.

Jodi MacLean, 2220 Neptune Way, Comox, BC

April 10, 2023

**TO: BROADSTREET PROPERTIES**  
**RE: DEVELOPMENT PROPOSAL FOR 2123 HECTOR ROAD, COMOX**

We attended the March 28, 2023 Open House regarding your development proposal for 2123 Hector Road.

We did not see your original development proposal, but it was explained at the Open House that you have made modifications based on feedback you received on the original proposal, which was good to hear.

Our comments and questions follow:

1. Open House Information: As requested at the Open House, it would be helpful if you would provide copies of the display boards from the Open House on a website to make it easier to review them and provide constructive feedback.
2. Artist's Renderings: Also, on the site, please include a rendering of the apartment building. Only artists' renderings of the townhouses appeared to have been shown at the Open House.
3. Zoning: If we understood correctly, your representative(s) indicated that no zoning changes are required for the development. Please confirm whether or not that is the case.
4. Trees: The loss of trees is a major concern in new developments, particularly those of greater density and high lot coverage. The proposed development site is heavily treed. A representative at the Open House pointed out a development rendering showing some trees which would remain at the periphery of the proposed development. A previous citizen petition to the town of Comox, which contained hundreds of signatures, had requested that all development in the Hector/Aspen area leave 30% of existing trees in situ, not just new plantings. What percentage of original trees would remain in your proposal?
5. Pedestrian Safety: With more intense development, which increases population and traffic while reducing greenspace, we believe that all new development should require sidewalks on both sides of roads and a grassy boulevard between the sidewalk and the road. This increases safety for any pedestrians, including of course playing children (e.g., on trikes) and those using walkers. We understand that this is an issue which may not currently be in municipal regulations, and will provide this same feedback to the relevant municipality.
6. Drainage Ponds: We have 3 concerns regarding drainage ponds (as related to any development, not just Broadstreet's) and ask what steps are/would be taken in relation to these.
  - 1) Adequacy for the increasingly volatile and severe weather
  - 2) Safety for children
  - 3) Potential as a breeding ground for mosquitos

Thank you,  
Hans and Marie Jacobs  
2326 Suffolk Crescent  
Courtenay, BC V9N 3Z4



**From:** Scoty <scofenn54@yahoo.ca>  
**Sent:** April 11, 2023 9:38 AM  
**To:** Trevor Dickie; Town@comox.ca; Mkamenz@comox.ca;  
Richhardyareab@gmail.com; rdyson@comoxvalleyrd.ca  
**Subject:** Re: Development in Comox BC 2123 Hector Rd.

**CAUTION: External Email**

April 11, 2023.

Patricia Fennell  
205 Gage Rd.  
Comox, B.C.  
V9m3w4

To Whom it may Concern,

I am hoping a complete and comprehensive Environmental Assessment is done, with no conflict of interest, on 2123 Hector Rd.

When our planet is facing so many challenges do human needs have to take priority over the needs of our planet?

There is red-listed (threatened) trembling aspen, pacific crabapple, slough sedge swamp that is located at the south and west sides of the property. These wetlands are now the last remaining naturally functioning wetlands in our area and help mitigate groundwater helping to prevent flooding. It is also crazy to think that developers in this valley do not even seem to have to address the fact that infilling any wetland in this day in age is wrong considering the tiny percentage left since European Settlement here on Vancouver Island and in the Comox Valley.

Bats also live in this area and in the news today

<https://www.cbc.ca/news/canada/british-columbia/white-nose-syndrome-report-dead-bats-1.6803227>

This development will be watched closely to see that the BC Wildlife act is followed and that you are creating a project that reflects a concern for our planet such as, saving and creating wild/green spaces, greening of the parking , indigenous fast growing plants, green rooftops, actual natural spaces for children and 30% tree retention. Massive concrete spaces reflect carbon into our atmosphere. Also, while you are making your millions perhaps be a small part of improving the lives of the rest of the 99% of the population especially our homeless.

Perhaps build something that is attractive using Westcoast architecture not modern towers that do not and will not attract tourists. Our small businesses in Comox are closing at an alarming rate and tourism could save them.

Yes, we need housing but we do not need or want 6 story condos surrounded by concrete. Please develop with respect for our small town and the neighbouring properties.

Patricia Fennell

**From:** Barbara Lehman <b.lehman.scrabble@gmail.com>  
**Sent:** April 11, 2023 10:52 PM  
**To:** Trevor Dickie  
**Subject:** The property at 2123 Hector Road

**CAUTION: External Email**

Hello,

My Husband and I attended the meeting at the Comox Community Center on March 28, 2023. I was impressed with all the information that was collected, mapped out and designed on large display boards for all to see.

I don't recall any information on the Slough Sedge Swamp that is located on this property, nor how it would be protected. I am sure someone in the development department must know about this slough. It is important to look at this slough and how it benefits our environment. I hope "the powers that be" rethink the plan and work to protect this slough.

Also, this development would require a lot of trees to be removed and I am against this.

This property is a wonderful place for quiet tranquil walks and a place to watch nature and how important our forests are for our physical and mental health and our environment.

By allowing this development to go ahead is to create a dense community adding more vehicles to our already overloaded roadways. Our roads really are taxed with a lot of traffic now and no amount of building it now and worrying about the rest later is doing anyone any good.

I hope the Town of Comox Mayor and Councilors are listening to the people, the very people that voted them into office.

Thank-you,

Phil and Barbara Lehman  
2243 Heron Crescent  
Comox

**From:** Julie Micksch <jmicksch@gmail.com>  
**Sent:** April 11, 2023 9:13 PM  
**To:** Trevor Dickie  
**Cc:** town@comox.ca; mkamenz@comox.ca; Richard Hardy;  
rdyson@comoxvalleyrd.ca  
**Subject:** Re: 2123 Hector Road, Comox, BC - Broadstreet Properties From: Julie Micksch, 906 Acacia Road  
**Attachments:** [Letter-inresonse-to-Broadstreet-Julie-V2.docx](#)

**CAUTION: External Email**

Julie Micksch, B.Sc. RBTech  
906 Acacia Road  
Comox BC V9M 3Y6

April 11, 2023

Attention: Trevor Dickie

The following provides a summary of the concerns I have with respect to your current development proposal for 2123 Hector Road.

1) The Proposal is Completely out of Context with the Surrounding Area and Established Properties

Originally the properties located at 2123 Hector Roads were zoned as R3.3 Single-Family Large Lots as are most of the adjacent properties to the North and East. Currently, surrounding properties are 1-2 story single family homes. How does your proposal of 192 units of 2-3 story row housing fit into a surrounding rural and single family home community? Development on 2123 Hector should at least mirror the single family housing adjacent to it to soften the impact of rezoning from R3.3 zoning to higher density housing. How is burdening your rural neighbours with years of construction noise, dust and traffic, building row style town- and condo units, more suited to an urban centre than a rural neighbourhood, considered responsible development? Your design plan schematic indicates that you are going to urbanscape around a concrete and asphalt row house complex that will likely "fry" the last of the retained trees you refer to in your Tree Survey and Retention Plan. Unless of course you plan to water them on a regular basis during the annual heat wave and watering shortage we have each summer. It is likely that the trees you retain, the ones that have survived for decades in the moist soils adjacent to the red-listed wetland you're planning on filling in, will likely die due to the heat sink microclimate you will create building this pavement monstrosity.

Recommendations: Less pavement and asphalt. This stands out when looking at your schematic. Retain more natural habitat, especially around and including the red-listed wetlands. Think outside the box rather than creating the cookie cutter "two car parking space in front of every unit" scenario. Have you

considered a parkade or underground parking to leave more natural green space. Limit homeowners to one car per unit to reduce parking spaces. To at least be a "good neighbour" your proposal should have placed single family homes adjacent to Hector and Aspen Roads, and the trailer park located on Stadacona Drive. Higher density 2-3 story patio homes, condos and apartments should have been placed and concentrated near the centre of the property with less impact to the surrounding community. Larger buffers along these corridors would have also encouraged better acceptance and buy-in from your neighbours.

## 2) Increased Traffic

Based on the number of homes (192 units) proposed for 2123 Hector, and lessons learned from the extension of Idiens Road into Courtenay via Crown Isle, it would be wrong not to address the potential for Hector and Aspen Roads to become major traffic corridors from Comox to Anderton, Lerwick and Ryan Roads and an easy access route to Costco, Thrifty Foods, YVR International Airport and the Comox military base. Just ask the residents of Idiens, Sylvan and Aspen Roads in the CVRD how the extension of their once dead end rural country road, Idiens Road, once similar to Hector Road, affected their lives and neighbourhood. Many of us enjoy walking with our friends, children and dogs off leash up Hector Road. This development will certainly put an end to this when Hector Road becomes an overburdened through road lined with sidewalks and grassed boulevards.

Recommendation: Keep Hector Road as a dead end road with access to 2123 Hector off Aspen Road near the Aspen/Guthrie Intersection. Do not make Aspen Road a through road to Idiens Way. Punching Aspen Road through to Idiens Way will create a traffic nightmare for those living on acreages within the 900 and 1000 blocks of Aspen and increase the traffic even more for those that live on Idiens Way and Crown Isle.

## 3) Increased Pressure on already stretched Health and Public Services

Of huge concern to many in the Comox Valley residents is the increasing unavailability of medical and public services over the last few years. The lack of medical services alone was brought to the attention of Comox Council on April 20 2022 by Dr. Jonathan Reggler. In his presentation to Comox Council, Dr. Reggler stated that 11,500 people in the Comox Valley currently did not have a family doctor resulting in the shortage of at least 9 doctors to date. With the addition of approximately 192 new homes potentially housing 1-4 people per unit, this subdivision alone would require the procurement of at least 1 additional doctor to the Comox Valley. With the doctor shortages we are currently facing throughout BC, it is unconscionable for town councils to permit any high density housing development that does not include a turnkey medical clinic and doctor housing to encourage new doctors to the Comox Valley. Housing a new doctor and building a new clinic would be a positive step toward Responsible Development. We will continue to implore the Town of Comox to reject all further high density developments until at least 9 new doctors are secured and practicing in the Comox Valley. In addition, we will continue to speak up and gain support on this issue through Social Media. This is not a difficult topic on which to gain momentum on, especially since thousands of people within the Comox Valley are

currently struggling to find a family doctor. Comox Valley residents have also expressed their concerns with regards to other services that are currently stretched or to capacity such as schools, recreation centres, parks and playing fields. Other huge considerations include water usage, sewage treatment and garbage disposal.

Recommendation: To commit a residential unit and clinic space to a new doctor to the Comox Valley.

4) The destruction of natural habitat including a Provincially recognized red-listed wetland and replacing it with infrastructure and a storm water collection pond that will attract invasive species.

Your Site and Building Rendering drawings indicate that Broadstreet Properties remains completely unaware (or choose to remain unaware) of the red-listed trembling aspen, pacific crab apple, slough sedge swamps located in the Southeast corner and West sides of 2123 Hector Road. This omission from the development design drawings and from the Tree Survey & Retention /Replanting report also indicates that Pacificus Biological Services may not be familiar with rare plant assemblages that are listed in the British Columbia Conservation Data Centre (CDC) database. The trembling aspen, pacific crab apple, slough sedge wetlands located on 2123 Hector Road are in the CDC database, and are mapped and identified as a red-listed (threatened) ecological plant community. As such, these wetlands should be retained and buffered appropriately to protect their sensitive hydrology.

As well, the storm water retention pond that Broadstreet Properties is proposing, is completely unsuitable for the area and indicates poor judgement and knowledge with regards to the local environment, flora and fauna. Creating a storm water retention pond like the one Broadstreet is proposing is ignorant for the fact that it will attract and support invasive wildlife and plants like most of the other storm water retention ponds built in the Comox Valley. Ask any local biologist what the greatest threats of building a year round reservoir is and they will most certainly say the introduction of, but not limited to, invasive non-native bullfrogs, reed canary grass, yellow flag iris, and purple loosestrife, to name a few. The introduction of bullfrogs alone will be a huge social media disaster and I guarantee you, this is imminent based on how bullfrogs have spread throughout the Comox Valley. Currently, the trembling aspen, pacific crabapple, slough sedge swamps on 2123 Hector Road, does not provide suitable habitat for bullfrogs. Your development alone will be what brings these species to this area.

In addition, this area also provides suitable habitat to many bird species including resident and migratory birds that are protected by Provincial and Federal Legislation.

Were you aware that all birds, nests and eggs, with the exception of invasive species, are protected by the BC Wildlife Act, Section 34 that states:

34 A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys  
(a) a bird or its egg,

- (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or
- (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.

Since many species of birds nest on the ground, in dense shrubs and in tree cavities, your development may unknowingly destroy 100s of nests. This is an offence under BC Legislation. Environmental assessments and surveys completed over a day or two rarely detect or protect active nests from being destroyed. I do work on large scale industrial projects and know from experience that nests are found during ground sweeps immediately prior to construction, and in all cases, construction is halted until the eggs have hatched and the young has fledged.

Many of us that moved to this area appreciate the wildlife that we've monitored in our neighbourhood for years including woodpeckers, hawks, owls, deer, bears, and songbirds. Your "city" of an estimated 2000+ people and 1000+ cars will denude the wilderness and critters we have respected and lived with for so many years. I and others will be vigilant in ensuring that you are not unknowingly harming native species or introducing non-native species through poor building practices.

Recommendation: Protect the red-listed (rare) trembling aspen, pacific crab apple, slough sedge wetlands on the property. In addition, rather than building a storm water pond with year round water, build a pond that can be drained at least or twice a year to avoid the introduction of non-native bullfrogs to the area. Bullfrog tadpoles take 2 years to metamorphose into air breathing juveniles and then adults. Bullfrog tadpoles are dependent on year-round, permanent water.

A long term invasive plant monitoring regime will need to be part of the Strata fees to remove invasive species from engineered or disturbed wetlands.

Leave more undisturbed green space that has been proposed so far. Do not disturb it. Request a local biologist determine what areas are of highest wildlife value within each of the properties.

Commit to responsible development by not unknowingly harming breeding and less mobile species.

5) The misuse of the terms greenways and buffers to indicate an environmentally thoughtful development.

Currently the buffers and tree retention areas I see on your Concept Plan, in my professional opinion as a Registered Biological Technician, are inadequate to maintain the necessary hydrology of the current wetlands, retain resident wildlife, or provide a visual screen for your rural residential neighbours. The terms greenways, buffers and retention that Broadstreet Properties uses as descriptors for their urbanscaping methods, suggests that you are doing something beneficial here, but I have yet to see anything on your Concept Plan that looks beneficial to the native flora or fauna, protecting the current red-listed wetlands, pleasing your residential neighbours, protecting the local environment or reducing global climate change. Since the development of similar projects to the West and North, Aspen, Hector and Acacia Roads have experienced increased flooding and we will continue to monitor and document these impacts in an effort to protect our properties and infrastructure from flooding caused by high

density developments. Developments such as this, bring so few innovations to the table with regards to reducing the amount of impermeable surfaces installed and retaining natural vegetation to maintain the hydrological cycle. Your proposed storm water pond may collect increased water runoff as result of the impermeable surfaces you will install but it will be a nightmare for native wildlife and vegetation, spreading invasives like wildfire.

Your proposed Greenways look about as boring as the current Greenways they will be adjoining to. If you are planning to mirror the Greenways adjacent to McDonald Road, Aspen and Hector, you are definitely not providing suitable habitat for any bird species. And several of these Greenways were not even given the benefit of being vegetated by native trees and plants, and were hydro seeded with grass rather than native ground cover. What you are creating are not trails or "greenways", they are just landscaped sidewalks and bike routes - nothing more. If I'm wrong, prove me wrong, by planting native plants and ground cover and retain buffers that actually provide shade, food and water for native flora and fauna.

Recommendations: Have a QEP who specializes in wetland hydrology to provide input on how to retain and maintain the current red-listed wetlands and natural hydrology on the property. Retain larger buffers around these wetlands, between the development and adjacent rural properties and larger natural buffers adjacent to walkways. Your proposed Greenways should not be described as such if they are paved and without meaningful adjacent native vegetation and habitat. This is the true definition of Greenwashing - the act or practice of making a product, policy, activity and/or development, appear to be more environmentally friendly or less environmentally damaging than it really is.

I hope you will take my above concerns seriously. I am concerned that Highstreet Ventures doesn't really care about the local community and its neighbours including the natural habitat and local critters that we have all enjoyed and why we purchased properties here in the first place. It feels like another big bully is moving into our neighbourhood with no consideration to our investments, both financial and emotional. Our neighbourhood had no input or adequate warning that this property and the adjacent properties owned by Highstreet Ventures, were being absorbed into the Town of Comox and unbeknownst to those in the regional district but within 50 m of this city style development. All of this lack of communication between the adjacent residents and the apparent "romance" between the Town of Comox and high density developers, creates suspicion whether warranted or not. Therefore our neighborhood and community partners will continue to shed light on the potential negative impacts your current proposal will have on our community and the environment.

Respectfully,

Julie Micksch, RBTech, B.Sc Environmental Studies Royal Roads University  
906 Acacia Road  
Comox, BC V9M 3Y6

cc: Town of Comox Attention: Mayor and Councillors



Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Representative

--

Julie Micksch  
Comox, BC

**From:** Linda Brune <lindagbrune@gmail.com>  
**Sent:** April 11, 2023 11:39 AM  
**To:** Trevor Dickie  
**Subject:** Fwd: Delivery Status Notification (Failure)

**CAUTION: External Email**

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

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Tue, Apr 11, 2023 at 11:19 AM  
**Subject:** Delivery Status Notification (Failure)  
**To:** <[lindagbrune@gmail.com](mailto:lindagbrune@gmail.com)>



## Address not found

Your message wasn't delivered to [trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca) because the domain [broadstreet.ca](http://broadstreet.ca) couldn't be found. Check for typos or unnecessary spaces and try again.

[LEARN MORE](#)

The response was:

DNS Error: DNS type 'mx' lookup of [broadstreet.ca](http://broadstreet.ca) responded with code NXDOMAIN  
Domain name not found: [broadstreet.ca](http://broadstreet.ca) Learn more at  
<https://support.google.com/mail/?p=BadRcptDomain>

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

From: Linda Brune <[lindagbrune@gmail.com](mailto:lindagbrune@gmail.com)>

To: [trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)

Cc:

Bcc:

Date: Tue, 11 Apr 2023 11:14:31 -0700

Subject: 2123 Hector Road

As I have said in previous emails regarding this property and the others next to it, it would be a shame to lose the wild area and beautiful backdrop of trees behind Stadacona Drive and area, not to mention all of the wildlife (plant and animal) that call it home.

If development is unavoidable, having multi-story buildings looming over our houses and looking down into our yards would be awful. Please maintain single-family homes.

What about improvements to existing infrastructure? Widening roads, putting in sidewalks and bike lanes so people can get to and from stores and restaurants safely. Sewer and water? More traffic lights due to increased traffic?

Have local governing bodies considered water supply for the increasing population? We already have water restrictions every summer.

I am against your proposed development.

Linda Brune  
2143 Stadacona Drive  
Comox BC V9M 3P7  
250-890-4030

**From:** Deane Clarke <applespring@shaw.ca>  
**Sent:** April 11, 2023 10:49 AM  
**To:** Trevor Dickie  
**Cc:** Comox - Town Comox BC  
**Subject:** Fw: 2123 Hector Road

**CAUTION: External Email**

Mr. Dickie .....Below is a **previous** letter of concern re: your building re-zoning proposal.

Update Concern: You said at the open-house that there would be **no fencing** at the Aspen interface I disagree since having 'open' access will place homes on stadacona under threat of potential 'invaders'.

Your consideration of this matter is valued

Deane Clarke

cc: Town of Comox April 11th

=====  
**From:** Deane Clarke  
**Sent:** Friday, January 14, 2022 12:35 PM  
**To:** ASW  
**Subject:** 2123 Hector Road



**Mr. Dickie** .....thank you for the opportunity to respond to your Firm's request for [Re-Zoning as per 2123 Hector Road](#)

To be honest I feel **un-comfortable** in having to respond since the tenor of your letter essentially proposes to ask our neighbourhood to reduce its quality of life and potentially 'cost' us for your business venture.

1. Will your office be forwarding the 'game-Plan' for the (12-acre?) proposed layout **i.e.** where these **monster buildings** will be deployed with the projected impact on current Residents
  
2. The verbiage that reads: "Commination of **4-story** apartments and **2 to 3 storey** townhouses is **troubling**. **Why no single family units?** To me zoning-regs. are there to provide 'pioneer' residents that their property investment will not be devalued. In this case Single family large lot make common sense & are fair
  
3. Another concern is the **figure of 295 units** appears to compound 'Density' concerns re: recent monster developments adjacent to Quality Foods . **Will a workable density report be available? Will the Comox Town Office assess the practicality of the plans in light of recent construction?** Your proposal includes a numeric apartment count of 295 i.e. approx. **600** new 'guests' [ 2 per apt.] **who are not being responsible to the small town community?** I tend to favour the R3.3 Single-family –large lot zoning. **We have / are choked"** running-out of "green-air space" ..... i.e. "feeling

4. Projected Tax Increases ..... Is there a probability that current residences will be

impacted with increased taxes re: need to increase services

such as Water, Sewers, Schools, Roads ? How will your firm manage parking requirements?

In advance thank you for any assistance you may be able to provide.

**Deane Clarke 250-339-0143**



**From:** mimulus@shaw.ca  
**Sent:** April 11, 2023 3:30 PM  
**To:** Trevor Dickie  
**Cc:** Town@comox.ca; Mkamenz@comox.ca; Richhardyareab@gmail.com; rdyson@comoxvalleyrd.ca  
**Subject:** Comments on 2123 Hector Road  
**Attachments:** [2123 HECTOR ROAD.pdf](#)

**CAUTION: External Email**

## PROPOSED DEVELOPMENT AT 2123 HECTOR ROAD

April 11, 2023

From: Michele Jones, R. P. Bio.  
2450 Kelly Road, Courtenay, BC

To whom it may concern at Broadstreet Properties,

I have several concerns about the proposed development at 2123 Hector Road. I have summarized them below:

- This large development does not fit into the existing rural residential community in and around Hector Road. Such a large development will not only negatively impact the current residential lifestyle but will also negatively impact their property values. The traffic in and out of the subdivision alone will disrupt the residents adjacent to this subdivision.
- The proposed development suggests that some swales and a large storm water pond will offset all of the surface drainage from the proposed development. Currently, the area is well vegetated with shrubs and trees. This vegetation slows water exiting the site and much of this water is stored in the vegetation, as well as within the two existing wetlands. Once this vegetation is removed, water will now hit the ground and, with all of the impervious surfaces, run off very quickly. Our current climate has found that the atmospheric rivers are much more common in the fall and winter months and the summers are hotter and drier. Without the mitigating effect of the vegetation, this water will move quickly from the proposed development site into the Brooklyn Creek system. Brooklyn Creek, a fish-bearing stream, has already experienced large impacts from the surrounding developments in its headwaters, with scouring of fish habitat evident in downstream sections. The additional runoff from this development most likely will overwhelm this already stressed system.
- In addition to destroying the two existing wetlands without any compensation for lost habitat, the proposed development intends on developing near a red-listed wetland. It has been shown that minimal buffers, such as the planned 5-meter buffer proposed in the adjacent development plan, are insufficient in protecting wetland systems. The only way to protect a wetland, is to protect not only the water within the wetland, but also its inflows and outflows. Basically, you need to protect the wetland's hydrology. The proposed storm

water system and all of the impervious surfaces will likely either remove too much water from this rare wetland and cause it to become a small terrestrial treed community or it will overwhelm the wetland causing it to become a shrub swamp.

- The proposed development has no plan for providing medical services for the additional 200+ residents. Currently, the Comox Valley has over 10,000 people without access to a primary care physician. I believe that it is irresponsible of the Town to bring in so many new residents without providing sufficient services for these residents. Again, this will overtax another system.
- Lastly, I am concerned about the impact such a large development will have on our existing sewage treatment system. Is the Town of Comox going to pay for the increased capacity of our system to deal with the development effluent?

Sincerely,

Michele Jones, R. P. Bio., M. Sc.

250-338-7733

[mimulus@shaw.ca](mailto:mimulus@shaw.ca)



RE: **Broadstreet – Open House Feedback for Proposed Development at 2123 Hector Road (Held in Comox, BC on March 28, 2023)**

April 11, 2023

Dr. Pamela Wood  
2044 Hector Road  
Comox, BC

Attention: Trevor Dickie, Broadstreet

I am outlining concerns I have regarding your proposed development at 2123 Hector Road.

I am very concerned about opening up Hector Road as a thoroughfare rather than a dead-end road it currently is. Hector Road has many safety issues associated with it. It is dangerous making left turns onto Hector Road from Anderton Road, and it is dangerous making right hand turns on Anderton from Hector Road due to speeding drivers on Anderton Road. Hector Road is not even visible from Anderton Road, which adds an extra level of danger. Hector Road is also very dangerous when roads are icy or snowy. Lower Hector Road does not melt or thaw very quickly like other roads in the area because it is shaded and has a NE (cold) aspect. Hector Road also heads downhill onto Anderton Road and that junction can often be very slippery. It is possible to slide directly onto Anderton Road if drivers go too fast – and that may be just a couple km/hour. I believe re-doing Hector Road will not make it safer, it will still be shady and downhill.

The biggest impact on our current rural lifestyle will be traffic on Hector Road if it is opened up to Aspen Road. There will be too much traffic on Hector Road, causing excessive noise, waits at the junction onto Anderton, and ruin our quiet rural life that we moved to 34 years ago. Hector Road should be kept as a dead-end road. It is already dangerous from speeding vehicles, and that is with just 17 properties accessing Hector Road. Think about what will happen with upwards of 800-1000 housing units being built along Hector Road. It would be neglectful to allow that much traffic access on such a poor road.

I expect Broadstreet will leave enough tall (mature trees) vegetated vision buffers so the current residents of Hector and Aspen Roads are buffered from seeing directly at your buildings. And I am concerned that too much of the existing forest will be cut down to support the birds and other wildlife already living in that forest. It is a perfect habitat for woodpeckers and the birds that are dependent on the cavities they make for nesting. Those will never be replaced once they are removed. I am concerned proposed detention pond by Hector Road will hold stagnant water at times and become infested with mosquitoes, which would affect us neighbours. What do you have planned to stop that from happening? Also invasive species can enter and take over that holding pond if water is in it permanently.

Finally I am also very concerned about the lack of family doctors and the drain on other services that a greater population will bring to the Comox Valley. We are short around 10 doctors now apparently and developments like yours just make matters worse. It seems to be something that is overlooked by developers and left for the politicians to deal with. But it is a problem complicated by both parties. There is a trend in Comox towards increasing the population very fast, but it cannot support the infrastructure we have now.

Sincerely,

Dr. Pamela Wood  
2044 Hector Road  
Comox BC

cc: Town of Comox Attention: Mayor and Councillors  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Director

**From:** Petra Heitland <pheitland@hotmail.com>  
**Sent:** April 11, 2023 10:37 AM  
**To:** Trevor Dickie; Town@comox.ca; Mkamenz@comox.ca;  
Richhardyareab@gmail.com; rdyson@comoxvalleyrd.ca  
**Subject:** Re: Broadstreet Properties

**CAUTION: External Email**

To the Attention of:  
Mr. Trevor Dickie  
Ms. Nicole Minions, Mayor and City Councillors  
Mr. Marvin Kamenz  
Mr. Russell Dyson  
Mr. Richard Hardy

To Whom It May Concern:

I am writing to you to express my concern about the high- density building proposal site at Hardy Road in the vicinity of Aspen Road. I frequently walk in this area and am concerned about the loss of habitat for the wildlife in this beautiful area and the essential wetland area. On one of my walks in the area, I saw a forlorn bald eagle sitting on a large dirt pile, before flying off to a hydro pole and then perhaps finding a tree nearby.

One of the key points I see on the Broadstreet Proposal is the fact that they have not acknowledged the red-listed (threatened) trembling aspen, pacific crab apple, slough sedge swamp that is located at the south and west sides of the property. These wetlands are now the last remaining naturally functioning wetlands in our area and help mitigate groundwater helping to prevent flooding. It is also crazy to think that developers in this valley do not even seem to have to address the fact that infilling any wetland in this day and age is wrong considering the tiny percentage left.

There are several developments slated for Comox and direct adjacent areas and a big concern from my perspective is that these projects are being considered on a project-by-project basis, which does not enable a true consideration for the cumulative impacts of all of these proposed developments - on services, on traffic, on the environment, etc.

Is there an overall community plan (Comox, Courtenay, Cumberlad, CVRD) to address environmental concerns? While I realize that higher density housing is desirable to compensate for urban sprawl; the overall impact on the habitat for all living things must be taken into account.

I appreciate your consideration of my viewpoint on this matter.

Sincerely,  
Petra Heitland  
1703 Birkshire Boulevard  
Courtenay, B.C.  
V9A 4A9

April 11, 2023.

**From:** Elaine Kerr <ekerr@shaw.ca>  
**Sent:** April 12, 2023 4:27 PM  
**To:** Trevor Dickie  
**Cc:** town@comox.ca; richhardyareab@gmail.com; mkamenz@comox.ca;  
rdyson@comoxvalleyrd.ca  
**Subject:** Proposed Development Hector and Aspen Roads, Comox

**CAUTION: External Email**

Dr. Elaine Kerr  
342 King Road Comox  
V9M 3L8

April 12, 2023

Trevor Dickie,

I am writing in regards to the proposed development at 941 Aspen and 2077 Hector Roads which were zoned as Single-Family Large Lots. While I understand the drive to 'densify', there are consequences to that and they must be borne by the developer, and not the surrounding properties, many of which are large lots on wells.

The argument to densify is based on the idea that, for example, 100 large lots houses 100 families, while 100 denser homes (townhouses or apartments) can occupy a smaller space. This allows us to preserve wild spaces that would otherwise be developed over by sprawl. I would argue that given the red listed status of the wetland on part of the proposed development area (Red-listed Trembling Aspen Crabapple Slough Sedge Swamp located at 2123 Hector Road, Comox, BC as has been confirmed by the BC Government), that IF you are given permission to develop, that the development be restricted to a smaller area, and a large portion of the land be preserved in its natural state. In addition, TRUE greenways for wildlife and pedestrian pathways should be provided to connect neighbourhoods.

CFB Comox also does not allow the height you are proposing. When the new community hospital was built, they had to conform to these restrictions, and you should also.

In addition, there is already a lack of medical professionals in the area. Adding the proposed number of housing units without supportive medical clinic and attending physician, is negligent and should not be allowed.

I do not support the height or density of the proposed development.

Sincerely,  
Dr. Elaine Kerr

cc: Town of Comox Mayor Nicole Minions  
Marvin Kamenz, Director of Development Services for the Town of Comox  
Russell Dyson, CVRD Chief Administrative Officer  
Richard Hardy, Area B Representative

**From:** FG ANDERSON <fganderson@shaw.ca>  
**Sent:** April 12, 2023 3:33 PM  
**To:** Trevor Dickie; town; council; mkamenz@comox.ca;  
Richhardyareab@gmail.com; rdyson  
**Subject:** 2123 Hector Road - Public Comments - Broadstreet Properties

**CAUTION: External Email**

I write to express my concern for the fate of the remnant wetlands on this property you propose to develop. This remnant wetland is home to the red-listed trembling aspen and pacific crabapple, and as a natural retaining area for water, will help mitigate future flooding in the area. It is also good wildlife habitat, and will be a valuable community asset.

Since there are a number of housing developments currently in the works for the Town of Comox, I urge you and the Town of Comox to work with all the developers to protect this remnant wetland for the good of the entire Comox Valley. If these last areas of Comox are to be developed, it is critical that as much green space and wildlife habitat be conserved as possible.

Thank you for your attention to my concerns.  
Best wishes,  
Gillian Anderson  
PO Box 307  
Merville, B.C.  
V0R 2M0

**From:** D S <djscarsb@gmail.com>  
**Sent:** April 12, 2023 3:18 PM  
**To:** Trevor Dickie; Town@comox.ca; council@comox.ca;  
Richhardyareab@gmail.com; Mkamenz@comox.ca;  
rdyson@comoxvalleyrd.ca  
**Subject:** 2123 Hector Road (Broadstreet Properties)

**CAUTION: External Email**

To Who It May Concern:

I realize that some sort of subdivision will go into 2123 Hector Road, but hopefully you will help to reduce the density and protect some key features such as trees and wildlife that are important to our community. I encourage all of you to work with the all other developers in the area and protect as much green space as possible.

One of the key points in the Broadstreet proposal is the fact that they have not acknowledged the red-listed (threatened) trembling aspen, pacific crabapple, and slough sedge swamp that is located at the south and west sides of the property. These wetlands are now the last remaining naturally functioning wetlands in our area and are also extremely important in mitigating flooding. I am also extremely upset that developers in this valley have not even addressed the fact that infilling any wetland in this day and age is wrong.

Please take these serious concerns into consideration,

Sincerely  
Deb Scarsbrook  
2407 Tutor Drive  
Comox, BC V9M0A7

Dave Dyer  
944 Aspen Rd  
Comox, BC V9M 3Y8  
Email: dldyer58@gmail.com

Date: April 12, 2023

Broadstreet Properties  
Email: trevor.dickie@broadstreet.ca  
RE: 2123 HECTOR RD  
Pre-Application Consultation – Stage 2

Attention: Trevor Dickie

Hi Trevor,

My name is Dave Dyer, I live at the current dead end of Aspen Rd in the Regional District. My wife and I attended your open house a couple of weeks ago, you and your team were all very approachable and polite, thank you for that.

The density you propose seemed at first to be better than a recent proposal by Highstreet Ventures but at 192 units, mostly 3 bedroom, that's close to 600 people (and cars). After looking at photos of some of your recent projects around the province I'm also extremely concerned that this will look like a bunch of boxes, all the same, surrounded by parking lots. I realize that making every building the same is cost-effective but surely you could change the design, shape, colours, exterior finishes, roof lines etc. This doesn't just apply to you but also your competition who also plans big white boxes all looking the same. At least it appeared that an effort had been made to create a bit of a path around part of the exterior but some sort of full natural border needs to be in place to transition from the existing homes in the neighbourhood to the higher density buildings. Thank you also for your recognition and understanding of the current local DND flight zone restriction of 3 stories.

If developers and town councils used a little more restraint with their numbers perhaps there wouldn't be so much pushback from the existing neighbours and we could create some higher density developments we are all happy with, that are appealing and functional. It does seem that historically the town of Comox cares little about the aesthetics or character of what gets approved within its boundaries.

It just requires more effort on everyone's part. There seems to be a lack of creativity in the high-density housing market right now. I just think you can do a lot better.

Sincerely,

Dave Dyer  
944 Aspen Rd



Kari Dyer  
944 Aspen Rd  
Comox, BC V9M 3Y8  
Email: karidavedyer@gmail.com

Date: April 12, 2023

Broadstreet Properties  
Email: trevor.dickie@broadstreet.ca  
RE: 2123 HECTOR RD  
Pre-Application Consultation – Stage 2

Attention: Trevor Dickie

I am writing to give you my feedback to the proposed site plan that you and your team presented at the Open House Invitation on Tuesday, March 28, 2023. Thank you for being open to answering any concerns or questions my husband and I had that evening.

We live at the dead end of Aspen Rd in the Regional District. This is a very unique “COMOX VALLEY” neighbourhood as it connects the residents of 3 municipalities: the Town of Comox, the Comox Valley Regional District and the City of Courtenay. With the new development at 2309 McDonald Rd and the extension of the Hector greenway the foot/bicycle traffic has increased making it a very desirable area for all 3 communities to enjoy. I would like to see it continue to be a unique and special spot.

I feel that 192 units consisting of a total possible density of 698 people (along with Highstreet Ventures proposal of 814 units) is out of context with the surrounding area and established neighbourhoods. It would create increased pressure on an already stretched Health and Public Services and it would create huge traffic problems on the existing CVRD rural roads (Aspen, Hector and Idiens Way) which are in poor shape, have no sidewalks and poor winter management. Rural Aspen Rd would most definitely be the through road for anywhere north.

The positioning of the townhomes/apartments on your current concept plan makes the development look more like military row with mostly rectangle buildings and parking with not a lot of character from what I can see. A recommendation would be to design the townhomes and apartments to fit more in with the natural landscape where more green space could be kept. Making the townhomes look more like homes with different rooflines as opposed to boxes and also being 2-storey instead of 3. Possibly having underground parking for the 3-storey apartments would help to decrease the amount of pavement as well. It would be nice to keep the portion of the original path starting at the north end/Hector road where there are many healthy trees and then wind it through the development similar to the path on the Courtenay side where many of the trees and natural landscape have been retained. You have an opportunity with these 12 acres to make this a very desirable location to build a multi-family community that families will want to purchase and live for years to come. Please don't make it a cookie cutter development but one that Broadstreet, the Town of Comox and the existing neighbours can all be proud of.

Respectfully,

Kari Dyer

**From:** Paul Jordan <pjinburma@gmail.com>  
**Sent:** April 12, 2023 9:24 PM  
**To:** Trevor Dickie  
**Cc:** mkamenz@comox.ca  
**Subject:** 2123 Hector Development

CAUTION: External Email

Mr. Dickie,

I concur with the objections to your proposed development that Julie Micksch iterated in her message to you on April 10th.

I am not against development per se, as long as it accommodates the natural environment that it encompasses. This proposal does not do that.

My biggest objection to this development, and that proposed by Highstreet Ventures, is that it completely ignores the quality of life in the affected rural area, that on the CVRD section of Aspen Road, and that on Hector. Imagine if, after decades of quiet rural living, your residence was suddenly opened up to the noise and pollution of thousands of vehicles for so called speedier access to Courtenay and environs, when arterial corridors (Guthrie, Lerwick, and Anderton) already exist to carry this excess of traffic created by these developments.

I live on the rural section of Idiens Way once a quiet, dead end rural road, which has already been subjected to a 20 fold increase in traffic volume since Courtenay unilaterally connected to it through Crown Isle over a decade ago. This was done in spite of the near unanimous objections petitioned to the City of Courtenay by residents on both affected sides. Connecting the urban side to the rural side of Aspen Road would destroy another quiet rural area and again double the traffic volume headed west on Idiens Way.

Thank you.

Paul Jordan 2221 Idiens Way, Comox

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**From:** mel mclachlan <[mssmcl@shaw.ca](mailto:mssmcl@shaw.ca)>  
**Sent:** March 25, 2023 6:38 PM  
**To:** [trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)  
**Cc:** Comox Council <[council@comox.ca](mailto:council@comox.ca)>  
**Subject:** Proposed developement 2123 Hector Road

**CAUTION: External Email**

attn: Trevor Dickie

I am MEL MClachlan and live in Comox at 1688 Dogwood Ave.

Sir,

Your proposed development will, it seems, take place at the same time as the Highstreet properties neighbouring yours. My suggestion to them that a cooperative venture with your development and the Town in establishing a "park" or "greenspace" was not ruled out and I was told that they do work with other developers. This would address the retention of what many call the natural features of this area not only for the benefit of the new residents but as an attempt to mitigate the huge environmental impact this project will have on the existing flora and fauna, not the least of which includes Brooklyn Creek. Considering Comox Council's new direction to work with large developments to achieve 30% tree retention, have you thought about donating a portion of this property to the residents of Comox or the Comox Valley Land Trust with its accompanying tax advantage?

I also wish to draw your attention to this brief presentation [https://www.youtube.com/watch?v=IJGQMiBC\\_M&t=2931s](https://www.youtube.com/watch?v=IJGQMiBC_M&t=2931s) to Comox council on April 20 2022 by Dr. Reggler. Please take a few minutes to listen to this.

To summarize, he calls on Council to reject large housing developments until the chronic doctor shortage is rectified as each doctor in BC has about one thousand two hundred (1200) patients and at present the valley is short 9 doctors with the population increasing by 1200 people a year.

With the possibility of this development adding four to five hundred plus additional people in the valley I urge you to give serious consideration to offering a turnkey clinic at minimum rent or cost to help address the great need for doctors.

A community's connection to nature and access to medical attention should be considered a vital part of its infrastructure. Fulfilling these needs will be a cherished part of your lasting contribution to a livable community.

I submit this to you as a grandfather with my finish line in sight, acknowledging my contribution to the climate mess that we are all responsible for, and asking you to look at your project with our collective legacy in mind.

Thank you  
MEL McLachlan

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**From:** Todd Lindsay <[blackcygne@gmail.com](mailto:blackcygne@gmail.com)>  
**Sent:** March 19, 2023 4:15 PM  
**To:** Trevor Dickie <[trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)>  
**Subject:** 2123 Hector Road

**CAUTION: External Email**

RE: Stage 2 Pre-application consultation

Reading the proposal for rezoning 2123 Hector Road from R3.3 Single-Family to 3-storey apartments and 2 to 3-storey townhouses,

I am in favour of this proposal and see a need to have more townhouses added to this region.

The use of two and three story buildings are so far away from Guthrie that its impact will be more of an issue towards Stadacona Dr and Grumman Pl residences.

Some considerations on placement of parking lot lights on its impact (light pollution) for neighbouring properties should be minimized as possible.

Parking is always a concern. Aspen Road from Guthrie to Hector is always used to handle parking overflow for visitors and parking for construction workers during development - it could handle extra vehicles but I would suggest that intention is minimal. Determining sufficient parking allotments for apartment building units on site is something that should be addressed early in the planning discussions.

Telus ADSL infrastructure is limited in my location (no upgrades for Fibre Optic at this time) so it would be interesting if new developments like this spur on improved services to the area.

I suspect there will be increased bike and car traffic near Hector Rd and Anderton Rd with continuation of a bike trail that heads from Idiens Park.

Todd Lindsay  
Owner  
2-717 Aspen Road

---

**From:** Greg Jones <[gjrider@gmail.com](mailto:gjrider@gmail.com)>  
**Sent:** March 21, 2023 9:06 PM  
**To:** [mkamenz@comox.ca](mailto:mkamenz@comox.ca); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)  
**Cc:** [hectorandaspen@gohighstreet.ca](mailto:hectorandaspen@gohighstreet.ca); Trevor Dickie <[trevor.dickie@broadstreet.ca](mailto:trevor.dickie@broadstreet.ca)>  
**Subject:** Development proposals Hector Road and Aspen Road

**CAUTION: External Email**

Re: Development proposals Hector Road and Aspen Road.

Currently there are proposals for concentrated development at Hector and Aspen Roads. Each proposal is for multi-unit buildings collectively totalling hundreds of units.

Together these will be equivalent to building a new town in a small area of a few city blocks.

Such intensive developments in close proximity should not be reviewed independently.

It is essential there be a public and coordinated 'Cumulative Effects' review jointly by the respective local government authorities, with participation by the proponents.

Local government expert staff would know that 'Cumulative Effects' assessments are an accepted practice and would be able to guide such a review.

Currently there are 'Tree Retention' bylaws in effect. These are beneficial and desirable for conservation reasons, and add to enjoyment for property owners. It is common for large native tree species to be protected on single family residential lots.

Information requests:

1. Please advise the plans to ensure protection of large trees on the multi-unit developments proposed on Hector and Aspen Roads. Given the significant economic benefits to the prospective developers, tree retention requirements should be substantial.
2. The current information provides estimates of the number of units proposed to be built. To properly understand the effects, please advise the cumulative number of new residents resulting from the developments as currently proposed, and confirm the total number of units proposed in total for these developments.
3. When will you create a public 'Cumulative Effects' process?
4. The current zoning for these developments provides for responsible single family residential developments. What are the benefits to Comox, and the Regional District, by rezoning to allow large developments?
5. How do the proposals fit within the existing community plans for Comox, and the Comox Valley Regional District?

It would be reasonable for the subject properties to be developed as single family residences, keeping the existing zoning in place.

Regards.

Greg Jones  
889 Hercules Place  
Comox, BC  
1- 250-532-1327

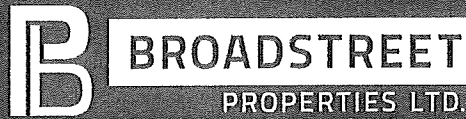


In light of the Town Council of Comox recognizing that there is a climate crisis (March 2019),

1. What is Broadstreet energy efficiency plans for the 192 units? Will each unit have solar panels, a heat pump, and what insulation standards to be used?
2. What is the carbon sequestration value for the amount of forested land intended to be develop and how will this be offset?
3. With respect to affordable housing how many of the 192 units are to be set aside as affordable housing, and what is the estimated cost to purchase an affordable unit?
4. Is Broadstreet aware of the other proposed development on the adjacent forested land parcels, bringing the number of new homes to 912? What impact will this have on the infrastructure – power, sewage, storm water, water supply, schools, other essential services – for the rest of the Town of Comox and the Regional District? What expansion plans would need to be implemented to meet a 10% increase in the towns population?
5. Does Broadstreet acknowledge that the land they intend to build on is part of the unceded territory of the K'o' moks First Nation? Has Broadstreet received a response on the K'o' moks First Nation view of the proposed development?
6. Broadstreet Properties offers rental properties in Comox at their Anderton Place apartment complex. Rentals advertised are between \$1828 to \$ 2528 per month. What are the energy efficiency standards implemented in this development, any carbon offsets created, and if Broadstreet considers these rental prices affordable?

email ~~willen se~~ ~~willen se~~ @gmail.com

2123 Hector Road



Pre-application  
Consultation—Stage 2

Public Open House

March 28th, 2023

Comments:

Please build-in  
basic commercial services,  
such as food shopping,  
coffee shops, etc. To  
reduce TRAFFIC created  
by your + BROADSTREET  
development.

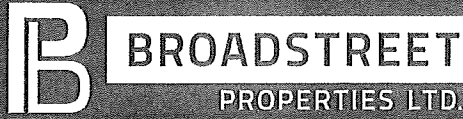
Name:

G. Schaan

Address:

576 Cheetham Ct. Comox.

2123 Hector Road



Pre-application

Consultation—Stage 2

Public Open House

March 28th, 2023

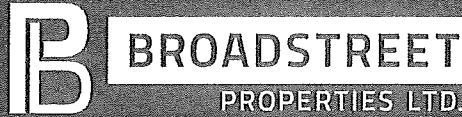
Comments:

*where is the water coming from. No increase in licence. Pet Honey*

Name:

Address:

2123 Hector Road



Pre-application

Consultation—Stage 2

Public Open House

March 28th, 2023

Comments:

Hi - Glad to see you will be retaining 30% of the trees already on the property. How about leaving space within the development for allotment gardens so people can grow some of their own food.

I am concerned about more development here as the Comox Valley does not have enough doctors. Also is there enough water here for more people to live here?

Maureen Denny  
Comox.

Name:

Address:

# PRE-APPLICATION CONSULTATION - STAGE 2

2123 Hector Road

Date: March 28/23 Name: Deane + Grace Clark Address: 2180 Stadacona Drive  
Comox B.C. V9M3P9,  
256 3390143

Please submit your comments at the Open House, or if you cannot attend the Open House,  
to Broadstreet Properties by: 12 April 2023  
via email [trevor.dickie@broadstreet.ca](mailto: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:**

- Thank you for the opportunity to respond/give input to develop the Property 2123 Hector Road which our property backs onto.
  - We have lived in our present home for the past 20 years, we have appreciated very much being able to walk through the forest as well as access Aspen from our back gate.
  - We are concerned about what affect the proposed development will have on our stadacona/aspen community - infrastructure
  - \* - It is our understanding that there are endangered species of trees, birds + wetlands on this property that the original owner specified in her will that these <sup>must</sup> should be protected.
  - \* - I would like to see a "green belt" made directly backing on to the existing properties on stadacona with a foot path access to Aspen, then single family one story dwellings adjacent to green belt
  - I also think that the housing needs for low income seniors needs →
- All written submissions provided to us during this consultation process will be submitted by us to the Town with our rezoning application.

## Deane Clarke

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**From:** "Deane Clarke" <applespring@shaw.ca>  
**Date:** March 28, 2023 10:04 AM  
**To:** "Grace Clarke" <applespringjoy@shaw.ca>  
**Subject:** Fw: 2123 Hector Road

**From:** Deane Clarke  
**Sent:** Friday, January 14, 2022 12:35 PM  
**To:** ASW  
**Subject:** 2123 Hector Road



**Mr. Dickie** .....thank you for the opportunity to respond  
to your Firm's request for Re-Zoning as per 2123 Hector Road

To be honest I feel **un-comfortable** in having to respond since  
the tenor of your letter essentially proposes to ask our neighbourhood  
to reduce its quality of life and potentially 'cost' us for your business  
venture.

1. Will your office be forwarding the 'game-Plan' for the (12-acre?)  
proposed layout **i.e.** where these **monster buildings** will be deployed  
with the projected impact on current Residents
2. The verbiage that reads: "Commination of **4-story** apartments and **2 to 3 storey**  
townhouses is **troubling**. **Why no single family units?**  
To me zoning-regs. are there to provide 'pioneer' residents  
that their property investment will not be devalued. In this  
case Single family large lot make common sense & are fair
3. Another concern is the **figure of 295 units** appears to compound  
**'Density'** concerns re: recent **monster developments**  
**adjacent to Quality Foods** . Will a **workable density report**  
**be available?** Will the **Comox Town Office** assess  
**the practicality of the plans in light of recent construction?**

**Your proposal includes a numeric apartment**

are not  
responsible

count of 295 i.e. approx. **600** new 'guests' [ 2 per apt.] who  
'invited' to dinner by the current neighbourhood. Is this being  
to the small town community?

have / are

I tend to favour the R3.3 Single-family –large lot zoning. We  
running-out of "green-air space" ..... i.e. "feeling choked"

4. Projected Tax Increases ..... Is there a probability that current residences will be impacted with increased taxes re: need to increase services such as Water, Sewers, Schools, Roads ? How will your firm manage parking requirements?

In advance thank you for any assistance you may be able to provide.

Deane Clarke 250-339-0143



TDL Clarke

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**From:** Jacquie & Terry <[terjacq@telus.net](mailto:terjacq@telus.net)>

**Sent:** April 13, 2023 5:30 PM

**To:** Trevor Dickie <[Trevor.dickie@broadstreet.ca](mailto:Trevor.dickie@broadstreet.ca)>; [Town@comox.ca](mailto:Town@comox.ca); [council@comox.ca](mailto:council@comox.ca); [Mkamenz@comox.ca](mailto:Mkamenz@comox.ca); [Richhardyareab@gmail.com](mailto:Richhardyareab@gmail.com); [rdyson@comoxvalleyrd.ca](mailto:rdyson@comoxvalleyrd.ca)

**Subject:** 2123 Hector Road Comox BC

**CAUTION: External Email**

To all in the email Contact,

I am a day late. I hope your friendly attitude from the Open House is still intact.



Well, I live on Neptune Way, the street that one of the exits from this development will spill onto. There are children living on Neptune Way who now will be more at risk of vehicles travelling above the speed limit. Opening Labrador onto McDonald and then onto Lerwick/Guthrie has resulted in much more traffic using this as a shortcut and people looking for shortcuts are usually travelling too fast without any one else in mind but themselves. Several times while backing out of our driveway, checking both ways and using a backup camera all of a sudden a car appears behind me! They have just turned the corner from Labrador onto Neptune Way without really coming to a stop just cruising through. Neighbours have said the same thing and witnessed the stop sign being ignored.

I mentioned the children on our street, when told of losing the stand of trees one of them burst into tears. She said why are people destroying nature? Haven't they already chopped down enough trees? What about the animals? She and many children seem to be smarter than the adults pushing density in forested areas. She likely doesn't know about the Trembling Aspen, the Pacific Crabapple and the wetlands that are going to be gone for this development.

I was at an environmental talk on climate change a couple of weeks ago. The reputable presenter has spent 30 years in this field. She said that we only have 20% of the forests left in the world! Now you can say that you are contributing to the demise of climate change.

Parking on Aspen is already full of vehicles, people leaving Aspen Wynde and the other complexes on the street have a difficult time seeing around parked cars to exit onto Aspen, we have had many close calls. Constantly there is a motor home & a Medi Van parked on Aspen, often they cram themselves close to the stop sign on Neptune. You can't see around them and just hope to hell no one is coming. What I am saying is we are already pretty packed in this area and you plan to add more and more people. Oh yes 1.5 parking stalls per unit, hogwash! Maybe they will park their campers and work vehicles on the street too.

At the open house I asked the price to purchase one of the townhouses, 600-800 Thousand. I hear over and over that young people can't afford to buy, I feel for them. I doubt they can afford these homes. Are there any affordable rentals being offered? Are you going to allow tenants to use their balconies as storage units as they do in your property on Anderton? It creates a ghetto look.

I understand that we need places for people to live but do you have to jam so many of us into one area. Broad Street, High Street and who knows what is going to go into the Presbyterian parking lot?! Give us a break we all worked hard to buy our homes, most of us take pride in our homes and yards. It all seems for not now. There has been so much clearing in this area it looks more like a moonscape. I feel like I will be living in a wall to wall city of complexes. I noticed that Broad Street is going to be allowed to build very close to the road like was allowed on Guthrie & McDonald, that's a real beauty there!

Thank you for your time.

Jacquie Masters  
2257 Neptune Way Comox  
250 650 6419

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

From: Marj Adams <[mjbhouse@telus.net](mailto:mjbhouse@telus.net)>

Sent: April 15, 2023 8:14 PM

To: Trevor Dickie <[Trevor.dickie@broadstreet.ca](mailto:Trevor.dickie@broadstreet.ca)>

Subject: Protect the wetlands

CAUTION: External Email

Hello

On the broad street properties that are going to be developed ! Please be aware that is one of our final wetlands in the area. So important to treat this area with care to preserve our future.

Please be sensitive to the nature in that area.

Concerned  
Marj Adams  
915 Chantry Pl

Comox BC

Sent from my iPhone