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The Views Redevelopment Community Consultation — Stage 1 Feedback

Pre-Application Consultation	Stage 1	Stage 2
Date of invitation mailing or hand delivery	December 2, 2020	January 27, 2021
Date of newspaper advertisement	December 2, 2020	January 27, 2021
Cut-off date for comment submission	December 23, 2020	February 17, 2021
Open house date and time span	N/A	Will run for 3 weeks from January 27 to February 17, 2021
Number of invitations mailed or hand delivered	376	376
Number of written submissions received	26	TBC

Pre-Application Consultation Summary

Comments supportive/opposed:

- 19 supportive
- 1 opposed
- 6 not indicated

Comments summarized by topic:

- 8 about traffic
- 8 about building siting and appearance
- 5 about parking onsite
- 4 about parking offsite
- 4 about building functional design
- 1 about trees on the property

As a result of Stage 1 Consultation, concerns and comments included the following:

- Feedback included 19 comments either strongly in favour or generally supportive.
- One comment was opposed to the redevelopment blocking an individual's view.
- Some people noted they were already familiar with the dementia village model and the specific elements that will be included in the redevelopment (e.g. single rooms/bathrooms, amenities, activities, home-like environment, gardens, intergenerational connections).
- Most concerns were around traffic flow and parking. Several people provided specific details relating to traffic, both during construction and beyond, and others commented



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on the need for underground parking and possibly returning surface lots to greenspace. A few people commented on the parking ban in the area.

- A few comments reflected people would like to see the building built back from the road. One person was curious about security and fencing and how this would appear from the street.
- A few people commented on building design hoping for less institutional, modern architecture and proper landscaping. Also removal of unused buildings.
- A few questions emerged about timelines, the course of construction and neighbourhood benefit. Generally people look forward to receiving more information.

Full list of responses

RESPONSE 1

Name: Michelle Pidgeon

Address: 178 Rodello Street, Comox V9M 1V2

Comments received by: email

Topics include: Traffic, trees, current fire lane

Date/time: 2020-12-23

To whom it may concern regarding the development application of 2137 Comox Ave.

I live at 178 Rodello Street which directly across from the current access to the side of this property. I would like to know what the plan is for traffic flow at this point and all of Rodello Street and Comox Avenue.

I would also like it confirmed that the large trees in the current parking lot of the old thrift shop off Rodello Street are protected trees and they will not be removed. Last year the Superintendent of parks Allan Fraser reassured me these trees are protected. There are bald eagles who live/perch at the top of these trees all year round. I bought in this neighbourhood for the established growth. I was shocked that the Town of Comox had no hesitations in taking down a fifty plus year old tree last year in the front of my yard.

I use the current fire lane or road daily that is on the ocean side of The Views and Hospice. This is a beautiful setting for walks and enjoying nature. I would like to ask that the lane is kept open for public access (walking or biking) and enjoyment. I also feel the new development could be structured in a way that the residents inside may also enjoy watching people walking outside with their pets or children. It would be a win-win for everyone.



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Thank you for your time and I look forward to more information on the timeline and development plans.

Sincerely,
Michelle PIDGEON
178 Rodello Street
V9M 1V2

RESPONSE 2

Name: Alena Barner

Address: 2175 McKenzie Avenue, Comox V9M 1M8

Comments received by: email

Topics include: Building design, existing building

Date/time: 2020-12-23

Good morning,

Thank you for providing me with an opportunity to comment on the site proposal at 2137 Comox Avenue. The site has specific importance as it not only has a spectacular view, but it is what "greet" residents and visitors to the Town of Comox as they crest the hill upon arrival. Now is the opportunity to give the Town of Comox a fresh "entrance," and these opportunities do not come often. Most designers know that the "door" is one of the most important design features on a house. This site is Comox's door. This will be a once in a lifetime opportunity for both the town of Comox, the owners of the building and the hired architects to significantly elevate the feel and look of the Town of Comox.

My suggestion is that the Town of Comox be extremely particular when approving a design. Unfortunately, I don't think this would be possible with the existing building in place. Let's show the province that Comox can embrace world class modern architecture.

Thank you,

Alena

Resident, Comox
2175 McKenzie Ave.
Comox V9M 1M8



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RESPONSE 3

Name: Cheryl Sutton

Address: 1162 Yates Road, Comox V9M 3X3

Comments received by: mail

Topics include: Building design, small households

Date/time: 2020-12-22

Art Reitmayer
Field and Marten Associates
2137 Comox Avenue
Comox, B.C. V9M 1P2

Mr. Art Reitmayer,

I am responding to the Community Consultation I saw in the local Record newspaper regarding a proposed development at the old St. Joseph Hospital site.

I am thrilled that something like this will be available for elderly residents in the future. But I want to say “go big or go home” and “do it right.” My parents have been in care homes in Victoria and there is a process for common folk – from what I call residences that resemble cattle culling facilities to lovely, it’s a journey. Currently my dad is at a long-term care home in Victoria and there have been so many things that have been done correctly — a large entranceway with a nice communication to outdoors, the large entranceway is a gathering place for volunteer concerts, family to rest while their parents are having baths/naps, especially if you’ve travelled long distances.

Only 12 people to a wing with a beautiful sunroom and a dining area specific for them so they are not congregating in an area of multiple unknown people. My father only has to become familiar with 11 others so in his dementia state starts to feel comfortable maybe never getting to knowing names or conversation but I can tell he’s comfortable.

On the main level was a hair-dressing salon, small gift shop run by volunteers, small cafeteria/food access, library, washrooms, chapel. The large foyer was used to facilitate craft/art classes, concerts, the fundraising fall fair with celebrity chefs doing events also.

The only negative I can express was parking. Only 3 stalls for parking unless you were a handidart bus, ambulance, handicapped, or an MD. In a downtown area, that created a very frustrating experience — the time wasted finding a suitable spot good only for a limited time and the expense on the public streets.



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I worked on the Maternal/Child ward for almost 39 years and know that something absolutely stunning and meaningful to the site for the elderly could be developed.

Thank you for listening.

Sincerely,

Cheryl Sutton

RESPONSE 4

Name: Peggy Simpson

Address: 2090 Beaton Avenue, Comox V9M 1V3

Comments received by: email

Topics include: Timeline, parking and traffic flow, neighbourhood benefit

Date/time: 2020-12-21

Dear Art,

Thank you for the opportunity to comment on the construction planned for 2137 Comox Avenue. The concept you describe is admirable and much needed in the Comox Valley community.

There are many questions which I hope will be answered in the near future including ongoing meetings with the neighbours and other stakeholders to develop a project beneficial to all.

1. Timeline and course of construction

It is a large tract of property and I would like to know the timeline and course of the construction projects.

I live on the corner of Rodello and Beaton so I will be in the middle of the construction zone so to speak.

2. Parking and Traffic Flow

How will the new construction affect the parking and traffic flow both during construction and after the project is completed?

Currently the traffic light on Rodello and Comox Avenue is inefficient.



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The no parking sign has already been removed from Beaton Avenue on my side of the street. This is very dangerous for parked vehicles and traffic turning the corner.

I have a rather expensive rockscape surrounding my property and since the removal of the no parking sign trucks and vehicles park on the property thinking it is a gravel /rock driveway. (No grass or lawn to save water and I am responsible for maintaining the city owned part of the street.) I can only imagine how problematic this will be when the construction work starts.

3. Benefit to Neighbourhood

How will the new development benefit the neighbourhood and in particular the families living adjacent to the new property development.

Best Wishes to you and your team. Thank you again for the opportunity to comment on the development plan.

Sincerely,
Peggy Simpson

2090 Beaton Avenue
Comox, V9M 1V3

RESPONSE 5

Name: Jocelyn Bystrom

Address: 2165 Wallace Avenue, Comox V9M 1W5

Comments received by: email

Topics include: In favour of project, involvement in design and development process

Date/time: 2020-12-18

Field & Marten Associates,
December 18th, 2020

Jocelyn Bystrom
2165 Wallace Avenue, Comox V9M 1W5
250-650-3559

To Whom it May Concern,

RE: Development of 2137 Comox Avenue, Comox B.C., V9M1P2



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Thank you, for the opportunity to be part of the initial conversation and dialogue with Providence Living and the Town of Comox about the redevelopment of our neighbourhood and the wishes of the developer Providence Living to submit plans for a design using concepts of a dementia village.

We, my husband and I, are strongly in favour of a dementia village at this site in Comox, for our neighbourhood, town, community and for the Comox Valley, which would include a 156 bed long term care home and amenities such as a bistro, child care centre, art studio, integrated educational services, professional buildings, recreation, relaxation and community spaces. All in all, places where we promote mental, spiritual, emotional and physical wellness; so that communities of care in partnership promote self-care and communities of care; where in collaboration we take care of each other!

I would love to be invited to further participate in the design and development process in a consultation role. As a daughter and caregiver of a parent currently in care at Mountain View, a leader, educator and strong advocate living and working in Comox for the past 26 years I'm also journeying through my own complex, neurological health journey, which is just getting started... I'm keenly interested, passionate and sincerely interested in this consultation process! Again, thank you for the invitation to get involved.

I look forward to hearing back from you, as you move through the consultation process, and look forward to the development and next stages of seeing a dementia village take shape in Comox, at this site!

Sincerely,
Mrs. Jocelyn Bystrom

RESPONSE 6

Name: Gladys Tait

Address: 2160 Fairbairn Avenue, Comox V9M 1E1

Comments received by: email

Topics include: In favour of project

Date/time: 2020-12-17

I am totally in favour of development at St Joseph's at 2137 Comox Ave, Comox BC

Gladys Tait
2160 Fairbairn Ave
Comox BC



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RESPONSE 7

Name: Sheila Borman and Tom Bennett

Address: 144 Manor Drive, Comox V9M 1C7

Comments received by: email

Topics include: Traffic flow in and out of the site

Date/time: 2020-12-16

To: Field and Marten Associates

The plans for the project at 2137 Comox Avenue sound exciting. Until we have more details, our only concern is the **traffic flow in and out of the site**. Comox Avenue can be very busy with traffic in both directions at certain times of the day, and increased ingress and egress from this site will add to the load. We experience this situation as we enter and leave Manor Drive next to the property.

We trust there are plans to accommodate this situation, perhaps upgrading the traffic light at Rodello and having the other entrance closer to Manor Drive as an ingress only.

We look forward to your Online Open House

Regards,

Sheila Borman and Tom Bennett

144 Manor Drive,

Comox, BC V9M 1C7

RESPONSE 8

Name: Janet Brydon

Address: Unit 1324 – 2137 Comox Avenue, Comox V9M 1P2

Comments received by: email

Topics include: Excitement and in favour of project, more information

Date/time: 2020-12-16

We are currently tenants at 2137 Comox Avenue and are very excited about the proposed new facilities and services that will be housed in the new space.



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We are excited about the opportunity to continue to be considered as tenants within this new facility. We look forward to seeing the designs as they emerge and to attending the open house.

Best of luck with your proposal.

Janet Brydon
Executive Director
Comox Valley Division of Family Practice
(250) 650-9484

RESPONSE 9

Name: Marsha Mackinnon
Address: 2075 Murphy Avenue, Comox V9M 1V4
Comments received by: email
Topics include: Traffic light
Date/time: 2020-12-16

We live on Murphy Avenue, right next to the proposed development. I would like consideration be made to a traffic light (either on demand or normal), to be installed at Rodello Drive and Comox Avenue, where the pedestrian crossing light is now located. It is very difficult to make a left turn onto Comox Avenue as a result of all the traffic. I imagine the amount of traffic may increase once the development is completed.

Your consideration would be appreciated

Marsha Mackinnon
2075 Murphy Avenue
Comox

RESPONSE 10

Name: Georgina Leech
Address: 2076 Beaton Avenue, Comox V9M 1V3
Comments received by: email
Topics include: Questions about portion of undeveloped land and parking
Date/time: 2020-12-15

Hello,



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I received your Pre-Consultation – Stage 1 in the mail. I live at 2076 Beaton Ave and have 2 questions at this point:

1. Paragraph 3 says ..On a portion of undeveloped... my question is that portion at the Rodello St end or The Views entrance end?

2. I recently received a letter from the City of Comox advising me that parking will now be allowed on the N side of my street. Will this be changed back to No Parking as it is difficult to safely leave my driveway now and any additional vehicles, due to construction, will make it outright dangerous.

Thank you,

Georgina Leech

RESPONSE 11

Name: Augusta Bews

Address: 2123 Wallace Avenue, Comox V9M 1W5

Comments received by: scanned and emailed

Topics include: In favour of project

Date: 2020-12-14

I am in agreement with the proposal to construct on 2137 Ave. next to the existing building.

Augusta Bews

Sent in by:

Dita's Complete Bookkeeping

3034 Conrad Road

Courtenay, BC

V9N 9N8

Phone 250 338 9282 Fax 250 871 1417

RESPONSE 12

Name: Helen Adie

Address: 2134 Comox Avenue, Comox V9M 1P7

Comments received by: email



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Topics include: Traffic volume, power lines

Date/time: 2020-12-14

Traffic volume is my concern when construction begins. Adding construction vehicles to normal daily vehicles (cars, bikes, delivery, service(landscaping)) and buses along Comox Avenue will increase the current frustration of ingress and egress for residential driveways along Comox Avenue.

Will power lines be buried on both sides of Comox Avenue?

Thank you.

Helen Adie

RESPONSE 13

Name: Lydia Powers

Address: Not provided

Comments received by: email

Topics include: Requested more information

Date/time: 2020-12-14

I am writing to request some further information regarding the development of the St Joes Hospital Site in Comox. Seeing as I live next to the site I received a letter about the pre-application consultation.

I would be grateful if you could send me some additional details about the proposed development to this e-Mail address. I find there is insufficient information being provided in the letter sent to fully envision what is being proposed.

With thanks,

Lydia Powers

RESPONSE 14

Name: Derek Bruce

Address: 2076 Murphy Avenue, Comox V9M 1W8

Comments received by: email

Topics include: In favour of project, landscaping, parking, removal of old unused buildings



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Date/time: 2020-12-10

Hi there,

I'm an owner of 2076 Murphy Avenue and i'm very familiar with the property as I walk by there frequently. I am generally supportive of the development so i'm excited to see what you have planned. The land and the views of this property are one of the best in Comox so I hope you will enable it to achieve it's full potential. I have a few suggestions and I suggest that the property being previously a hospital and now being repurposed really needs to be brought together into a cohesive whole by considering the following:

Proper landscaping - right now, the property is very poorly landscaped (except near The Views). The rest of the property has hardly any landscaping and what's there is overgrown and not maintained. This has to change with any future development.

Parking needs to be rightsized. Given that it was a hospital before, there is ton of parking. The goal of the property should be ensure adequate parking and return unneeded parking to green space. We don't need unnecessary concrete.

Remove old buildings not used. Beside the Rodello side, there are two buildings sitting there and rotting. What is the purpose of these? If they are unused, they should be removed. I trust you will build something beautiful that will complement our town but just wanted to give you some feedback that can improve the overall aesthetic of the property.

Thanks,
Derek Bruce
2076 Murphy Avenue
250-703-6689

RESPONSE 15

Name: Ray & Gail Challoner

Address: 2082 Beaufort Avenue, Comox V9M 1V9

Comments received by: email

Topics include: Parking, traffic, site density and onsite buildings, security/fencing

Date/time: 2020-12-09

Field and Marten Associates:

Thank you for inviting input on your project at the preliminary stage and prior to submitting plans to the Town of Comox.

Our concerns are stated below.

1. Parking

This neighbourhood has co-existed with St. Joseph's Hospital and The Views and the associated vehicular issues that have arisen from the facility. During the time that we've lived in the area (eleven years) pay parking was introduced at the hospital causing progressively worse congestion on the surrounding streets to the extent that they could not accommodate the increased traffic and parking safely, especially as Beaufort Avenue is a designated secondary emergency route. Because of this, the Town of Comox found it necessary to post all of the residential streets in proximity to the hospital as no parking zones. Since the change in designation of St. Joseph's the Town has lifted the parking ban on Beaufort Avenue. In light of this, a major concern on our part is planning for vehicle traffic and parking, both during the construction/demolition phases and afterwards, during the operation of the facility. It would be detrimental to our enjoyment of our home if the Town of Comox reinstated the parking ban due to lack of planning. A recent home remodel on Beaufort Avenue resulted in numerous vehicles being parked on both sides of the street all day, resulting in single-lane traffic without any traffic control.

The parking issue was evident during the construction of the new North Island Hospital, in that homeowners and businesses in the area were negatively impacted due to lack of planning prior to construction and lack of enforcement during construction.

This could be mitigated by constructing a multi-level parking facility on-site prior to construction of any other building. This could then be used during the construction/demolition and afterwards for operation of the facility.

If this is not feasible an alternative suggestion would be to designate contractor parking for construction/demolition off-site. One possibility could be the old school grounds between Rodello Street and Gladstone Street. There are many other options, but they would probably result in bussing.

2. Access to Comox Avenue

Currently, it is extremely difficult to access and egress Comox Avenue at Rodello Street. This is partially due to the offset junction and the priority that Comox Avenue has. The St. Joseph's Hospital site currently has four entrances; two directly onto Comox Avenue and two onto Rodello, the majority of which then filters onto Comox Avenue. The Town made an announcement some time ago of plans to install traffic circles at both Rodello and Comox



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Avenue, and Glacier View Road and Comox Avenue to address issues on this stretch of road. We would suggest that it would be an opportune time to review the traffic flow in the area generally and construct a traffic circle at Rodello which could include an access to 2137 Comox Avenue and close off the other Comox Avenue entrances to provide a safer route past the site.

3. Site density

Some time ago, the management of the St. Joseph's site stated that much of the existing development was planned to be demolished. Since that time there has been no further information as to what buildings will remain and what purposes they will have. Since the closure of the hospital, the buildings have been employed for a number of purposes, including but probably not limited to, a laboratory collection centre, movie set, child care centre, satellite NIC facility, adult day centre, book storage and sales, and the hospital auxiliary has relocated their retail outlet on site.

Consideration should be given to the future use of the buildings on-site in concert with the new development. If use is found for all the existing buildings and the new development, it will result in high utilization, with a corresponding increase in traffic and personnel. This would not be conducive to a residential neighbourhood or a dementia village, which we would think would be most effective as a serene and low impact environment. High usage of the site would be detrimental to the project as well as the peace and relaxation of our neighbourhood.

4. Security

Having read about a similar facility in Langley, is the plan to enclose this dementia village with a 2.5-metre security fence as they have done? If so, how is this to be sympathetically integrated into the landscaping as it would have a negative visual impact on the neighbourhood to have long runs of industrial style security fencing?

How much of the existing site is to be controlled by this method, if chosen, as currently the site is open and utilized within the neighbourhood as part of a connecting walkway, especially the road above the beach at the back of the property?

Ray & Gail Challoner
2082 Beaufort Ave
Comox BC V9M 1V9

RESPONSE 16

Name: Inger & Fred Hyatt, The Views resident family members

Address: Not applicable / not provided

Comments received by: email



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Topics include: More than one resident to a room

Date/time: 2020-12-09

The only thing I would like to add is, would some residents like to have a roommate?

Thank you,

Inger & Fred Hyatt

RESPONSE 17

Name: Kit and Teri Rushton

Address: 2116 Downey Avenue, Comox V9M 1W8

Comments received by: email

Topics include: In favour of project

Date/time: 2020-12-09

As Comox residents my husband and I are in full support of the old hospital grounds being used in this way. From our home we are able to see the hospital, whether it is an old brick building or a village is of no concern.

Kit and Teri Rushton

2116 Downey Ave.

RESPONSE 18

Name: Barbara & Bruce Martin

Address: 2146 Fairbairn Avenue, Comox V9M 1E1

Comments received by: mail

Topics include: In favour of project, traffic

Date/time: 2020-12-08

Thanks for this opportunity. We are happy to see the plans keep the new building profile to 2 stories. We think the dementia village concept, including community spaces (child care, bistro, art studio) and are pleased that a non-profit is in charge.

One concern is the speed of traffic at the corner of Comox and Rodella. The city plans — about 4 years ago — included a roundabout at this corner to slow traffic. This might be wise given increased foot and car traffic to the future site. We frequently use the current crosswalk and light. It is incredible, the number of cars that race through on the yellow — and sometimes red — light when pedestrians are about to cross. Thanks for the input collection...



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Barbara and Bruce Martin

RESPONSE 19

Name: Patrick & Eileen Moore

Address: 2080 Beach Drive, Comox V9M 1T8

Comments received by: mail

Topics include: Parking

Date/time: 2020-12-08

Our only concern is parking. Will you have underground parking? Good luck with getting this through a very tough city planner.

Cheers,

Pat and Eileen

RESPONSE 20

Name: Bruce & Reta Walls

Address: 2184 Downey Avenue, Comox V9M 1W8

Comments received by: mail

Topics include: In favour of project

Date: 2020-12-07

What a wonderful asset this will be to the Comox Valley with its senior population growing constantly. The need is here NOW — so God Speed.

RESPONSE 21

Name: Dona and Dan Cameron

Address: 2081 Beaufort Avenue, Comox V9M 1V8

Comments received by: mail

Topics include: In favour of project

Date/time: 2020-12-05

Re: 2137 Comox Ave., Comox BC.



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As I was born in St. Joe's 78 years ago, spent time there as a 10-year-old with Polio, had my four daughters there I am very interested in what occurs on that property. Another factor helping my decision is that we live on Beaufort, 2 doors from the facility.

Therefore I am totally 100% behind the development as far as I can visualize it. I have spoken to other friends that follow local changes and all are in favour of your plan.

Thank you for the opportunity to write my opinion
Dona K. Cameron

RESPONSE 22

Name: Steve and May VanSickle

Address: 2075 Beaton Avenue, Comox V9M 1V1

Comments received by: email

Topics include: In favour of project, architecture, 2-storey proposal

Date/time: 2020-12-05

Pre Application Consultation – Stage 1

We are very much in favour of the proposed development. Based on the schematic drawings we have been able to view in news articles we are pleased with the "west coast style" architecture and have no issues with the 2 storey proposal (3 storeys would be OK as well given the nature of the property).

We are also supportive of the facility in general as the valley is very much in need of facilities to deal with the aging population and its inherent health issues including dementia.

Steve and May VanSickle
2075 Beaton Ave

RESPONSE 23

Name: Len Landry

Address: 2075 Beaufort Ave, Comox V9M 1V8

Comments received by: email

Topics include: In support of project, siting on property, use of remainder of property, parking, traffic flows

Date/time: 2020-12-04



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December 4, 2020

Field and Marten Associates

Thank you for the opportunity to comment on this worthy new project prior to application to the Town of Comox.

I am fully in support of the concept of a 156 bed dementia village following the Dutch model to be built at 2137 Comox Ave.. This is a needed facility for the Comox Valley and all of the North Island.

The question posed in the pre-application consultation is “what impact our proposal may have in this neighbourhood”. Given that this neighbourhood has long been accustomed to containing St. Josephs Hospital and now The Views and educational facilities, a new modern facility in and of itself will not negatively impact the neighbourhood. However, the factors that need to be examined and on which we have no information at this time are:

1. **Siting of the facility on the property:** a two story 156 bed facility will be quite large. The brief one page consultation document implies that the facility will be built close to Comox Ave. (“On a portion of undeveloped land bordering Comox Avenue”). If the structure is not set back sufficiently from the outside perimeter of the property, it will be fairly imposing on the neighbourhood. Please take effort to ensure sufficient setback so that the building is set back from the perimeter of the property so as not to appear to lean or tower over adjacent homes.
2. **Use of the remainder of the property:** The above is made more of a concern if the existing buildings on the property remain as is with nothing being demolished. The property would become a very densely built site almost “factory like” in nature. This would not be welcomed by the neighbourhood as it would become a center of intense activity and buildings more dense than downtown Comox. The area may no longer be a residential neighbourhood but rather the equivalent of a mall area.
3. **Parking for facility visitors and staff:** When St. Joseph’s Hospital was active there was a parking ban on the adjacent streets. Depending on provisions for parking for visitors and staff at the new facility, it may be necessary to reimpose the parking ban on adjacent streets. This is a greater concern if the existing buildings and uses remain at the same time as the new structure is in place. Excessive parking by visitors and staff on adjacent streets would negatively impact residents of the neighbourhood’s ability to quiet enjoyment of their property.



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4. **Traffic flows:** Comox Ave is a fairly busy road with no stop lights between Anderton Rd and the K'omoks First Nation office. It is often dangerous for residents of the neighbourhood attempting to enter this road in this area. It is always dangerous attempting to enter Comox Ave from Glacier View Drive (Backroad). The Town of Comox had advised several years ago that a traffic circles would be built at the intersection with Rodello and also at the intersection with Glacier View Drive. This has not occurred. Concurrent with a new structure and possible very high density use of 2137 Comox Ave., consideration needs to be given to traffic flow and street design in the area. Two small traffic circles may not be the answer but rather improvement of road design in the area and lights or other means of slowing traffic and enabling residents of the neighbourhood to enter Comox Ave. safely.

Regards,

Len Landry
2075 Beaufort Ave, Comox, V9M 1V8
250.650.3030

RESPONSE 24

Name: Roger Blamey

Address: 2154 Comox Avenue, Comox V9M 1W8

Comments received by: mail

Topics include: Not in favour of project if views are blocked

Date/time: 2020-12-04

I "vehemently" oppose your plan to build directly in line with my view of the estuary, Comox Bay and the insular mountain ranges and Beaufort Mountains. The old St. Joseph's did block some view when we bought our house. If a new two-storey building is close in front of the old St. Joe's then we will be less affected. The main value of our home is in our view. Please do not destroy this value. If necessary, build as far south (downhill) as possible to lessen impact on neighbourhood.

Concerned citizen,

Roger Blamey

RESPONSE 25



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Name: Luis Harvey

Address: 2160 Wallace Avenue, Comox V9M 1W6

Comments received by: mail

Topics include: In support of project, building and room design, amenities, integration with community

Date/time: 2020-12-02

I think the dementia village is a great idea and the old St. Joe's is a perfect place for it. We are desperate for places and programmes that support those who can't take care of themselves. I am hoping that the village has individual rooms with ensuites and windows to the outside. Gardening options, music therapy, lots of physical activities, spiritual options, and comfortable places for visitors would make these spaces feel like homes. Please have "stores," lovely gardens, and mixed use of the site to ensure children and young people are around.

Luis Harvey

RESPONSE 26

Name: Derrick Harvey

Address: 2160 Wallace Avenue, Comox V9M 1W6

Comments received by: mail

Topics include: In support of project, non-institutional design, building height, continuation with current programs, confirms to Town standards

Date/time: 2020-12-02

I would like to submit this letter in support of the proposed development of the old St. Joe's site into a long-term care facility for elders. I believe that such a facility within Comox is entirely part of the overall community desire to be a supportive community for people of all ages. This facility promises to supply support for that portion of our population that requires specific and extra care.

I would ask that the architecture of the building etc. not confirm with institutional norms and fit into the local area in height, size and esthetics. Please no concrete structures and nothing above the current height of the St. Joe's building.

I would further ask that consideration be given to continue with the participation of North Island College nursing programmes and any other similar endeavours.

I support this application as long as it confirms to standards set down by the town of Comox.



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Sincerely,

Derrick Harvey

2160 Wallace Ave.
Comox, BC
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