

STRATEGIC LOCATION

HISTORY

The three Municipalities and the portion of the Regional District that comprise the Comox Valley are unique and distinctive from each other. Although the people, businesses and infrastructure are intertwined, each jurisdiction has its own history and cultural make up. The Comox Valley consists of approximately 1700 square km of land.

Courtenay was named after Rear Admiral George William Courtenay who sailed the HM Constance along the Coast of Vancouver Island over 150 years ago. Incorporated on January 1, 1915 the City, covers approximately 17.02 square km of land area.

Komuckway means "plenty" in the local Native tongue and there certainly is plenty of wildlife and natural resources in the Comox Valley. European settlers adapted the name to Komoux, then finally to Comox. Comox has long been a proud Military Town, with roots going back to its first Navel Training Base in 1876. The Town of Comox was incorporated on January 14, 1946 and is located directly East of Courtenay, extending out onto the Comox Peninsula that creates the Comox Harbor. The Comox land area is 14.20 square km.

Today Cumberland is considered a Historic Village, and is located approximately 9 km to the South West of Courtenay. It is the oldest of the three larger communities within the Comox Valley and celebrated its 100th anniversary in 1998. Cumberland covers about 29.74 Square km in land area. When coal was discovered here in the last century, the area suddenly enjoyed the popularity of a gold-rush town. Coal was a precious commodity needed to fuel the large fleet of British navy ships, which sailed the Pacific. Cumberland was formed and was soon swelling with entrepreneurial miners and get rich quick hopefuls. Chinese labor was hired and a thriving city was quickly established.

British Columbia's only military airbase is located in the Comox Valley next to the Town of Comox. Canadian Forces Base Comox was opened as a Royal Air force Base in 1942 and was officially constituted as a Royal Canadian Air Force aerodrome on May 1, 1943.



Vancouver Island, situated off the West Coast of Mainland British Columbia has a population of approximately 702,000, is 450km in length (282 miles), and averages 90km in width (60 miles).

The Comox Valley is located approx. halfway up the East Coast of Vancouver Island, within the Regional District of Comox-Strathcona and the Vancouver Island/Coast Development Region.

The ground points are at sea level with a latitude of 49 deg. 41 min. 00 sec North and a Longitude of 124 deg. 56 min. 00 sec. West.

PROXIMITY TO MARKETS

<i>Neighboring Communities</i>			
Area	Miles	Kilometers	Population
Campbell River	35	58	31,444
Cowichan Valley	98	157	80,295
Nanaimo	65	105	143,791
Alberni-Clayoquot	65	104	33,063
Fraser Valley	175	281	268,972
Greater Vancouver	113	182	2,180,737
Mount Waddington	172	277	13,562
Central Okanagan	359	577	173,026

Source: BC Stats

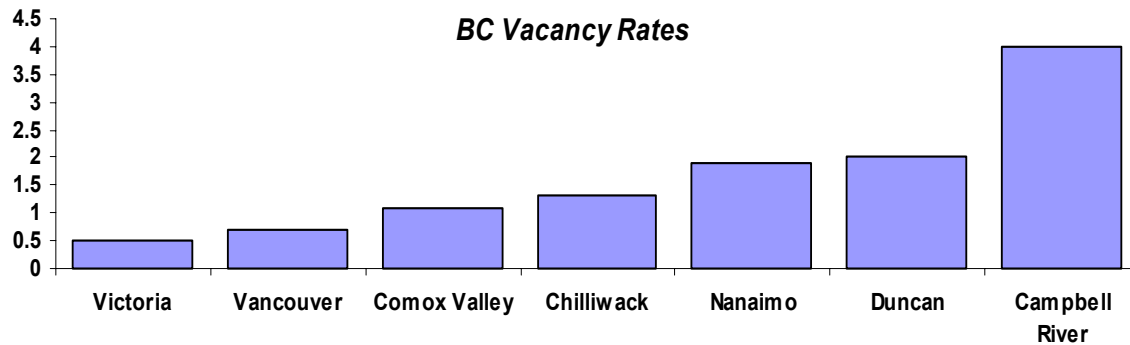
Access to Markets			
Metro Area	Miles	Kilometers	Population
Vancouver	111	178	2,180,737
Victoria	128	206	353,710
Seattle	249	401	572,600
Portland	423	680	1,950,000
Calgary	667	1,074	991,759
Edmonton	804	1,294	712,391

Source: Distance Charts & BC Stats

COST OF LIVING

Household Expenditures 2007						
Item	Comox Valley		BC		Canada	
Food	\$6,762	11%	\$7,516	11%	\$7,718	11%
Shelter	12,164	20%	13,425	20%	12,914	19%
Clothing	2,187	4%	2,684	4%	2,877	4%
Total Big Three	21,113	35%	23,625	35%	23,509	34%
Transportation	8,081	14%	8,916	13%	9,085	13%
Health & Personal Care	2,718	4%	2,816	4%	2,848	4%
Recreation & Education	4,593	8%	5,561	8%	5,587	8%
Taxes & Securities	13,230	24%	17,258	26%	18,439	27%
Other	9,135	15%	9,402	14%	9,557	14%
Total Expenditures	58,869		67,579		69,025	

Source: Financial Post Canadian Demographics, 2007



Rental Market 2005-2006										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Private Apartment Vacancy Rates (%)										
Comox Valley	2.7	0	1.9	1.1	0.8	1.2	11.6	0.9	1.9	1.1
BC	1.5	1.1	1.5	1	2.5	1.5	3.6	1.9	1.9	1.2
Private Apartment Average Rents (\$)										
Comox Valley	378	399	503	523	599	617	597	604	560	577
BC	627	650	725	754	844	882	961	1001	758	789
Private Row (Townhouse) Vacancy Rates (%)										
Comox Valley	N/A	N/A	N/A	N/A	1.3	1.4	0.7	0	1.1	0.8
BC	N/A	N/A	N/A	N/A	2.6	1.6	4.7	3	3.8	2.5
Private Row (Townhouse) Average Rents (\$)										
Comox Valley	N/A	N/A	N/A	N/A	574	617	729	754	633	672
BC	N/A	N/A	N/A	N/A	753	831	967	1017	849	909

Source: Canada Mortgage and Housing Corporation 2007