

Eaglecrest Residents' Association
PO Box 582, Qualicum Beach, BC V9K 1T1
Presentation to the Public Hearing
October 6, 2025

Good afternoon Mayor and Councillors

I'm Bill Scott, a Director of the Eaglecrest Residents' Association and I am here speaking on its behalf.

With reference to the Association's October 3rd letter to Council, I would like to take this opportunity to highlight its content for those who may not have had an opportunity to review it in its entirety.

I ask your indulgence as I may slightly exceed my time limit but the ERA represents some 300 households and nearly 600 electors who desire to live in a thriving, integrated and unified neighbourhood offering diverse recreational facilities and social opportunities.

The ERA has extensively engaged the community and determined that, on balance, there is consensus that public ownership of the golf course lands is the better alternative to private ownership. It provides the best opportunity to have an on-going and constructive role in the revisioning of Eaglecrest. However, that will only hold true if the Town, as the owner/developer, mandates that those directly impacted are given an active role in the development and application process.

This acquisition and proposed revisioning of golf course lands will bring significant and potentially irreversible changes to our long established suburban neighbourhood and to Qualicum Beach as a whole. The proposed Bylaws are not minor or typical. They establish a broad framework of land use designations and pre-zoning, introducing new commercial and institutional uses and concentrating residential development in a single area for which there is no precedent in the entirety of Qualicum Beach.

Support is not without concerns. The Town's timing of releasing material, whether purposeful, inadvertent, or simply the result of not having enough time or human resources, has made it extremely difficult for the layperson to fully understand the rationale for what is being proposed; to grasp the implications for the neighbourhood, their homes, and lives, without a clear and meaningful commitment in having on-going community representation in this revisioning process.

It is amazing to think that between September 9th's Open House and September 17th's Council meeting we went from "What do you think?" to two readings of bylaw amendments telling us "Here is what you're going to get." and now today, October 6th's Public Hearing, a "sober second thought" in advance of these bylaws being enacted for a November 1st contractual deadline.

If Council genuinely believes we should go into this with "eyes wide open", perhaps they should take the advice once given by Simon and Garfunkel ... "Slow down, you move too fast .."

The acquisition of the golf course lands has precipitated the need for cash to fund not only the direct but the "yet to be determined" indirect costs. We have been told by your professional planning consultant that the denser the development the more cash you get but then he softens it with "Well that's the maximum and not necessarily what will eventually be built."

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Well to our mind, if cash is needed, and "denser" gets more cash and "denser" is allowed, then it would follow that "denser" it will be!

There really is no need to introduce new non-compatible development zones like NCR 1 or Institutional /Residential 1 or to apply a rarely used R20 to increase density when R1, with it's allowable forms of duplexes and houseplexes, can quadruple density to 4 units per parcel and allow 3 stories per unit without any significant change to the community's form and character.

The proposal for parkland disproportionately assigns green space preventing a functional pedestrian-friendly connection between our diverse community nodes and its many natural amenities.

And if the recently released Request for Proposal to reconfigure the golf course proceeds it will give permanence to this disproportionate parkland assignment.

Therefore, to reiterate our October 3rd comments, Council must:

1. Amend the current OCP bylaw and it's future iterations to include:
 - a. a re-iteration of the current Section 2.2.9, which directs the Town to protect in perpetuity the Town's network of open spaces including the Eaglecrest Golf Course.
 - b. A Master Neighbourhood Plan, created in conjunction with the Eaglecrest community, which identifies and directs municipal infrastructure additions and upgrades; transportation initiatives within and adjacent to the community; human-centric uses for the recreational lands and form and character rules for all land uses before any redevelopment or reconfiguration is allowed to occur.
 - c. the design elements of the Master Neighbourhood plan in a unique Eaglecrest Development Permit Area to ensure future development is consistent and compatible.
 - d. the Eaglecrest community as an equal participating partner in the process of reviewing all development applications prior to their approval.
2. Zone all developable lands within Eaglecrest as R1 to ensure ensure conformity with the community's current form and character.
3. Formally dedicate all proposed green space, including the golf course, as parkland to legally protect it from succumbing to future development desires.

The Association looks forward to assisting the residents of Eaglecrest in being the Town's partner in bringing this revisioning opportunity into reality.

Thank you.