



**EAGLECREST RESIDENTS' ASSOCIATION**  
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October 21, 2025

**BY EMAIL: [planning@qualicumbeach.com](mailto:planning@qualicumbeach.com)**

Town of Qualicum Beach  
#201 – 660 Primrose Street  
PO Box 130  
Qualicum Beach, BC V9K 1S7

**Re: Eaglecrest Golf Course Lands – Revised Official Community Plan (OCP) Amendment Bylaw 800.08, 2025 and Zoning Amendment Bylaw No. 900.06, 2025 for October 22, 2025 Regular Council Meeting**

To Town Staff:

We have reviewed the staff memo and bylaws and are pleased to see changes being recommended by staff that address some of our community's concerns. We remain concerned that the maximum height of buildings in the proposed multi-family housing areas is 12.75 m and there could be multiple 4-storey buildings in these areas, as expressed in our letter of October 3, 2025. Multiple tall buildings have been controversial even within the Village Neighbourhood and are out of character for Eaglecrest, and will have negative impacts on adjacent property owners and Eaglecrest as a whole.

This concern is only heightened by these bylaw changes as Area 1, the Eaglecrest Dr./Country Club Dr. corner, is now proposed to be a multi-family area increasing the maximum height to 12.75 m and reducing setbacks. This is a significant change for a fairly small area at a prominent corner. A 4-storey building is inappropriate and would have a significant negative impact on the owners on Eaglecrest Dr. and Country Club Dr. We reiterate our request that the zoning be Residential 1 (R1) or that the area be left as green space and made publicly accessible.

Residents have expressed concerns about the lack of green space on the west side of Eaglecrest and the bylaw changes do not create or retain any new green space areas suitable for residents to gather. The Royal Dornoch Dr. North area will no longer be a gathering place or an alternate and safer route for pedestrians to avoid the traffic on Country Club Dr. The Eaglecrest Dr./Country Club Dr. corner will be the only area left on the west side where the public can view the course and should be considered valuable green space and left for public use.

Finally, Alternative #1 has been proposed in the staff memo, being to give third reading to the zoning bylaw subject to reducing the maximum height in multi-family areas from 12.75 to 11.0 m. Height should be reduced to 11.0 m, there should be no need for the new Residential 21 (R21) zone, and the zoning for all of these areas should be Residential 1 (R1).

Thank you.

Sincerely,

Eaglecrest Residents' Association Board