



TOWN OF QUALICUM BEACH STAFF REPORT

File No. 6520-EGC2026

TO: Luke Sales, Director of Planning and Community Development

FOR: Regular Council Meeting

DATE: May 13, 2026

FROM: Bailey Walsh, Planner

SUBJECT: Draft Preliminary Eaglecrest Neighbourhood Plan

GOVERNANCE DECISION

Council is requested to:

- Receive for information the Draft Preliminary Eaglecrest Neighbourhood Plan (Attachment 1 to this Report).
- Refer the Draft Preliminary Eaglecrest Neighbourhood Plan (Attachment 1 to this Report) to the Eaglecrest Residents' Association for comments to be considered as part of the future final *Eaglecrest Neighbourhood Plan*.

RECOMMENDATIONS

1. **THAT** the Draft Preliminary Eaglecrest Neighbourhood Plan be received, as attached to the May 13, 2026, Report to Council.
2. **THAT** the Draft Preliminary Eaglecrest Neighbourhood Plan, as attached to the May 13, 2026, Report to Council, be referred to the Eaglecrest Residents' Association for comments to be included in the future final Eaglecrest Neighbourhood Plan.

PURPOSE

To provide the Draft Preliminary Eaglecrest Neighbourhood Plan for Council's receipt. The Draft Preliminary Eaglecrest Neighbourhood Plan provides future direction for the Eaglecrest Neighbourhood and provides preliminary planning context necessary for the planning of individual parcels within the Neighbourhood, including the lot located to the west of Country Club Drive referred to as "Parcel 2".

BACKGROUND

In 2025, the Town purchased Eaglecrest Golf Course (EGC), acquiring approximately 42.5 hectares of land and securing the Town's ability to shape the long-term use of the lands. Prior to the purchase, the Town undertook:

- Extensive community engagement, including small group discussions with nine community groups, conducted an online survey and facilitated several large-format community meetings. This engagement is detailed in the January 21, 2026, Report to Council.
- An amendment to the OCP ("Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025"), including a statutory public hearing. The amendment bylaw was approved by Council on October 22, 2025.
- An amendment to the Zoning Bylaw ("Town of Qualicum Beach Zoning Bylaw No. 900, 2024 (Eaglecrest) Bylaw No. 900.06, 2025"), including a statutory public hearing. The amendment bylaw was approved by Council on October 22, 2025.
- Adoption of Development Permit Area Guidelines for portions of the EGC lands as a part of the "Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025" and "Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (Development Permit Area Guidelines) Bylaw No. 900.08, 2025", both adopted on December 10, 2025.

Council approved the 2026 Public Engagement Overview on January 21, 2026, outlining next steps for the planning process. This Report outlined the process for Neighbourhood Planning, which resulted in the *Draft Preliminary Eaglecrest Neighbourhood Plan* (Attachment 1 to this Report). The January 21, 2026, Planning Report also outlined the planning process for Parcel 2, located west of Country Club Drive. Next steps for Parcel 2 are addressed in a separate Report entitled "Authorization to issue RFP – Country Club Drive West (Parcel 2)", dated May 13, 2026.

DISCUSSION

Community engagement in Q1 and Q2 2026 served two purposes:

- To receive public input on priorities for the Eaglecrest Neighbourhood for incorporation into the development of the *Draft Preliminary Eaglecrest Neighbourhood Plan* (Attachment 1); and
- To receive public input prior to drafting development parameters for Parcel 2, the Town-owned land located to the west of Country Club Drive, to be specified through the upcoming Request for Proposals process, as described in the May 13, 2026, Report to Council titled "Authorization to issue RFP – Country Club Drive West (Parcel 2)".

Community engagement included the following events and participation:

Date & Location	Opportunity Type	Invitees	Number of Attendees
February 2, 2026 <i>Town Hall</i>	Small-format Meeting	Direct neighbours to Parcel-Specific Planning property (North neighbours)	8
February 10, 2026 <i>Town Hall</i>	Small-format Meeting	Direct neighbours to Parcel-Specific Planning property (Southeast neighbours)	7
February 13 – March 8, 2026 <i>Online</i>	Neighbourhood Online Survey	Residents of Eaglecrest Neighbourhood	276 Responses
February 26, 2026 <i>Civic Centre</i>	Workshops (2 Sessions)	Residents of the Eaglecrest Neighbourhood	Session 1: 23 Session 2: 12
March 10, 2026 <i>Community Hall</i>	Large-format Meeting (2 Sessions)	Residents of the Eaglecrest Neighbourhood	Session 1: 38 Session 2: 39
March 10 – March 22, 2026 <i>Online</i>	Community Online Survey	Open to All	312 Responses
April 2, 2026 <i>Civic Centre</i>	Large-format Meeting	Open to All	135

Consultation has confirmed that the top priorities for the Eaglecrest Neighbourhood are:

- Maintaining the form and character of buildings in the Neighbourhood
- Outdoor recreation, including access to parks and greenspace
- Transportation

What is the Preliminary Eaglecrest Neighbourhood Plan?

The *Preliminary Eaglecrest Neighbourhood Plan* provides a high-level vision for the future of the Eaglecrest Neighbourhood. It provides guidance on future development, parks, infrastructure, transportation, neighbourhood character, and other key considerations. The vision for the Neighbourhood is viewed both from the perspective of how priorities within the Neighbourhood can be met or enhanced over time, as well as how the Neighbourhood can support the Town’s 2025 Official Community Plan (OCP) goals.

The *Preliminary Eaglecrest Neighbourhood Plan* is the first step toward a finalized *Eaglecrest Neighbourhood Plan*, which will be brought forward for Council consideration upon completion at a later date. A number of additional steps are required before the *Eaglecrest Neighbourhood Plan* can be finalized, including the completion of technical studies and more detailed, topic-specific planning initiatives such as Parks planning.

Plan Content

The *Preliminary Eaglecrest Neighbourhood Plan* contains four sections.

Section 1: Neighbourhood Goals

Describes how the Draft *Preliminary Eaglecrest Neighbourhood Plan* supports each of the ten OCP Goals. The ten OCP Goals are:

1. Complete, Compact Community Land Use
2. Low-impact Transportation
3. Community Health
4. Sustainable Food Systems
5. Progressive Infrastructure
6. Economic Prosperity
7. Healthy Landscapes
8. Green Buildings
9. Sense of Place
10. Diversity of Housing

Section 2: Planning Priorities

Identifies the Planning Priorities for the Neighbourhood and associated actions. The 10 Planning Priorities included in the Draft *Preliminary Eaglecrest Neighbourhood Plan* are:

1. Parks and Greenspace
2. Recreation
3. Form and Character
4. Housing
5. Roads
6. Growing Food
7. Water, Sewer, & Drainage
8. Clubhouse & Restaurant
9. Home Occupation
10. Environmental Protection

Each of the Planning Priorities include a list of Actions that can be taken to move towards the Neighbourhood Vision statements addressing the OCP Goals.

Section 3: Completing the Future Finalized *Eaglecrest Neighbourhood Plan*

Outlines the additional work to be completed prior to the future finalization of the *Eaglecrest Neighbourhood Plan*.

Section 4: Implementation

Identifies a list of steps required to implement the *Preliminary Eaglecrest Neighbourhood Plan*, organized by Planning Priority.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this Report.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

INFORM, CONSULT, INVOLVE

To date, the project has included extensive public participation (*inform, consult and involve*).

- **INFORM:** The public is informed of the *Draft Preliminary Eaglecrest Neighbourhood Plan* through the presentation of this Report.
- **CONSULT:** The public is consulted through the future referral by Council of the *Draft Preliminary Eaglecrest Neighbourhood Plan* to the Eaglecrest Residents Association for comment.
- **INVOLVE:** Future steps related to the implementation of the *Draft Preliminary Eaglecrest Neighbourhood Plan* will include various levels of public participation ranging from *inform* to *involve*.

STRATEGIC PLAN ALIGNMENT

Council’s Strategic Plan Focus Area(s) supported by this initiative:

- **Housing:** To ensure residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels.
- **Good Governance:** To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.
- **Economic Prosperity:** To pursue economic opportunities based on sustainable growth, development, and investment that meets the needs of the community.
- **Community Health & Wellbeing:** To improve the health and wellbeing of people who live, work, and play in the Town.
- **Climate Action:** To reduce GHG emissions and energy consumption and promote adaptive mitigative measures to prepare for climate change impacts.
- **Progressive Infrastructure:** To ensure infrastructure for energy, water, waste water & storm water, solid waste and multi-modal transportation is efficient and effective at advancing the Town’s sustainability goals.

SUMMARY

The *Draft Preliminary Eaglecrest Neighbourhood Plan* (Attachment 1) has been developed to:

- provide guidance for future planning in the Eaglecrest Neighbourhood; and
- establish the context required for developing the Request for Proposals (RFP) and parcel-specific development parameters and design guidelines for the development of lands located west of Country Club Drive (Parcel 2) within the Eaglecrest Neighbourhood.

Further work is required before the *Eaglecrest Neighbourhood Plan* can be finalized. The timing of finalization will be determined by Council following the completion of necessary studies and staff-led initiatives, and after consideration of feedback from the Eaglecrest Residents' Association on the *Draft Preliminary Eaglecrest Neighbourhood Plan*.

ALTERNATIVE

1. THAT Council provides an alternative direction to staff.

APPROVALS

Report respectfully submitted by Bailey Walsh, Planner.



Bailey Walsh
Planner
Report Author



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence

REFERENCES

Attachment 1: Draft Preliminary Eaglecrest Neighbourhood Plan



— Preliminary —

Eaglecrest Neighbourhood Plan



TOWN OF QUALICUM BEACH
MAY 2026

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Introduction

The Eaglecrest Neighbourhood Plan

What is a Neighbourhood Plan?

A Neighbourhood Plan is a municipal planning document that provides a high-level vision for the future of a neighbourhood. This vision often includes aspects such as development, infrastructure, transportation, and neighbourhood character.

Following the purchase of the Eaglecrest Golf Course lands by the Town in December 2025, the Town determined that a Neighbourhood Plan was needed to refine future land uses and ensure that changes were aligned with the greater objectives of Town policies and community sentiment.

This document is a *Preliminary* Neighbourhood Plan, as key technical studies required to ground-truth some of these visions are still underway. However, there is a benefit to sharing initial visions and planning strategies with the community while these technical studies are being completed. The future finalized *Eaglecrest Neighbourhood Plan* (ENP) will include the completed technical studies.

How was the Preliminary Eaglecrest Neighbourhood Plan (Preliminary Plan) developed?

Background Work

At the outset of the *Preliminary Eaglecrest Neighbourhood Plan* (Preliminary Plan) development, the Town undertook a review of current policies and regulations relevant to the Eaglecrest Neighbourhood, as well as technical assessments and studies. The Town also undertook numerous community engagement opportunities and site visits throughout the Neighbourhood. While this review was taking place, additional studies and research had already commenced to gain a deeper technical understanding of the context of the Neighbourhood, some of which are still being finalized.

Community Engagement

Community engagement focused on two distinct topics:

- Neighbourhood Planning to inform the development of this Preliminary Plan
- Parcel-specific Planning to inform a set of development parameters to be in place as a condition of the sale of the lot located to the west of Country Club Drive (shown following). Disposition of this parcel is planned for in 2026



Figure 1: Eaglecrest Golf Course Lands Neighbourhood Plan Area

The engagement opportunities offered to residents are detailed in the following table.

Date & Location	Opportunity Type	Invitees	Number of Attendees
February 2, 2026 <i>Town Hall</i>	Small-format Meeting	Direct neighbours to Parcel-Specific Planning property (North neighbours)	8
February 10, 2026 <i>Town Hall</i>	Small-format Meeting	Direct neighbours to Parcel-Specific Planning property (Southeast neighbours)	7
February 13 – March 8, 2026 <i>Online</i>	Neighbourhood Online Survey	Residents of Eaglecrest Neighbourhood	276 Responses
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Adoption Process & Next Steps

The Preliminary Plan will be finalized following the completion of additional studies on transportation and infrastructure master-planning, and will be subject to future Council decision-making.

Where the Eaglecrest Neighbourhood Plan (ENP) Fits

The ENP is intended to support the vision of the Eaglecrest Neighbourhood, which both addresses the Neighbourhood as a distinct community and as a part of the greater whole of the Town.

In the hierarchy of planning documents at the Town of Qualicum Beach, the ENP is a visionary document that is subsidiary to the policy framework of the Official Community Plan (OCP). As such, any guidance provided in the ENP must also be aligned with policies and direction outlined in the OCP. The intent of the ENP is to clarify how the general vision provided in the OCP can be interpreted specifically for the Eaglecrest Neighbourhood, with finer detail on priorities to achieving those goals. Until such time that the ENP is completed and approved by Council at a future date, the Preliminary Plan will serve in its place.

The Eaglecrest Neighbourhood

Neighbourhood History

At the time of the Town of Qualicum Beach's incorporation in 1942, the area now known as the Eaglecrest Neighbourhood was located outside the Town's boundaries. The area was rural in character until the Neighbourhood started to see residential subdivision on areas such as Butterball Drive (1958).

Residential subdivision has continued incrementally in the area since that time. The character of the Neighbourhood as a recreational hub was formalized when the Eaglecrest Golf Course was established in 1971. The majority of the Eaglecrest Neighbourhood was then incorporated into the Town of Qualicum Beach in 1991. The Eaglewood subdivision was incorporated into the Town in 2005.

The Neighbourhood saw major change on the Golf Course lands in 2021 when nine holes were decommissioned, becoming, minimally-maintained greenspace by default.

In 2025, the Eaglecrest Golf Course was purchased by the Town of Qualicum Beach. To finance the purchase, the Town initiated several land use amendments to permit some residential and institutional development on select Town-owned land including parts of the former Golf Course. This included the rezoning and OCP amendments of the parcel located between Fairways Drive and Highway 19A, the parcel located to the west of Country Club Drive, and a portion of land located at the southeast corner of Country Club Drive and Eaglecrest Drive.

These various changes over the past several decades are reflected in the Land Use Map shown in Figure 6, which represents permitted land use in the Neighbourhood at the time of the Preliminary Plan being created.

The Preliminary Plan Area

The Preliminary Plan Area shown in Figure 2 'Preliminary Neighbourhood Plan Area Map', is located between Island Highway 19A and the waterfront. The Map also shows the significant parcels zoned for development.

Preliminary Eaglecrest Neighbourhood Plan Area Map



Figure 2: Preliminary Eaglecrest Neighbourhood Plan Area

Executive Summary

This Preliminary Neighbourhood Plan (Preliminary Plan) has been drafted on the basis of background research and data, site exploration, analysis of Town policies, and community engagement. The role of the Preliminary Plan is to help guide changes (physical, social development and infrastructure) in the Eaglecrest Neighbourhood by providing a clear vision for the future until the Eaglecrest Neighbourhood Plan (ENP) is finalized at a future date. The Preliminary Plan also supports the broader goals and objectives of the Town by linking neighbourhood-level priorities with Town-wide OCP goals.

The Preliminary Plan is structured around each of the ten OCP Goals for consistency and policy alignment. Each Goal includes specific priorities for the Neighbourhood.

		OCP Goals									
		Complete, Compact Community Land Use	Low-impact Transportation	Community Health	Sustainable Food Systems	Progressive Infrastructure	Economic Prosperity	Healthy Landscapes	Green Buildings	Sense of Place	Diversity of Housing
		1	2	3	4	5	6	7	8	9	10
Planning Priorities	Parks & Greenspace	✓		✓	✓					✓	
	Recreation	✓	✓	✓			✓			✓	
	Form and Character									✓	
	Housing	✓		✓							✓
	Roads		✓			✓					
	Growing Food				✓						
	Water, Sewer, & Drainage					✓					
	Clubhouse & Restaurant			✓			✓				
	Home Occupation						✓				
	Environmental Protection							✓	✓		

The Preliminary Plan has a role in supporting each of the ten OCP Goals. The Preliminary Plan highlights one Neighbourhood Vision for each OCP Goal, intended to be realized over time through the implementation of Actions which directly contribute to established Planning Priorities for the Neighbourhood.

The OCP Goals and Neighbourhood Visions are described in “Section 1: OCP Goals within the Neighbourhood” of this Preliminary Plan, while the Planning Priorities and Actions are described in “Section 2: Planning Priorities” with an overview being provided in the following table.

OCP Goal & Neighbourhood Vision	Planning Priorities	Actions
OCP Goal: Complete, Compact Community Land Use NEIGHBOURHOOD VISION: A predominantly low-scale residential neighbourhood organized around a network of recreational greenspaces and active transportation routes, providing a range of a variety of housing opportunities for residents at all stages of life.	Parks & Greenspace	<ul style="list-style-type: none"> Protect Parks and Greenspace
	Recreation	<ul style="list-style-type: none"> Protect recreation through Zoning & OCP Regulations
	Housing	<ul style="list-style-type: none"> Allow for incremental changes to housing
OCP Goal: Low-impact Transportation NEIGHBOURHOOD VISION: A safe and convenient network of transportation options that supports movement within the Neighbourhood, and connections into and out of the Neighbourhood, for people walking, rolling or in a car.	Recreation	<ul style="list-style-type: none"> Provide amenities to improve walking routes Formalize walking routes Improve safety and convenience of Highway 19A crossing Implement traffic calming
	Roads	<ul style="list-style-type: none"> Implement traffic calming Improve key highway intersections
OCP Goal: Community Health NEIGHBOURHOOD VISION: Neighbourhood spaces support community health by providing opportunities for formal and informal social gatherings, including the Clubhouse at the Golf Course as a shared gathering place for community, recreation, and social events. Outdoor recreation is encouraged by the provision of safe, enjoyable walking trails with access to natural areas and the waterfront.	Parks & Greenspace	<ul style="list-style-type: none"> Protect Parks and Greenspace Enhance public parks and greenspace
	Clubhouse & Restaurant	<ul style="list-style-type: none"> Enhance the Clubhouse and Restaurant

Figure 4: Planning Priorities

OCP Goal & Neighbourhood Vision	Planning Priorities	Actions
OCP Goal: Sustainable Food Systems NEIGHBOURHOOD VISION: Eaglecrest Neighbourhood residents take opportunities to grow their own food in private vegetable gardens as well as potential community gardens.	Growing Food	<ul style="list-style-type: none"> Encourage private food gardens Consider a community garden
	Parks & Greenspace	<ul style="list-style-type: none"> Preserve Open Space for Future Uses
OCP Goal: Progressive Infrastructure NEIGHBOURHOOD VISION: Infrastructure in the Eaglecrest Neighbourhood supports residents and natural systems, with stormwater managed responsibly to reduce risk, support water conservation, and, where appropriate, reused within the Golf Course irrigation system. Landscaping and public spaces are designed with drought-tolerant approaches.	Roads	<ul style="list-style-type: none"> Maintain roads
	Water & Sewer	<ul style="list-style-type: none"> Ensure capacity for municipal water and sewer connections
	Drainage	<ul style="list-style-type: none"> Manage stormwater for resilience and sustainability
OCP Goal: Economic Prosperity NEIGHBOURHOOD VISION: The Eaglecrest Golf Course, Clubhouse, and Restaurant bolster the Town's economy through enhancement of tourist attractions and provide options for local residents to patronize local businesses. Home-based businesses are also supported in the zoning to contribute to the local economy.	Recreation	<ul style="list-style-type: none"> Ensure high Golf Course operations
	Clubhouse & Restaurant	<ul style="list-style-type: none"> Enhance the Clubhouse and Restaurant
	Home Business	<ul style="list-style-type: none"> Permit home-based businesses
OCP Goal: Healthy Landscapes NEIGHBOURHOOD VISION: The Eaglecrest Neighbourhood continues to be known for its scenic views of the waterfront, thoughtfully maintained landscaping and natural areas, and by the refined character of the built environment.	Environmental Protection	<ul style="list-style-type: none"> Maintain and enhance marine shoreline protection Mitigate risk on steep slopes Engage the public and undertake parks planning
OCP Goal: Green Buildings NEIGHBOURHOOD VISION: Buildings in the Eaglecrest Neighbourhood contribute to the Town's commitment to sustainability through the implementation of green building principles for new buildings, and the encouragement of retrofit green building features where appropriate.	Environmental Protection	<ul style="list-style-type: none"> Encouraging green building practices (Form and Character Guidelines)

Figure 4: Planning Priorities Cont'd

OCP Goal & Neighbourhood Vision	Planning Priorities	Actions
OCP Goal: Sense of Place NEIGHBOURHOOD VISION: The Eaglecrest Neighbourhood continues to be a place that celebrates the sense of community, neighbourhood character, parks and greenspace, and outdoor recreation	Form and Character	<ul style="list-style-type: none"> Maintain form and character guidelines Provide development parameters for Parcel 2 Provide development parameters for Parcel 3
	Parks and Greenspace	<ul style="list-style-type: none"> Enhance Public Parks and Greenspace Protect Parks and Greenspace
	Recreation	<ul style="list-style-type: none"> Formalize walking routes Provide amenities to improve walking routes
OCP Goal: Diversity of Housing NEIGHBOURHOOD VISION: Eaglecrest supports a diversity of predominantly low-scale housing forms that respond to changing household needs and allow residents to age in place within the Neighbourhood.	Diversify Housing Options	<ul style="list-style-type: none"> Enact permissive zoning (complete) Provide development parameters for Parcel 2
	Form and Character	<ul style="list-style-type: none"> Provide development parameters for Parcel 3

Figure 4: Planning Priorities Cont'd

1. OCP Goals within the Neighbourhood

Section 1 provides an overview of how the Preliminary Plan supports each of the ten OCP Goals within the Neighbourhood. There is a Neighbourhood Vision describing a future where the OCP Goal is met, which is supported by some additional information such as important Neighbourhood context, Planning Priorities, and ideas for the future.

The Planning Priorities relevant to each OCP Goal are listed in this Section but described in more detail in Section 2 of this Preliminary Plan (Page 34).



Figure 5: Official Community Plan Goals

1.1 Complete, Compact Community Land Use



OCP Goal: Encourage carefully managed growth through land use that enhances the natural ecology, local economy, and vibrancy of community life at a scale that is suited to the Qualicum Beach village character.

The Preliminary Plan's Role in Supporting the OCP Goal of Complete, Compact, Community Land Use within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP's Goal within the Eaglecrest Neighbourhood by clustering future land use around a network of recreational greenspaces and active transportation routes, and by providing a diverse range of housing opportunities that accommodate the needs of residents of the Neighbourhood at all stages of life.

"[One of the top three priorities to consider when planning for the future of the Neighbourhood, is to] maintain as much of the current residential and recreation mix as possible."

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

A predominantly low-scale residential Neighbourhood organized around a network of recreational greenspaces and active transportation routes, providing a range of a variety of housing opportunities for residents at all stages of life.

Current Land Use

RESIDENTIAL

The Eaglecrest Neighbourhood is currently characterized by predominantly single-detached homes, largely built prior to 2023 provincial housing legislation. Recent legislative changes now permit higher residential density and building massing on most residential parcels in Qualicum Beach, resulting in development potential that exceeds the Neighbourhood's existing built form.

RECREATION

Many of the former Golf Course lands are used as informal recreational areas and dog-walking paths. Park planning for these areas will take place in a future year.

COMMERCIAL

Eaglecrest Golf Course (including the Clubhouse and Restaurant) is undergoing reconfiguration and renovations at time of this Preliminary Plan writing. The amenity has been used in the past as a community gathering space for golf and community functions, and that is the continued intention in the future.

Eaglecrest Neighbourhood Land Use Map

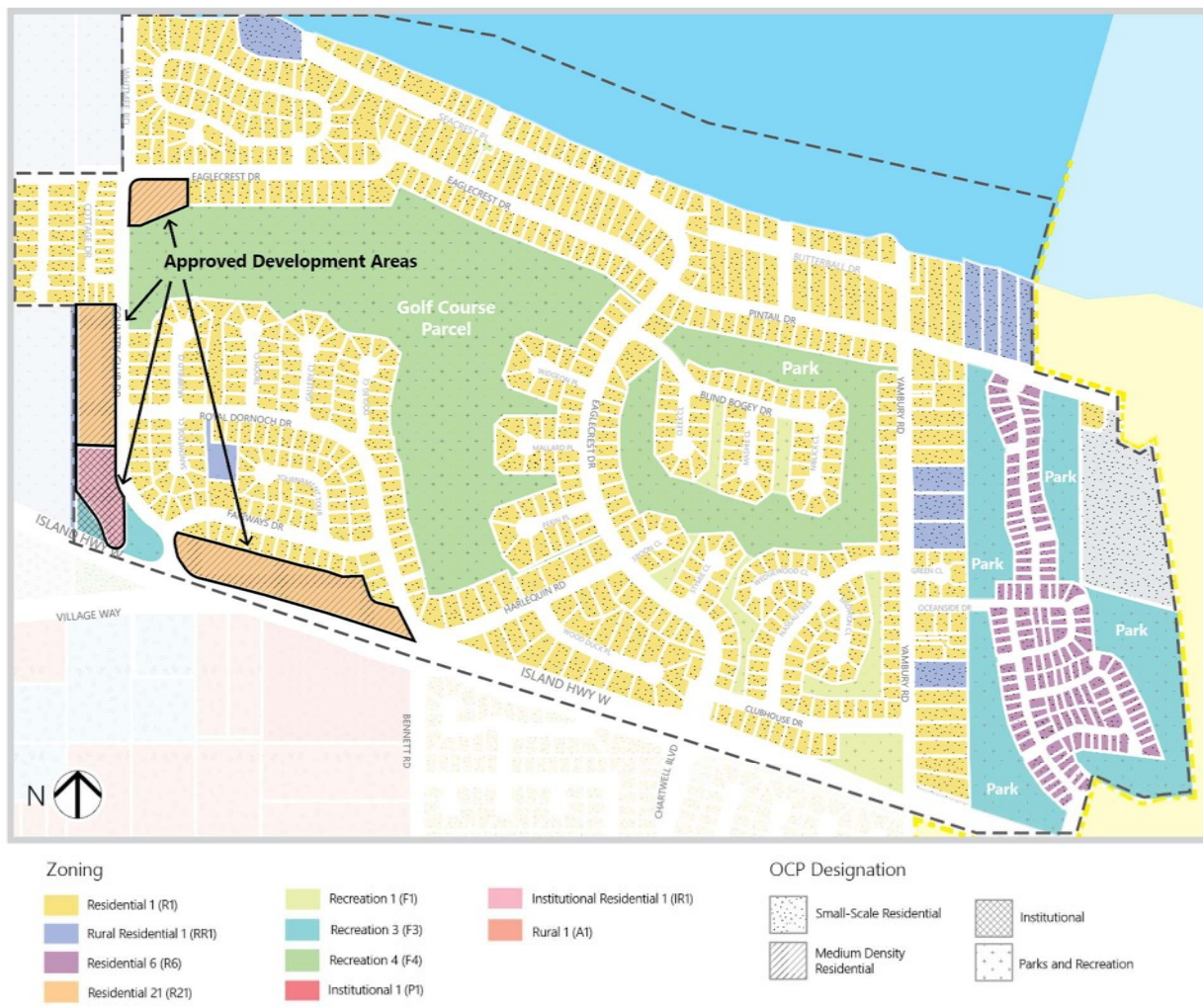


Figure 6: Eaglecrest Neighbourhood Land Use Map

CONTEXT

The Future

REDEVELOPMENT POTENTIAL

- Most homes in the Neighbourhood are relatively new
- Standard buildings have a lifespan of up to 100 years for a well-constructed wood frame home, meaning that most homes will not see redevelopment in the near future
- As buildings reach the end of their lifespan, replacements will likely see incremental increases in residential density and height, to be guided by Town design guidelines and planning policies

NEW DEVELOPMENT POTENTIAL

- Neighbourhoods shift and change in response to the needs of the community
- Aside from small scale infill housing, potential for new development is concentrated in several Town-owned parcels that are zoned for residential development (see Figure 7: New Land Use Map). Planning for Parcel 2 is underway in 2026, while planning for Parcel 3 and the parcel located at Country Club Drive and Eaglecrest Drive will be addressed in 2027 or later as directed by Council
- There is also potential for small-scale development (suites, cottages, etc) on existing parcels without removing the existing homes



Figure 7: New Land Use

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Parks and Greenspace (s. 2.1)
- Recreation (s. 2.2)
- Housing (s. 2.4)

Realizing the Vision

- Require incremental, carefully managed infill development and redevelopment
- Encourage lower scales of housing forms where possible
- Maintain generous landscaping and yards for new development
- Establish gathering places to build a sense of community
- Provide more detailed planning, including public engagement, long-term parks planning within the Neighbourhood to ensure the interconnectivity of green areas, the future use and recreational programming, maintenance standards and clear delineation of pet-friendly greenspaces

1.2 Low-impact Transportation



OCP Goal: Continue building a safe, walkable community where residents and visitors have access to amenities through a comprehensive network of transportation routes that support alternatives to the automobile, including alternatives for people with mobility issues that may not be able to walk or cycle.

The Preliminary Plan’s Role in Supporting the OCP Goal of Low-impact Transportation within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP Goals within the Eaglecrest Neighbourhood by providing opportunities for safe active transportation between destinations within the Neighbourhood, and across Highway 19A to provide an active transportation connection to the remainder of the Town.

“Vehicular traffic generally moves well throughout the Neighbourhood. The road network is easy to navigate, with quiet residential streets and looped road patterns that help limit through-traffic. Overall speeds tend to be moderate, and many drivers appear aware that the Neighbourhood is used heavily for walking, cycling, and outdoor recreation.”

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

A safe and convenient network of transportation options that supports movement within the Neighbourhood, and connections into and out of the Neighbourhood, for people walking, rolling or in a car.

Current Transportation

- Safe vehicular and active transportation routes are top priorities for residents, particularly as much of the Neighbourhood's identity relates to the enjoyment of walking routes, recreation, and outdoor spaces
- Residents and visitors frequent a variety of walking loops and routes, with some choosing to walk the same routes on repeat while others choose from a variety of routes to suit their mood or schedule on different days
- The location of the Eaglecrest Neighbourhood along Highway 19A poses interesting challenges in that the influx of visitors, especially during the summer months, can create conflicts with the transportation priorities of existing residents. This points to a need for careful planning that allows for multiple routes and modes of transportation

CONTEXT

The Future

PLANNING WITH GROWTH IN MIND

- The Eaglecrest Neighbourhood will be subject to changes in how the land is used in the future, as with any neighbourhood
- Transportation plans must account for the potential for change or growth, and be flexible enough to respond to these changes in a way that continues to support quality of life for residents

ENGINEERING

- Transportation planning is a practice based in engineering standards designed to protect safety and efficiency
- Both planning and engineering is essential for streets and roads, with engineering standards improving safety and efficiency while planning frameworks ensure that the core neighbourhood and environmental priorities are protected
- At the time of writing of the Preliminary Plan, traffic studies are underway to determine the context of traffic in the Neighbourhood and along Highway 19A
- The Preliminary Plan aims to highlight areas of concern and opportunity to be included in further technical analysis and the development of strategic interventions that meet safety and engineering standards
- The future final version of this draft Preliminary Plan will include more details on transportation and infrastructure

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Recreation (s. 2.2)
- Roads (s. 2.5)

**FUTURE
PLANNING**

Circulation Plan

The Official Community Plan denotes the current vision for the future of the transportation network, though it is noted that many pathways and walking routes require further analysis and design work. The details of the mapping, as shown in the Official Community Plan, are provided in Figure 9.

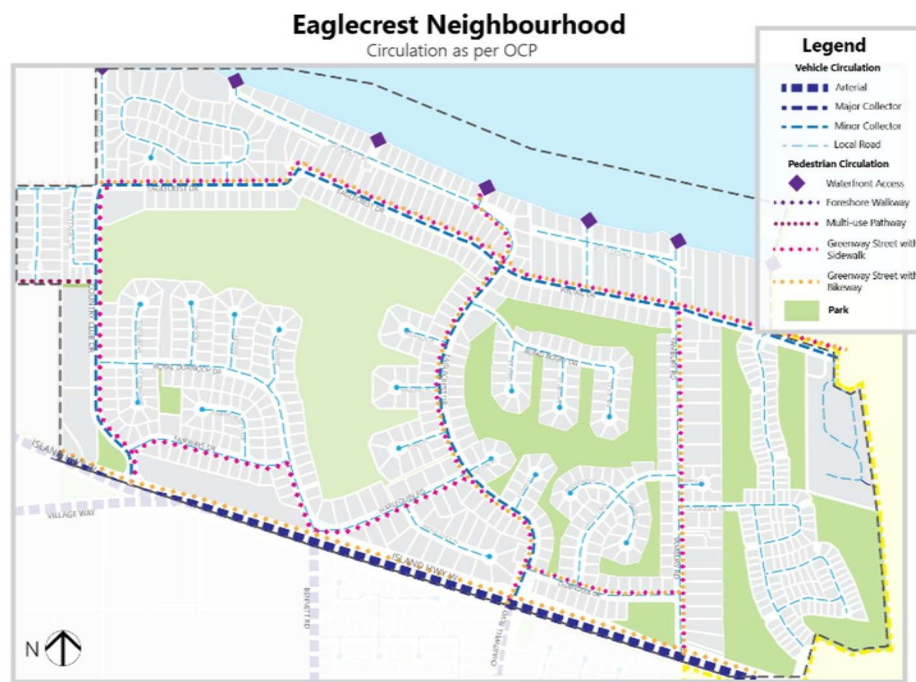


Figure 9: Eaglecrest Neighbourhood Circulation as per OCP

Future Action

Future planning should include a formalized set of walking and cycling routes that provide a range of interconnected routes with various levels of difficulty.

1.3 Community Health



OCP Goal: Foster the health and well-being of people that live, work, play, and invest in the Town. Value residents and welcome all others in a spirit of inclusion, promoting and supporting demographic diversity, and continuing to promote parks and trails that support healthy lifestyles. Support residents' access to social, cultural, and healthcare services as well as access to participation in community life, arts, and culture.

The Preliminary Plan's Role in Supporting the OCP Goal of Community Health within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP's goal within the Eaglecrest Neighbourhood by:

- a) Providing recreational opportunities for residents and visitors, including golf, walking trails and loops, and access to the beach
- b) To provide opportunities for both formal and informal social gathering, both indoor and outdoor
- c) Providing an opportunity for a seniors' care facility on the parcel zoned for institutional/residential use, subject to an acceptable proposal and form and character review.

"Consider amenities that support everyday neighbourhood use, such as looped walking trails, small play areas for children, and places where families (and families visiting grandparents) can pause and gather. Designing these spaces to be safe and comfortable for walkers, cyclists, children, and seniors will help ensure the Neighbourhood supports an active and healthy community."

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

Neighbourhood spaces support community health by providing opportunities for formal and informal social gatherings, including the Clubhouse at the Golf Course as a shared gathering place for community, recreation, and social events.

Current Community Health

Physical health is supported in the Neighbourhood by shared access to outdoor spaces, walking routes, and the Eaglecrest Golf Course. Social health is supported in the Neighbourhood by shared walking routes which allow for casual social interactions that build community.

CONTEXT

The Future

- The reopening of the Eaglecrest Golf Course, including Clubhouse and Restaurant, will provide additional opportunities for community connectedness
- The potential for a care facility to be developed on Parcel 2 (Figure 10: Land Use Map) could provide the opportunity for additional health services to be provided to facility residents
- Additional future parks planning could provide for additional physical and social health benefits



Figure 10: Land Use Map

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Parks & Greenspace (s. 2.1)
- Recreation (s. 2.2)
- Housing (s. 2.4)

Future Action

- Parks Planning – Future Date TBD (s. 2.1)

1.4 Sustainable Food Systems



OCP Goal: Support a prosperous local food system through high quality restaurants, year-round access to farm-fresh produce, economic prosperity, hands-on experience through community gardens and backyard gardening, and preservation of existing ALR and agricultural land.

The Preliminary Plan’s Role in Supporting the OCP Goal of Sustainable Food Systems within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP’s Goal within the Eaglecrest Neighbourhood by providing opportunities for community gardening in communal spaces, private gardening on large residential parcels, and preservation of open space for potential future agricultural uses if needed.

“A community garden would be an immense positive for our Neighborhood for getting to know neighbours and growing local food, fostering community...”

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

Eaglecrest Neighbourhood residents take opportunities to grow their own food, with some growing their own vegetable gardens or planting fruit trees, with others working together to create and care for community gardens.

Current Food Systems

There is not currently any zoned agricultural land within the Eaglecrest Neighbourhood. The nearest zoned agricultural lands are located outside of the Eaglecrest Neighbourhood Plan area to the south, on south side of Highway 19A. Supporting food systems in the Neighbourhood will require smaller scale supports, including activation of the Restaurant at Eaglecrest Golf Course.

CONTEXT

The Future

- Short-term opportunities for the Neighbourhood include encouraging local properties to participate in growing food on their residential properties or in community gardens
- Long term opportunities include the preservation of open space that could be used for community gardens or food production in the future

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Parks & Greenspace (s. 2.1)
- Growing Food (s. 2.6)

Future Action

Review opportunities to increase food security during the future park planning process.

1.5 Progressive Infrastructure



OCP Goal: Provide efficient and innovative infrastructure for energy, water, waste water & stormwater, and solid waste that advances the Town’s sustainability goals and minimizes the consumption of natural resources.

The Preliminary Plan’s Role in Supporting the OCP Goal of Progressive Infrastructure within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP’s Goal within the Eaglecrest Neighbourhood by providing the necessary infrastructure to support the Neighbourhood Plan including roads, water, sewer, and drainage. This includes:

- The sustainable management of water using the Golf Course and parkland as water retention and infiltration space
- Mitigating hazardous land conditions at risk from extreme weather events including but not limited to slope stability

“Buildings and paved areas should not fill the lot for aesthetics, consistency with the Neighbourhood and maximising infiltration of surface water.

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

Infrastructure in the Eaglecrest Neighbourhood supports residents and natural systems, with stormwater managed responsibly to reduce risk, support water conservation, and, where appropriate, to be reused within the Golf Course irrigation system. Landscaping and public spaces are designed with drought-tolerant approaches.

Current Infrastructure

Infrastructure in the Eaglecrest Neighbourhood currently includes the provision of local roads, water service, sewer connections, and drainage throughout the Neighbourhood. Water and sewer connections are still anticipated to be required for any new development or redevelopment. There are drainage issues in the Neighbourhood which can result in water collecting in certain areas, which requires particular attention for properties with significant slopes along the bluffs. Roads may change over time as layouts or uses in the Neighbourhood change.

CONTEXT

The Future

- Infrastructure provides the services people need to be able to get to and live in their homes comfortably
- When infrastructure is operating as it should, it generally goes unnoticed
- Changes to the Neighbourhood may mean that what currently worked well, such as traffic circulation patterns, may need to be adjusted to accommodate such changes

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Roads (s. 2.5)
- Water, Sewer, and Drainage (s. 2.7)

Future Action

Update Section 2: Low-impact Transportation and Section 5: Progressive Infrastructure regarding road infrastructure upon the completion of:

- Traffic studies
- Site design for Parcel 2 (West of Country Club Drive)
- Development of Walking Routes Map (as a part of future Parks Planning)

1.6 Economic Prosperity



OCP Goal: Pursue economic opportunities based on sustainable growth and development that meet the needs of the community. Emphasize local businesses with sustainable tourism activities as a fundamental part of the local economy.

The Preliminary Plan’s Role in Supporting the OCP Goal of Economic Prosperity within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP’s Goal within the Eaglecrest Neighbourhood by supporting the function of the Golf Course and associated Clubhouse, and supporting local home-based businesses.

“I am very optimistic about the Golf course rebuild and great management of the Clubhouse and Restaurant.”

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

The Eaglecrest Golf Course, Clubhouse, and Restaurant bolster the Town’s economy through enhancement of tourist attractions and provide options for local residents to patronize local businesses rather than those located outside of the community. Local residents are also empowered through zoning to build their own home businesses that contribute to the local economy.

Current Economy

The Eaglecrest Golf Course has been in operation since 1971, providing opportunities for locals and tourists to contribute to the local economy. Though the Golf Course was not within the boundary of the Town of Qualicum Beach at that time, the incorporation of the Golf Course lands into the Town in 1991 shifted that economic asset to the Town of Qualicum Beach. The Clubhouse and associated Restaurant have provided additional commercial services as gathering and meeting space, and a Restaurant. Though the Restaurant and Clubhouse have been intermittently closed in recent years, it is the intent of the Town to support these uses into the future, strengthening the Eaglecrest Neighbourhood's status as an economic asset for the Town.

In addition, the residential use in the Neighbourhood allows for home-based businesses to be located in single-detached dwellings, empowering residents of the Neighbourhood to provide low-scale business services in a manner that fits within the existing economic framework.

CONTEXT

The Future

- Eaglecrest Golf Course is now owned by the Town, and as such the Town has more influence over the commercial uses on these lands
- The Golf Course, Restaurant, and Clubhouse will be operated through agreements with a private third-party provider, based on a competitive procurement process
- This operating model reduces direct operational demands on the Town while maintaining oversight and control of the commercial aspects of the property

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Recreation (s. 2.1)
- Clubhouse & Restaurant (s. 2.8)
- Home Occupation (s. 2.9)

Future Action

None proposed at this time.

1.7 Healthy Landscapes



OCP Goal: Preserve and protect our natural environment including ecosystems that support both people and wildlife, while maintaining a high quality of urban and rural life.

The Preliminary Plan’s Role in Supporting the OCP Goal of Healthy Landscapes within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP’s Goal within the Eaglecrest Neighbourhood by:

- Protecting and preserving the natural environment along the shoreline
- Protecting nature space in the zones as indicated in the following map (Nature Space Protection Areas)
- Supporting ecosystem function in remnant forested areas while also managing fire risk

“With an Indigenous-informed approach, preserving natural areas and forested spaces for informal recreation is also important. Trails that allow people to experience nature close to home while protecting sensitive habitats would support both community wellbeing and environmental stewardship.”

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

The Eaglecrest Neighbourhood continues to be known for its scenic views of the waterfront, thoughtfully maintained landscaping and natural areas, and by the refined character of the built environment.

Current Landscapes

Nature Space Protection Areas

The Eaglecrest Neighbourhood offers a unique blend of dedicated space for both nature and people, contributing to a unique and picturesque neighbourhood character. This requires a balance between residential life and the protection of environmental features, including mitigation of hazardous conditions such as steep slopes. Achieving this balance requires coordinated regulation and planning that address environmental protection, public safety, and the Neighbourhood's livability.



Figure 11: Nature Space Protection Areas

CONTEXT

The Future

- Resident engagement has highlighted a sense of identity connected to the form and character of buildings and high quality landscaping in the Eaglecrest Neighbourhood
- The steep slope in the northern part of the Neighbourhood requires careful consideration of water management and development approvals
- Forested areas including decommissioned Eaglecrest Golf Course lands present an opportunity for tree planting, wildlife corridors and nature preservation
- The waterfront area introduces additional planning considerations and protections. These lands perform important ecological functions and support sensitive coastal and foreshore ecosystems, while also serving as valued spaces for recreation and public enjoyment. This requires careful regulation and planning to protect ecosystem health while managing risk and accommodating appropriate human use

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Environmental Protection (s. 2.10)

Future Action

Future Parks Planning should consider how natural areas and ecosystems for remnant forest lands can be protected, and consider the merits of reforestation in other lands within the Eaglecrest Neighbourhood.

1.8 Green Buildings



OCP Goal: Promote green building and energy conservation, including practices such as energy efficiency, solar orientation, renewable and zero/low emission energy systems, water efficiency, wastewater and stormwater reuse, healthy and nontoxic materials, and habitat-supportive and water-wise landscape design.

The Preliminary Plan’s Role in Supporting the OCP Goal of Green Buildings within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP’s Goal within the Eaglecrest Neighbourhood by encouraging green building practices for new development in the Eaglecrest Neighbourhood.

“Buildings [should be] oriented to optimize solar gain in winter (windows facing within 30° of south) and utilize shading devices like awnings to prevent summer overheating.

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

Buildings in the Eaglecrest Neighbourhood contribute to the Town’s commitment to sustainability through the implementation of green building principles for new buildings, and the encouragement of retrofit green building features where appropriate.

Current Buildings

Buildings in the Eaglecrest Neighbourhood are predominantly single-detached dwellings constructed since the early 1970's. Standards for energy efficiency have improved significantly since those early buildings were constructed, with new buildings required through the BC Building Code to be more energy efficient. Examples include requirements for building envelope insulation, energy efficient equipment compliance, and HVAC and water heating efficiency requirements.

CONTEXT

The Future

- New buildings will be more energy efficient than older buildings due to increased energy efficiency standards established through the BC Building Code
- There is also potential to improve the energy and water efficiency of existing buildings over time through voluntary upgrades, such as improved insulation, installation of heat pumps, solar panels, and rainwater capture systems

FUTURE PLANNING

Planning Priorities

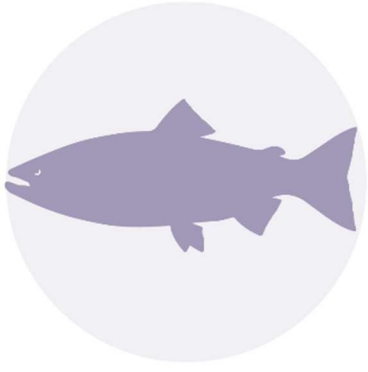
Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Environmental Protection (s. 2.10)

Future Action

None proposed at this time.

1.9 Sense of Place



OCP Goal: Recognize local Indigenous Peoples heritage. Value education, arts, culture, and community service as a part of daily life. Nurture small-town village character and ambience from the compact village centre to the dynamic, natural beauty of the Qualicum Beach waterfront.

The Preliminary Plan's Role in Supporting the OCP Goal of Sense of Place within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP's Goal within the Eaglecrest Neighbourhood by maintaining its identity as a calm residential neighbourhood which champions:

- Natural features such as open greenspace, forest, and beachfront
- Safe connectivity between these key features including safe formal and informal walking paths
- A cohesive neighbourhood building style and rhythm

"Thoughtful planning that balances conservation, recreation, and connectivity will help maintain the Neighbourhood's natural character while supporting healthy outdoor activity for the community.

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

The Eaglecrest Neighbourhood continues to be a place that celebrates the sense of community, neighbourhood character, parks and greenspace, and outdoor recreation.

Current Sense of Place

Neighbourhood engagement for the Eaglecrest Neighbourhood Planning process identified clear priorities related to the community's sense of place. Residents emphasized the importance of the form and character of buildings, access to parks and greenspace, walking loops and outdoor recreation.

CONTEXT

The Future

- Future development should be sensitive to the existing form and character of residences
- Future development should contribute to future planning for parks and walking loops
- Outdoor recreation should continue to be a priority for land use planning

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Parks & Greenspace (s. 2.1)
- Recreation (s. 2.2)
- Form & Character (s. 2.3)

Future Action

Future Parks Planning should consider the impacts to community character and identity, striving for the provision of parkland throughout the Neighbourhood.

Future plans should include a formalized network of walking and cycling routes with a range of length and difficulty.

Future development planning for Town-owned parcels should include community engagement and consider the impacts of future development on the existing sense of place in the Eaglecrest Neighbourhood.

1.10 Diversity of Housing



OCP Goal: Promote housing that meets the needs of the Town now and in the future across a variety of housing tenures, types, and sizes. Prioritize housing initiatives that support young adults and families, workers, older seniors, and/or persons with a disability.

The Preliminary Plan’s Role in Supporting the OCP Goal of Diversity of Housing within the Eaglecrest Neighbourhood

The Preliminary Plan supports the OCP’s Goal within the Eaglecrest Neighbourhood by providing a range of housing forms and tenures to support residents in all phases of life, from childhood to retirement, including opportunities for residents wishing to downsize within the Neighbourhood.

“I am among many community members who appreciate living in Eaglecrest & would welcome an opportunity to downsize/ transition to apartment/ condo living within the community, in the coming years.

– Eaglecrest Neighbourhood Resident

NEIGHBOURHOOD VISION

Eaglecrest supports a diversity of predominantly low-scale housing forms that respond to changing household needs and allow residents to age in place within the Neighbourhood.

Current Housing

Existing housing in the community is predominantly single-detached dwellings, with very few options for smaller unit sizes or more affordable units. Community engagement has demonstrated that there is a desire in the Neighbourhood for more diverse housing options, particularly those which would allow for seniors to downsize without having to leave the Neighbourhood.

CONTEXT

The Future

- Incremental increases in residential density will occur gradually as residential dwellings reach their end of life and are replaced with multiple units per parcel, such as through the development of duplexes or houseplexes
- Widespread redevelopment will likely not occur in the near future due to the cost of homes, the relatively young age of most homes, and a predicted building lifespan of up to 100 years
- Zoning and OCP Land Use designations for alternative forms of housing (multi-family and institutional-residential designations) may allow for diverse housing options to be integrated in the Neighbourhood in key areas
- Diverse options could include patio homes, townhomes, low-rise apartments, and/or a seniors care facility

FUTURE PLANNING

Planning Priorities

Further detail on the Planning Priorities for this OCP Goal within the Eaglecrest Neighbourhood is found in the following Section(s):

- Housing (s. 2.4)

Future Action

Planning for potential development of Town-owned land currently zoned for residential use is anticipated to take place in two Phases.

Phase One is currently underway and includes planning for the development of Parcel 2 (Figure 12), described in more detail in Section 2.4.

Phase Two will include planning for the development of Parcel 3, (Figure 12) to be completed at a future date to be determined by Council.

The results of the current *Ways to Achieve Attainable Market Housing Report (WAAMH)* will also provide valuable insight into the most appropriate housing types for new development in the Neighbourhood.



Figure 12: Parcel 2 & Parcel 3 Map

2. Planning Priorities

Actions for implementing the Preliminary Eaglecrest Neighbourhood Plan have been organized into distinct Planning Priorities. Each Planning Priority includes actions that can be taken to move towards the ten Neighbourhood Vision statements addressing the OCP Goals and their reflection in the Eaglecrest Neighbourhood.

The Planning Priorities include:

1. Parks and Greenspace
2. Recreation
3. Form and Character
4. Housing
5. Roads
6. Growing Food
7. Water, Sewer, & Drainage
8. Clubhouse & Restaurant
9. Home Occupation
10. Environmental Protection

Each of these Priorities includes recommended actions for the Eaglecrest Neighbourhood.

2.1 Parks and Greenspace

Walking and informal outdoor recreation is a key pastime and point of pride for residents in the Eaglecrest Neighbourhood.

The Eaglecrest Neighbourhood incorporates generous greenspace for walking, cycling, or scootering, with a mix of forested and open areas, some with scenic views. These areas are long-term assets highly regarded by residents.

Actions

Action 1: Protect Parks and Greenspace

- Retain the large park areas (former fairways) on the east side of the Neighbourhood
- Review the remnant forested strips of Crown land (owned by the Province) between cul de sacs on the east side of the Neighbourhood for long-term benefit
- Secure strategically-placed pocket parks in the west side of the Neighbourhood to promote active recreation for residents

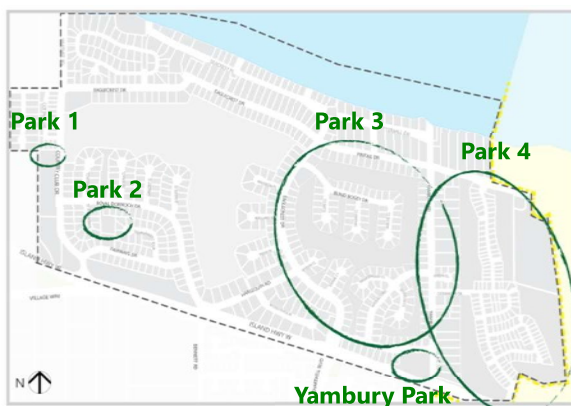


Figure 13: Eaglecrest Parks and Greenspace

Park 1 (proposed)

Park 1 (Figure 14) is a newly planned park located to the south of the east-west homes along Cottage Drive. This park is one of three newly introduced greenspaces on the western side of the Neighbourhood. Plans for this park will begin as a component of broader parks planning in the future.



Figure 14: Park 1 Location

Park 2 (proposed)

Park 2 (Figure 15) is a newly planned park located between Royal Dornoch Drive and Fairways Drive. Plans for this park will be considered in the future with Neighbourhood input.



Figure 15: Park 2 Location

Yambury Park

Yambury Park (Figure 16) is located within southcentral Eaglecrest, along Highway 19A. This park space has been used for many years due to its forested walking paths, particularly by dog-walkers.

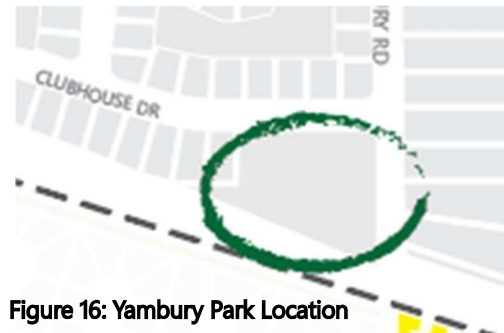


Figure 16: Yambury Park Location

Park 3 (proposed)

Park 3 (Figure 17) includes the greenspace which was previously used as a part of the Golf Course. This space has been used for years as a space for informal walking and recreation. Plans for this park will begin as a component of broader parks planning in the future.

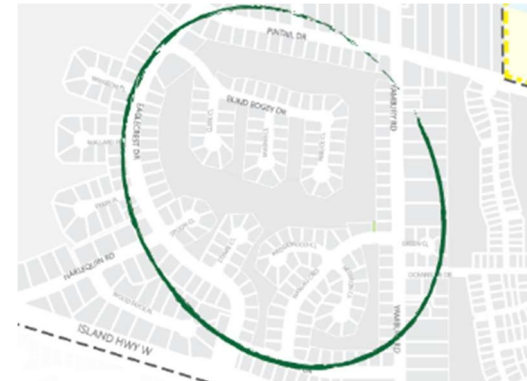


Figure 17: Park 3 Location

Park 4

Park 4 (Figure 18) includes the greenspace which was previously used as a part of the Golf Course. This space has been used for years as a space for informal walking and recreation.



Figure 18: Park 4 Location

Action 2: Enhance Public Parks and Greenspace

Enhancing parks will provide improved opportunities for planned and unplanned social gatherings



Enhancement could mean work such as:

- Planning new amenities such as garbage cans or washrooms
- Improving accessibility at access points
- Improving maintenance standards
- Adding plantings or landscaping
- Installing playgrounds (where warranted by need and resident request during community engagement)

It is important to note that detailed parks planning requires a deeper analysis of the needs in the community and environmental assessments than has been completed to date.



As such, a detailed parks planning process will commence at a future date to consider issues including (but not limited to):

- Park Naming
- New or different amenities
- The need (or not) for a playground
- The need (or desire) for outdoor exercise equipment
- The visual aesthetic of any amenities
- Connectivity between parks and greenspaces
- Access to parks and greenspaces
- The level of formality of parks (a spectrum of fully landscaped to wild space)
- Intersecting wildlife corridors



Additional parks planning processes are anticipated take place in 2027 or later, based on future Council decision-making.

Action 3: Preserve Open Space for Future Uses

It is important to protect both the Park land and lands used for the operation of the Eaglecrest Golf Course for recreation uses.



Planning Priority
2.2 Recreation

Recreation is an important part of community identity in the Eaglecrest Neighbourhood, both in terms of formal (i.e. golf) and informal recreation (walking, on-leash dog-walking, etc).

Actions

Action 1: Provide Amenities to Improve Walking Routes

Providing amenities for those utilizing walking routes and paths can help to encourage outdoor recreation.



- Actions can be taken to lessen the burden of walking in areas with significant grade changes. Frequent routes should include amenities such as rest benches or flat areas to pause, ideally in areas with scenic views
- These areas are preferably coupled with trees or other means of shade to support resting opportunities midway up steeper slopes
- Other amenities can also be provided to improve the walking experience, such as garbage receptacles and dog waste bags in appropriate areas

Action 2: Formalize Walking Routes

Developing a formal walking route map helps to clarify which routes require improvements in specific places for enhanced useability, safety, and enjoyment.

Eaglecrest Neighbourhood Walking Routes



Figure 19: Eaglecrest Neighbourhood Walking Routes

- The *Eaglecrest Neighbourhood Walking Route Map* (Figure 19) is a preliminary map of routes shown by the community to be popular for everyday use
- Flexibility, connectivity, and accessibility are core priorities for walking route improvements
- Any maps will require verification from the community to further determine how smaller loops within the routes are interconnected, and to determine precise locations for necessary interventions and/or amenities to make parts of these routes safer, more accessible, or more enjoyable
- Further work on this Map will include notes on the distances of various loops, as well as difficulty or grade
- A pragmatic approach suggests a combination of formal and informal opportunities including paved trails, unpaved trails, and shared streets that are well-connected and provide flexibility and variety for users
- Improving accessibility for formal walking paths could include curb-cuts for sidewalks, flat surfaces for those accessing paths with wheelchairs or mobility devices
- Interventions should consider areas that are usable for residents with mobility devices

Action 3: Implement Traffic Calming

Traffic calming throughout the Neighbourhood in specific areas may help those utilizing walking routes to be and feel safer.



- Though community engagement has largely noted that drivers and walkers share the road very respectfully, it is important to continually monitor whether traffic calming measures are needed to ensure a safe road sharing experience, particularly in higher traffic areas
- Further information is found in s. 1.4 Roads

Action 4: Retain and Improve Beach Accesses

Access to the beach is an important part of outdoor recreation for residents and visitors of Eaglecrest Neighbourhood.



- In addition to walking routes, access to the beach is a key priority in improving community health through recreation
- Health benefits of beach access include social and physical benefits of accessing nature and providing opportunities for informal community gathering

Action 5: Improve Safety and Convenience of Highway 19A Crossing

Crossing the Highway is a well-discussed safety issue that needs addressing.



- There is a need for further intervention to improve the safety and convenience of this movement, particularly at the intersection of Village Way, Highway 19A, and Country Club Drive
- Studies are currently underway to explore the possibility of a traffic solution that considers cost, pedestrian experience and aesthetics
- Further discussion and Council direction will determine the appropriate traffic solution for the area

Action 6: Retain Golf Course Land Use

Eaglecrest Golf Course is a core piece of the Eaglecrest Neighbourhood's identity.



- The Neighbourhood's identity is intertwined with the history of the Golf Course, pointing to the importance of protecting and enhancing that use in the future

Eaglecrest Golf Course Lands Map

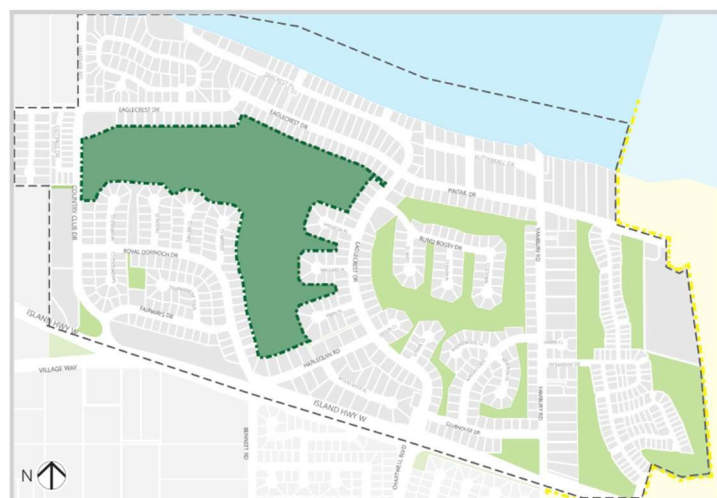


Figure 20: Eaglecrest Golf Course Lands Map

Action 7: Ensure High-Quality Golf Course Operations

The operation of the Eaglecrest Golf Course goes beyond simply permitting golf course use on the lands. As the owner of the Eaglecrest Golf Course, the Town is responsible for securing an operator for the Course and associated uses. This includes, but is not limited to:



- Securing an operator to run the Golf Course, Restaurant and Clubhouse in a manner that is appropriate for the Neighbourhood
- Ensuring the Course and associated uses are maintained to a standard that is attractive to tourists and locals
- Providing amenities which strengthen the attraction of the Course to tourists
- Completing reconfiguration of the Eaglecrest Golf Course to a Par 35, nine-hole course



Planning Priority

2.3 Housing

Diverse housing options contribute to overall community health. This is particularly important for supporting Priority Housing Groups as listed in the 2025 Official Community Plan. These groups are *young adults and families, workers, older seniors, and persons with a disability*.

Providing housing opportunities for these groups will require diverse housing options across the housing type, size, and affordability spectrum.

As the community continues to age, the needs of their housing and care change. The Neighbourhood does not currently support a balance of residential opportunities for later phases of life. The demands of many of these properties become burdensome later into retirement as many seniors begin to desire smaller units with lower maintenance and yard work obligations. Many seniors within the Neighbourhood have noted a desire to be able to downsize without leaving the Neighbourhood.

Actions

Action 1: Enact Permissive Zoning (complete)

Permissive zoning which allows for multi-family housing or care facilities allow for flexibility where more diverse housing options can be proposed to Council for Development Permits.

- As a result of Provincial Regulation in 2023 (Bill 44), all residential zoning throughout the Neighbourhood permits up to four dwellings per parcel
- The existing R21 zoning (Figure 21), on the three parcels shown in Figure 1, permits multi-family residential and/or more flexible options for low-scale options patio home strata, townhome, or townhomes



Figure 21: R21 zoned areas

- The IR1 zoning for the south portion of Parcel 2 (Figure 22) which permits multi-family development or the development of a care facility, subject to a Development Permit being issued by future Council decision making
- Parcel 3 (shown in Figure 21) may lend itself to units that are more affordable or for worker housing due to its proximity to Island Highway 19A and transit service, subject to future parcel planning including community engagement and future Council decision-making



Figure 22: IR1 Zone area

Action 2: Allow for Incremental Changes to Housing

Multi-family zoning and land use designations on specific parcels unlocks new opportunities for housing diversity in the Neighbourhood.



- There is limited redevelopment expected in the near future in existing blocks as most homes are in the first half of their expected life
- Additional opportunity for diverse housing types will mostly be accomplished by new development on currently vacant lands, particularly those zoned for multi-family or institutional/residential use

Action 3: Provide Development Parameters for Parcel 2

The development of Parcel 2 (Figure 23) must address concerns about issues such as form and character and increased traffic. These concerns can be mitigated to some extent through adherence to a set of development conditions in place at the time of sale.



- At the time of writing this Report, Parcel 2 Development Parameters are being finalized and require Council review. However, specific site planning and conditions for development will be included in the final version of this Plan
- At a glance, development conditions will include:
 - ✓ The requirement for taller building massing to be focused to the western and southern parts of the property, as shown in Figure 22 above, to create a transition between new development and existing small-scale neighbourhood uses
 - ✓ Greenspace to be provided to create open space and places for community gathering
 - ✓ Greenspace and seating areas to be provided to create a buffer at the edges of the development to provide transitions and screening from adjacent uses, particularly along Country Club Drive
 - ✓ Building style to be complementary to the surrounding Neighbourhood to contribute to a cohesive community character



Planning Priority

2.4 Form & Character

The Eaglecrest Neighbourhood currently identifies with attractive, small-scale building styles, generally one to two stories in height, often with a traditional or Westcoast style with natural materials and thoughtful landscaping.

Natural materials are generally preferred, with one of the most important elements of the Neighbourhood's character being the complementary character of the existing homes in general, rather than a random mix of building styles that are not well suited to each other.

Actions

Action 1: Maintain Form and Character Guidelines

Form and Character Guidelines help to protect the form and character of neighbourhoods for new developments that are more intensive than a single-family home (with or without an ancillary dwelling unit).

- Continue to implement the Form and Character Development Permit Area Design Guidelines located in *Zoning Bylaw No. 900* which outlines distinct guidelines for small-scale residential development and medium-density residential development as outlined in the *2025 Official Community Plan*

Action 2: Provide Development Parameters for Parcel 2

The development of Parcel 2 (west of Country Club Drive, as shown in Figure 23) should address concerns about issues such as form and character. These concerns can be mitigated to some extent through adherence to development conditions in place at the time of land sale.



Figure 23: Parcel 2

- At the time of writing of this Report, these development conditions are being finalized. However, specific site planning and conditions for development will be included in the final version of this Plan
- At a glance, development conditions will include:
 - ✓ The requirement for building massing to be focused to the western side of the property to create a transition between small-scale and institutional uses
 - ✓ Adequate greenspace to be provided throughout the development to create open space
 - ✓ Adequate greenspace to provide a buffer at the edges of the development to provide transitions and screening from adjacent uses, particularly along Country Club Drive
 - ✓ Building style to be complementary to the surrounding Neighbourhood to contribute to a cohesive community character

Action 3: Provide Development Parameters for Parcel 3

Further planning will be required prior to the development of Parcel 3, as shown in Figure 24, similar to the approach that is underway for Parcel 2

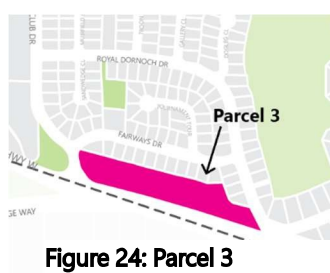


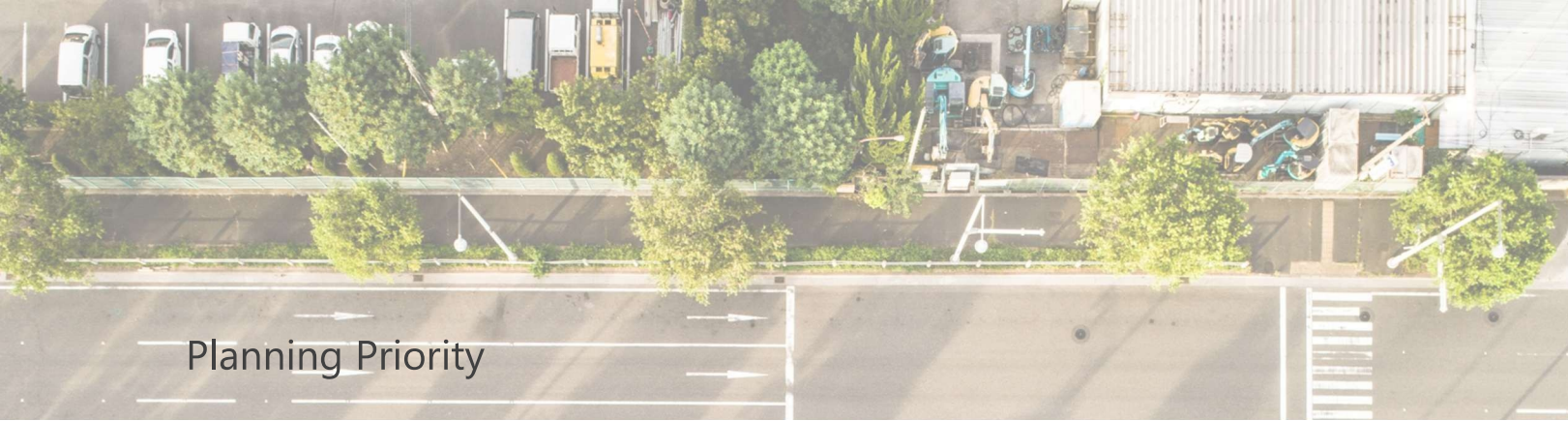
Figure 24: Parcel 3

- Parcel 3 may lend itself to units that are more affordable or for worker housing due to its proximity to Island Highway 19A and public transit. This decision is subject to future parcel planning including community engagement
- This engagement and planning process will be determined at a future date, subject to future Council decision-making

Action 4: Protect Key View Corridors

View corridors are areas in which special protections are put in place to ensure that significant views are retained despite any future development or tree growth.

- Town Policy No 4002-4 (Pruning Trimming and Removal of Trees on Town Controlled Lands) currently recognizes the view corridors at the North end of Whitmee Road and Yambury Road. Trees in these corridors will periodically be maintained to preserve the view, either by the Town or private parties with Town authorization. See Town Policy 4002-4 for more information
- Other view corridors are also important to the Neighbourhood, such as the view looking north on Country Club Drive



Planning Priority

2.4 Roads

Vehicular transportation in the Eaglecrest Neighbourhood involves two distinct movement patterns: travel within the Neighbourhood and access to and from the area via Highway 19A. These movements are guided by different expectations and values. Local neighbourhood streets are shared spaces where pedestrian activity is prominent and where community expectations emphasize low vehicle speeds, safety, and comfort for people walking and cycling. In contrast, Highway 19A functions primarily as an arterial route, serving broader regional travel needs rather than local circulation. Crossing Highway 19A is relevant to all user groups.

As per Section 1.2: Low-impact Transportation, people should be able to comfortably access the Neighbourhood, and move within it via local roads and sidewalks. Traffic patterns may change over time, necessitating changes to roads and sidewalks.

Actions

Action 1: Implement Traffic Calming

To protect pedestrians and minimize traffic risk, traffic calming is most important in areas that are prone to higher traffic speeds.

- To support pedestrian safety, all vehicles, including resident, service, and construction vehicles, must drive at low speeds and with awareness of pedestrian activity
- While current speeds and road sharing measures between cars and pedestrians are tolerable in most areas, changes to unit numbers or traffic patterns will require further study to determine if interventions are required
- Additional interventions will be determined as a part of improving walking routes, as described in Section 2.2



Action 2: Improve Key Highway Intersections

The Town is currently investigating the best options for improving traffic along and across Highway 19A in the Eaglecrest Neighbourhood area.

- Safer access to Highway 19A will be subject to further traffic and transportation studies currently underway
- Studies will determine appropriate interventions for improving access to the Neighbourhood on foot and by car across Highway 19A
- The highest priority intersection is at Country Club Drive, Village Way, and Highway 19A

Action 3: Maintain Roads

Ongoing road maintenance is a critical part of keeping local roads safe for drivers and pedestrians.

- Follow the road maintenance and operations as per infrastructure planning for road works
- Explore opportunities to provide multiple community benefits whenever infrastructure work is considered
- Adjust infrastructure planning as necessary based on any future changes to traffic circulation in the community
- Align with Section 2 of this Plan (Low-impact Transportation)



Planning Priority

2.6 Growing Food

Growing food is an effective way to support sustainable food systems in the Neighbourhood.

Actions

Action 1: Encourage Private Food Gardens

Many residents enjoy gardening on their own private property.

- Encourage residents to grow food on their private property
- This could be in the form of fruit and vegetable gardens, or the planting of fruit/and or nut trees
- Regulations such as the Zoning Bylaw should ensure it is not prohibitive for those wishing to grow food on their property

Action 2: Consider a Community Garden

Many residents have noted a desire to see opportunities for community gardening in the Eaglecrest Neighbourhood.



- Encourage residents to create and maintain community gardens or orchards
- This process could take place on private land between residences, or by the wider community on public lands approved by the Town for community gardening
- The Town should ensure that where interest is shown in community gardening, that regulations are not prohibitive of this use

2.7 Water, Sewer, and Drainage

Safe access to water and connection to municipal wastewater service is a basic need for residents in the Eaglecrest Neighbourhood, and appropriate stormwater and drainage infrastructure is crucial in preventing flooding and erosion.

Actions

Action 1: Ensure Capacity for Municipal Water and Sewer Connections

Access to safe water and wastewater services are critical for all residents.

- Connection to Town water services must continue to follow all Town regulations as per *Waterworks Rate and Regulation Bylaw No. 753, 2020*
- The Town should ensure that there is enough capacity for current and future water needs.
- The Town should ensure that the downstream French Creek Pollution Control Centre has enough capacity for future sewer processing
- Connection to municipal sanitary sewer services must continue to be required for new development, as per *Sewer Connection and Regulation Bylaw No. 732, 2019*

Action 2: Manage Stormwater for Resilience and Sustainability

Effective management of stormwater is crucial for the Eaglecrest Neighborhood to mitigate the impacts of stormwater, such as damage to property, the environment, and slope integrity.



- Ensure that infrastructure is aligned with the *Stormwater Drainage Master Plan* (under development)
- Design Golf Course lands and parkland within the Eaglecrest Neighbourhood to support water retention and infiltration, including the use of strategically located stormwater retention ponds, swales, slopes, and ditches that effectively manage and distribute runoff for infiltration



Planning Priority

2.8 Clubhouse & Restaurant

The original Clubhouse, originally built as a barn, has long served as a hub for community gathering. This role is expected to continue and expand with the amenity now being owned by the Town.

Actions

Action 1: Enhance the Clubhouse and Restaurant

The Clubhouse and associated Restaurant are key gathering places in the community, contributing to community health and economic prosperity in the Eaglecrest Neighbourhood.



- The Clubhouse is currently under renovation and will be open again to the public in the near future, providing a more formal gathering place (banquet hall) and informal gathering space (restaurant and bar)
- These spaces strengthen the commercial viability of the Course and provide value to the Neighbourhood's social fabric
- This includes commercial opportunities in the form of special event rentals for weddings, meetings, or other gatherings



Planning Priority

2.9 Home Occupation

Home occupations are businesses in which a professional practice, occupation or craft can be conducted in a person’s home as a secondary use.

These uses require a business license and provide opportunities for residents to work out of their home for a variety of uses. Some businesses often seen utilizing home-occupation licensing are consulting services, daycares, and bed & breakfast uses.

Actions

Action 1: Permit Home-based Businesses

While commercial uses are not planned for the Eaglecrest Neighbourhood outside of the Eaglecrest Golf Course and a potential seniors’ care facility, residential properties can contribute to the local economy through home-based businesses.

- Continue to offer home occupation licensing and permissive zoning regulations
- Continue to offer bed & breakfast licensing and permissive zoning regulations





Planning Priority

2.10 Environmental Protection

Protection of wildlife and the natural environment is important to the Eaglecrest Neighbourhood. As many residents and visitors spend ample time outdoors in the Neighbourhood, there is a particular interest in protecting wildlife and wildlife corridors, as well as natural spaces and forested areas.

Actions

Action 1: Maintain and Enhance Marine Shoreline Protection

Marine shorelines are currently protected through Section 1: Ecological Greenway Development Permit Area Guidelines located in *Zoning Bylaw No. 900 Part 5*. These Guidelines, in part, aim to protect the natural environment, its ecosystems and biological diversity along marine shorelines including those along the north border of the Eaglecrest Neighbourhood

- Continue to implement the Ecological Greenway Development Permit Area Guidelines, particularly for Marine Shorelines, located in *Zoning Bylaw No. 900*

Excerpt from *Official Community Plan 2025 Bylaw No. 918 Schedule 2.4 Ecological Development Permit Areas*

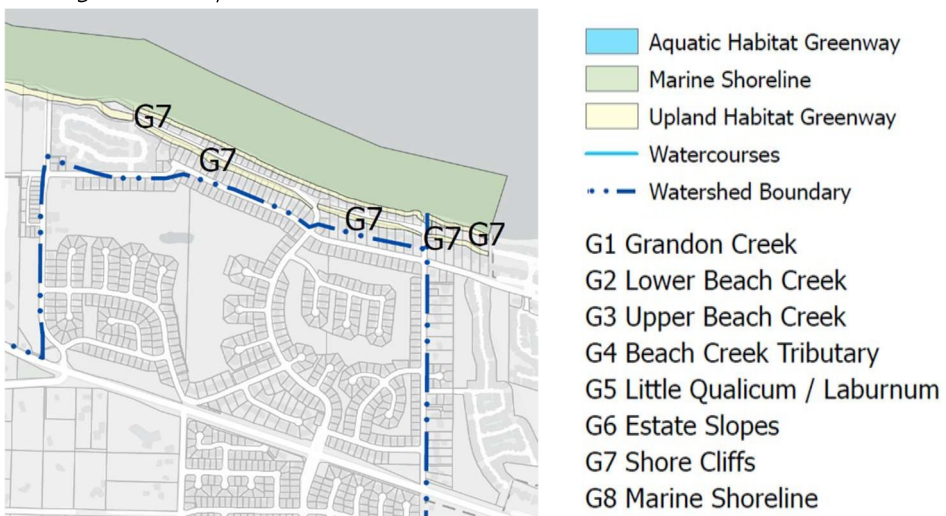


Figure 25: Ecological Development Permit Areas

Action 2: Mitigate Risk on Steep Slopes

Steep slopes are currently managed through Section 2: Hazardous Lands Development Permit Area Guidelines located in *Zoning Bylaw No. 900 Part 5*. These Guidelines aim to protect development from hazardous conditions. Although slope failures are natural in areas with over-steepened banks, risk can be mitigated through effective rainwater management and engineered slope stabilization measures

- Continue to implement the Hazardous Lands Development Permit Area Guidelines located in *Zoning Bylaw No. 900*
- Encourage private property owners to intercept and direct rainwater away from steep slopes

*Excerpt from Official Community Plan 2025 Bylaw No. 918 Schedule 2.5
Hazardous Lands Development Permit Areas*

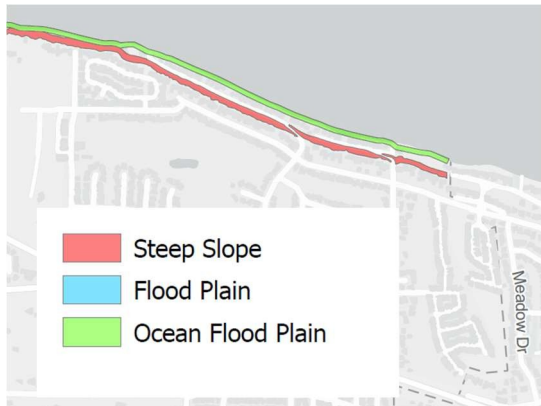


Figure 26: Hazardous Lands Development Permit Areas

Action 3: Engage the Public and Undertake Parks Planning

Much of the Eaglecrest Neighbourhood's identity is rooted in the preservation of greenspace and open space. Along with the purchase of Eaglecrest Golf Course, the Town also acquired approximately 40 acres of land that was previously part of the Golf Course and is now parkland protected by covenant. Future consultation and planning will help determine how these parklands are used and maintained, and how the Town balances recreational spaces with natural areas intended to support native ecosystems.



- Parks planning is scheduled for a future date, and will include community engagement and research to determine which layout/design and level of formality are most appropriate for the various parklands situated within the Eaglecrest Neighbourhood
- This process should include background studies to determine how wild space ecosystems for remnant forest lands can be protected, and consider the merits of reforestation in other lands within the Eaglecrest Neighbourhood

3. Completing the Future Finalized *Eaglecrest Neighbourhood Plan*

The *Preliminary Eaglecrest Neighbourhood Plan* dated May 2026 precedes the future finalized *Eaglecrest Neighbourhood Plan*. More work is needed to complete the final version. This work includes the finalization of technical studies, topic-specific community engagement, and other initiatives that will help to bolster the future vision of the Neighbourhood. Future work that is needed in order to complete the finalized *Eaglecrest Neighbourhood Plan* includes:

- Approved development proposal(s) for Parcel 2 as described in Section 2.3 of this Preliminary Plan
- Completed *Traffic Study*, currently underway
- *Drainage Master Plan*, currently underway
- *Future Parks Planning* work as described in Section 2.1 of this Preliminary Plan
- Any other work that comes to the attention of staff as requiring completion during the drafting of the future finalized *Eaglecrest Neighbourhood Plan*

4. Implementation

Implementation of the *Eaglecrest Neighbourhood Plan* will occur in the following steps, subject to changes made to the Preliminary Plan during its finalization:

4.1 Parks & Greenspace

Actions are described in Section 2.1 of this Preliminary Plan and include:

- Protecting Parks and Greenspace
- Enhancing Public Parks and Greenspace
- Preserving Open Space for Future Uses

4.2 Recreation

Actions are described in Section 2.2 of this Preliminary Plan and include:

- Providing Amenities to Improve Walking Routes
- Formalizing Walking Routes
- Implementing Traffic Calming
- Retaining and Improving Beach Accesses
- Improving Safety and Convenience of Highway 19A Crossing
- Retaining Golf Course Land Use
- Ensuring High-Quality Golf Course Operations

4.3 Housing

Actions are described in Section 2.3 of this Preliminary Plan and include:

- Enacting Permissive Zoning
- Allowing for Incremental Changes to Housing
- Providing Development Parameters for Parcel 2 (Figure 23)
- Providing Development Parameters for Parcel 3 (Figure 24)
- Protecting Key View Corridors

4.4 Form & Character

Actions are described in Section 2.4 of this Preliminary Plan and include:

- Maintaining Form and Character Guidelines
- Providing Development Parameters for Parcel 2 (Figure 23)
- Protecting specific view corridors

4.5 Roads

Actions are described in Section 2.5 of this Preliminary Plan and include:

- Implementing Traffic calming
- Improving Key Highway Intersections
- Maintaining Roads

4.6 Growing Food

Actions are described in Section 2.6 of this Preliminary Plan and include:

- Supporting the growing of food on private property and support for community gardens.
- Encouraging private food gardens
- Considering a community garden

4.7 Water, Sewer, and Drainage

Actions are described in Section 2.7 of this Preliminary Plan and include:

- Adhering to Town policies for municipal water and sewer connections
- Adhering to Town policies for stormwater management
- Ensuring Capacity for Municipal Water and Sewer Connections
- Managing Stormwater for Resilience and Sustainability

4.8 Clubhouse & Restaurant

Actions are described in Section 2.8 of this Preliminary Plan and include:

- Supporting the Clubhouse & Restaurant uses associated with the Eaglecrest Golf Course.
- Enhancing the Clubhouse and Restaurant

4.9 Home Occupation

Actions are described in Section 2.9 of this Preliminary Plan and include:

- Supporting home occupations for residents of the Eaglecrest Neighbourhood including those for Bed & Breakfast businesses.
- Supporting home occupations for residents of the Eaglecrest Neighbourhood including those for Bed & Breakfast
- Permitting Home-based Businesses

4.10 Environmental Protection

Actions are described in Section 2.10 of this Preliminary Plan and include:

- Maintaining and Enhance Marine Shoreline Protection
- Mitigating Risk on Steep Slopes
- Engaging the Public and Undertake Parks Planning