Agenda for the Meeting of the Town of Qualicum Beach Official Community Plan Review Steering Committee to be held on Monday, November 3, 2025 @ 2:00 pm in the Town of Qualicum Beach Committee Room, Town Hall, 660 Primrose Street, Qualicum Beach

---

1. **ADOPTION OF THE AGENDA**

   THAT the November 3, 2025 meeting agenda be adopted, as presented.

2. **APPROVAL OF THE MINUTES**

   THAT the minutes of the September 15, 2025 meeting be approved, as presented.

3. **BUSINESS ARISING FROM THE MINUTES - NIL**

4. **RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE - NIL**

5. **NEW BUSINESS**

   a. Eaglecrest Revisioning and Acquisition | Verbal Update
   b. Official Community Plan | Timeline Update
   c. WAAM Housing Plan Evaluative Criteria | Discussion

6. **ADJOURNMENT**

   THAT the Town of Qualicum Beach Official Community Plan Review Steering Committee meeting be adjourned.

Draft

Minutes of the Town of Qualicum Beach OCP Steering Committee held on Monday, September 15, 2025 at 2:00pm in the Town Hall Committee Hall, 660 Primrose St., Qualicum Beach, BC

Present:	Members:	Luke Sales, Director of Planning, *Chair* (Staff) Andrew Brown Janet Dunnett Greg Husband Bill Larose Susan Lloyd April Steel Petronella Vander Valk, *Council Liaison* Netanja Waddell
	Advisory Staff:	Bailey Walsh, Planner Kate Usher, Planning Technician
	Guest:	Mark Holland, Consultant – *via MS Teams*

ADOPTION OF THE AGENDA
The Committee adopted, by unanimous consent, the agenda of the September 15, 2025 Official Community Plan Review Steering Committee meeting as distributed.

APPROVAL OF THE MINUTES
The Committee approved, by unanimous consent, the minutes of the August 11, 2025 meeting.

BUSINESS ARISING FROM THE MINUTES - NIL

RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE - NIL

NEW BUSINESS - NIL
Discussion with Mark Holland of MODUS | Eaglecrest and WAAM Housing Project.

The Committee discussed:

- September 9, 2025 Eaglecrest Open House
    - Density
    - Greenspace
    - Priority housing groups
    - Accessibility
    - Infrastructure
    - Height
    - How the acquisition would benefit the community as a whole
    - Maintaining the “small town character” of Qualicum Beach
- WAAM Housing Project
- Demographics
- Adaptable housing
- Importance of well-designed, well-functioning buildings to suit different groups of people
- Examples of other developments in other towns
    - “Arbutus Walk” in Kitsilano

ADJOURNMENT
The Committee adjourned, by unanimous consent, at 4:03pm.

Certified Correct:

Heather Svensen, Corporate Administrator

Confirmed this 3rd day of November, 2025.

Luke Sales, Director of Planning