Eaglecrest Neighbourhood Planning

April 2nd Public Meeting

TOWN OF QUALICUM BEACH

Agenda

1. **Summary of Engagement Findings** (30 minutes)
2. **Feedback on Findings** (45 minutes)
3. **Question & Answers** (20 minutes)

Eaglecrest Revisioning Overview

OVERVIEW

complete

Identifying Land Use (Zoning & OCP Amendments)

2026

Neighbourhood Planning

Parcel Specific Planning

(the lot West of Country Club Drive)

Today's Discussion

Future Date TBD

Planning of Park Lands

Planning of Highway 19A Parcel & Country Club/ Eaglecrest Drive Parcel

Engagement Timeline

Events to date

- **Fall 2025:** Pre-purchase Community Engagement:
  - Nine small group discussions (with various community groups)
  - One online survey (nearly 900 responses)
  - Two Open Houses (over 500 attendees)
- **October 2025:** Rezoning of specific parcels in Eaglecrest
- **November 2025:** Final purchase of Eaglecrest lands
- **February 2026:** 2 Meetings with direct neighbours to Parcel 2, *Eaglecrest Resident Survey (276 responses)*
- **February 26, 2026:** 2 Eaglecrest Resident Workshops
- **March 10, 2026:** 2 Large Meetings for Eaglecrest Residents
- **March 2026:** *Community-Wide Survey (312 responses)*
- **April 2, 2026:** Town-wide Public Meeting
- **May, 2026 (tentative):** Parcel 2 Development Conditions & Preliminary Neighbourhood Plan to Council

Engagement Goals

Topic 1: Neighbourhood Planning

- Understanding the neighbourhood **context**
- This will result in a *Preliminary Neighbourhood Plan* for Eaglecrest

Topic 2: Parcel Planning for Parcel 2 Disposition

The lot West of Country Club Drive

- Understanding the neighbourhood **priorities**
- This will result in the refinement of *development parameters* for the site

Topic 1: Preliminary *Eaglecrest Neighbourhood Plan*

NEIGHBOURHOOD PLANNING

The Town is in the process of drafting a *Preliminary Eaglecrest Neighbourhood Plan.* This Plan will give context for the overall neighbourhood and future direction for planning on elements such as:

- Form and character
- Traffic and circulation patterns
- Parks
- Outdoor Recreation

Engagement Goal: Understanding the neighbourhood context

Neighbourhood Planning: Priorities

In-Person Feedback

Outdoor Recreation

Walking loops & outdoor recreation with access to greenspace, and pet-friendly facilities, with appropriate parking

Transportation

Improving access to Highway 19A and other traffic concerns such as traffic calming & improving pedestrian infrastructure

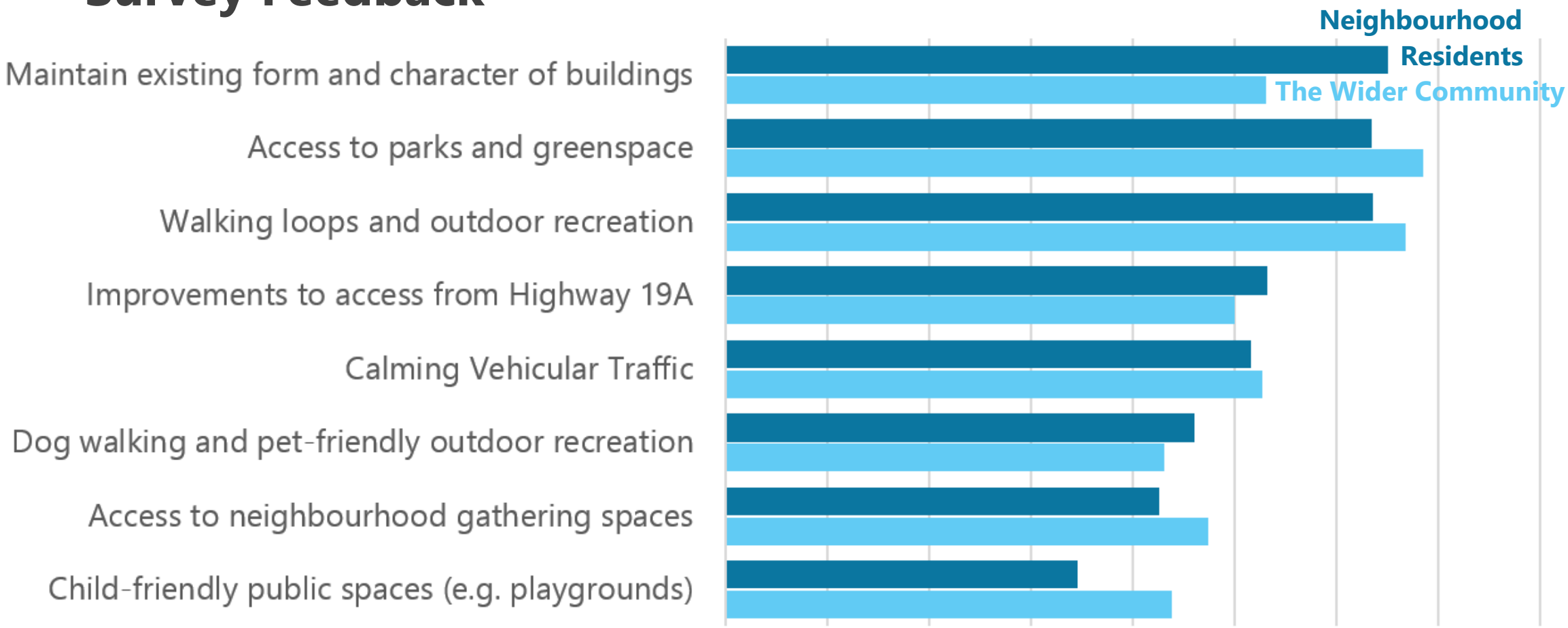
Form & Character

Maintaining the existing form and character of the neighbourhood

Neighbourhood Planning: Priorities

NEIGHBOURHOOD PLANNING

Survey Feedback



Neighbourhood Planning: Priorities (open ended)

Survey Feedback

Neighbourhood Residents

- New development to be as **modest in height and density** as possible
- **View corridors and greenspace** to be protected

The Wider Community

- A quality **golf course**
- Access to **active transportation** options (walking, cycling, and transit)
- **Housing** that meets community needs, including family-oriented and affordable housing

Neighbourhood Planning: Outdoor Recreation

In Person Feedback

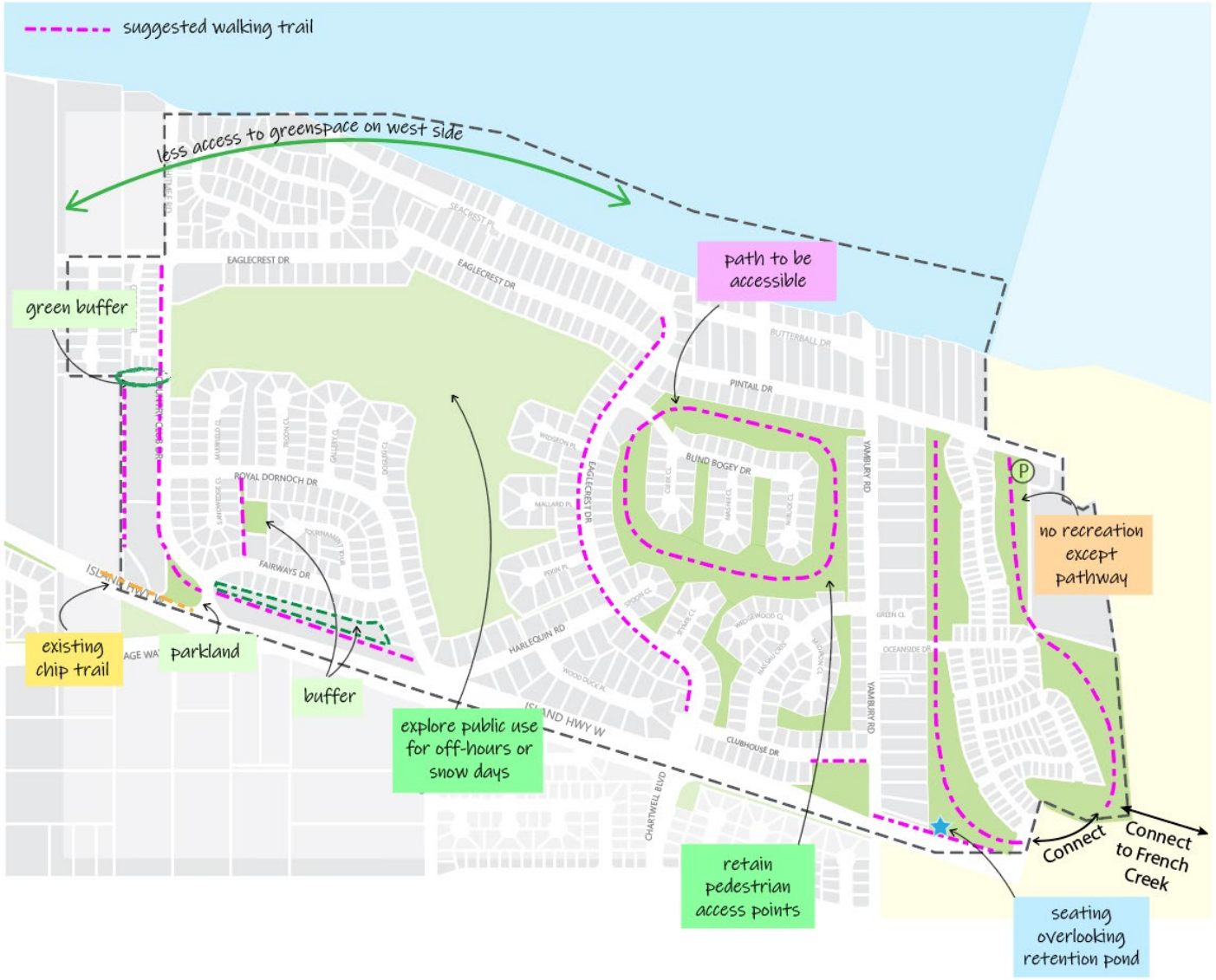
Walking Loop Variation
There should be many safe options for trail and path loops of various lengths, with **connectivity** for flexibility.

Safety & Wayfinding
Paths should have occasional **rest benches**, and **signage.** Consider **lighting** for safety**.**

Separation
Paths should be **off the road** where possible

Refuse Amenities
Amenities for users should be provided such as **garbage** and **dog refuse containers**

Access
Access points into greenspace should be considered as a component of the whole network of trails and paths



Neighbourhood Planning: Outdoor Recreation, Parks & Greenspace

Survey Feedback

Neighbourhood Residents and the Wider Community

- Accessible sidewalks, paths, and trails with a focus on **connectivity**
- **Equitable access** to parks, natural space, and greenspace
- Promoting **safety** for pedestrians, children, and seniors
- The provision of **amenities** such as garbage cans, rest benches, and parking for visitors
- Retaining **trees and forest** areas

Neighbourhood Planning: Transportation

In Person Feedback

1. Country Club & Highway 19A
Traffic light to be considered for pedestrian convenience, or
Roundabout to be considered for aesthetics

2. Bennett Rd & Highway 19A
Generally functional as-is

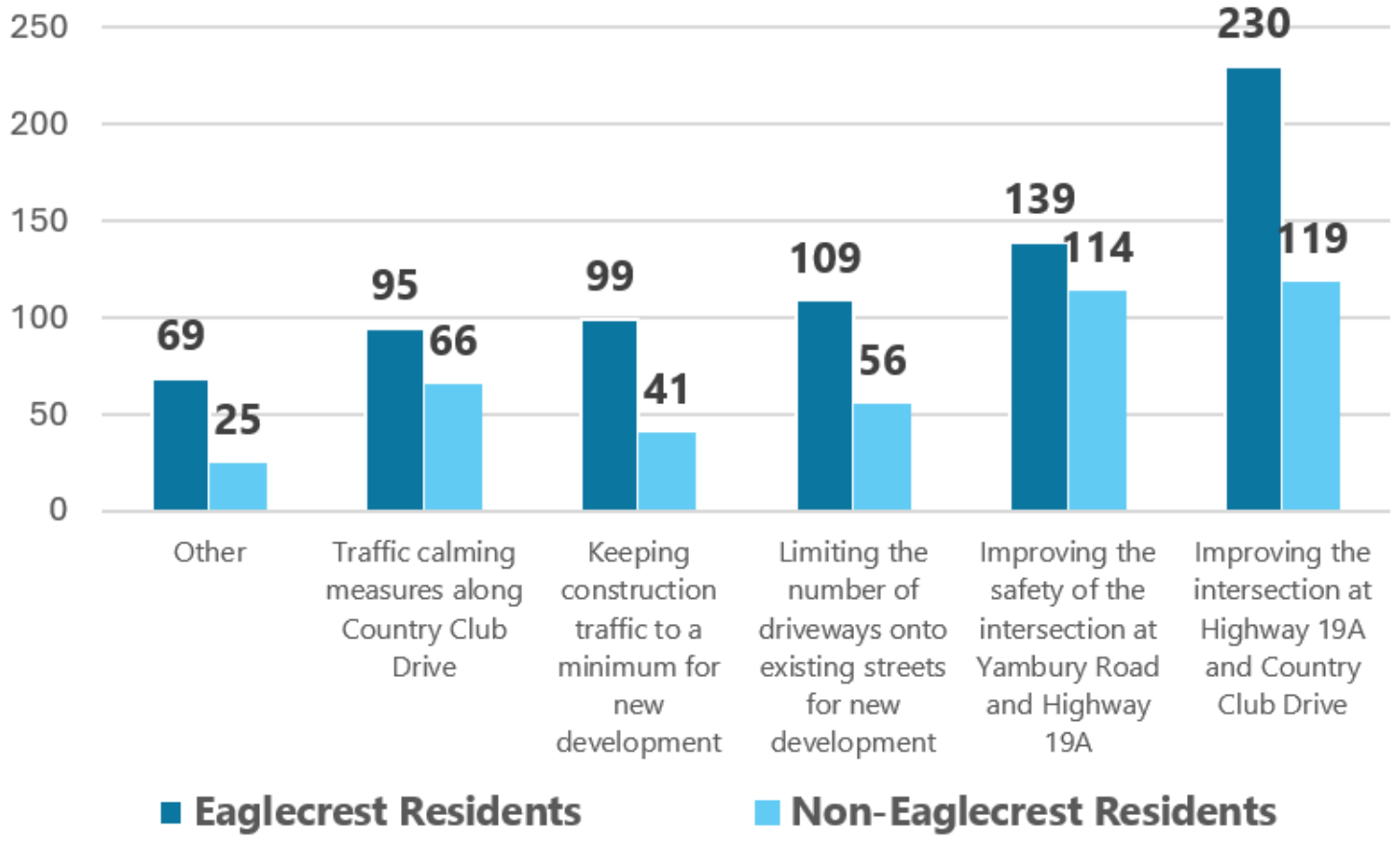
3. Chartwell Blvd & Highway 19A
Consider a **pedestrian controlled light**

4. Yambury Rd & Highway 19A
The **left hand turn here is unsafe**, so many people loop around to Country Club instead

Traffic Calming
Traffic calming is needed down **Country Club Drive**, particularly following development

Neighbourhood Planning: Transportation

Survey Feedback



Other Priorities

- Traffic calming throughout the neighbourhood, particularly along Eaglecrest Drive
- Sidewalks & active transportation infrastructure throughout the neighbourhood
- Improving the safety of access to Highway 19A in general
- Opportunities for public transit

Neighbourhood Planning: Built Form & View Corridors

In Person Feedback

Form & Character
Character is as important as height, and should reflect the character of existing buildings, though should generally **not exceed 3 storeys and preferably less**, where feasible

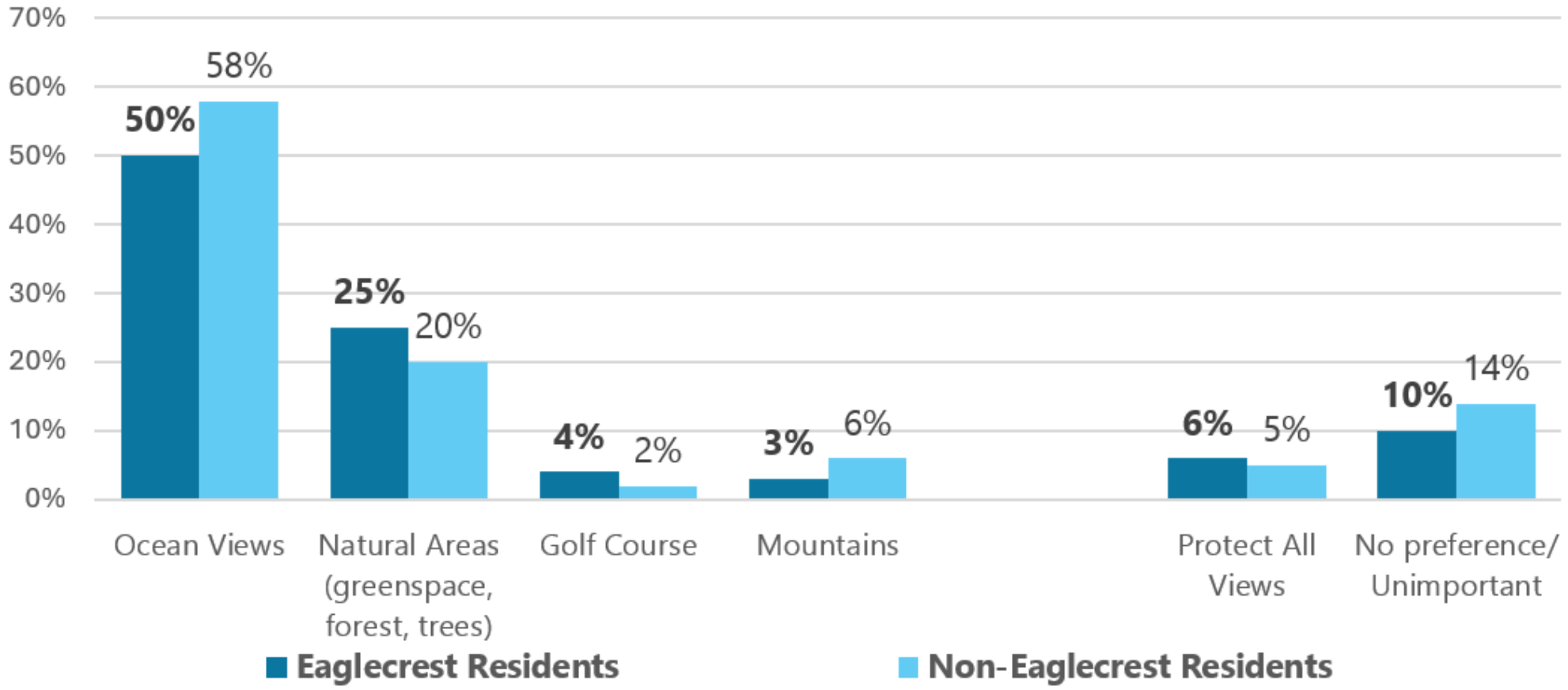
Solar Access & Privacy
Development plans should consider access to **sunlight** and allow **privacy** for adjacent property owners.

Materials & Style
- Buildings should incorporate natural materials including **stone** and **timber**
- The style should have a **west coast feel** (not boxy/modern)

Landscaping
Quality Landscaping is important and should include **trees** where possible, Drought-tolerant **alternatives** encouraged

Neighbourhood Planning: View Corridors

Survey Feedback



Neighbourhood Planning Priorities

Recap: Top Priorities

- **Maintaining Form and Character**
- **Outdoor Recreation**
- **Parks & Greenspace**
- **Transportation**

Topic 2: Parcel-Specific Planning (Parcel 2)

PARCEL 2 PLANNING

"Parcel 2" is the closed golf course portion of the parcel to the west of Eaglecrest Drive. The white line in the diagram shows the location of the split of the zoning.

Disposal
This parcel is currently scheduled for disposition in 2026

Conditions
The Town will develop **parameters** that could include details on **form and character**, **building siting**, **setbacks**, **access points**, and **park space**

Engagement Goal: Understanding the neighbourhood priorities

Parcel 2 Planning: Siting & Massing

PARCEL 2 PLANNING

In Person Feedback

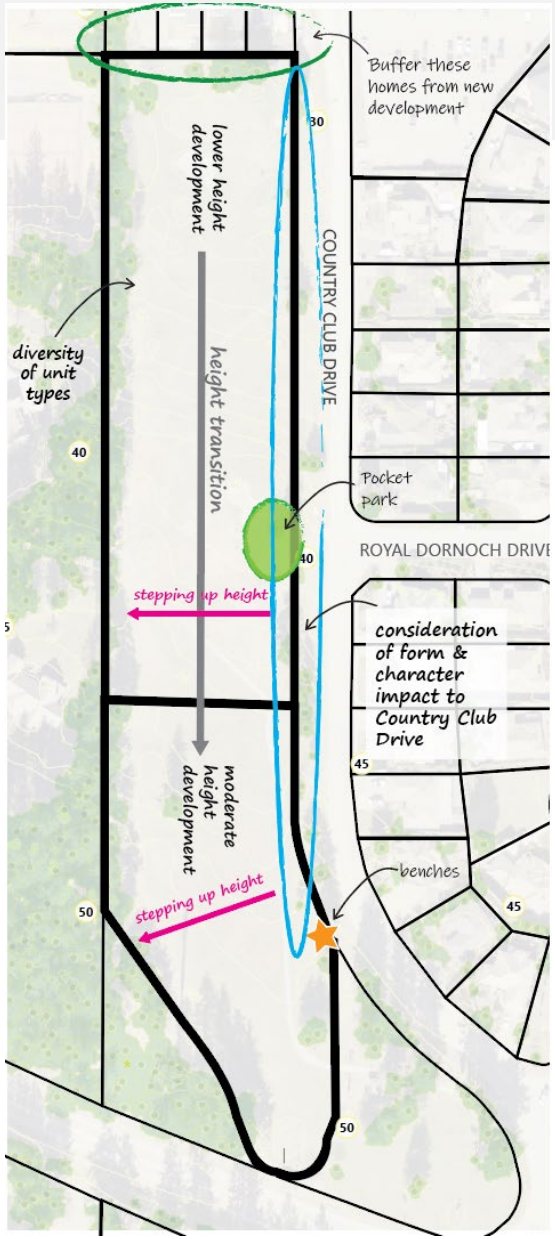
Height Transitions
Building height should be lower at the north end of the parcel, **transitioning** to taller buildings only in the south (top of the hill)

Building heights along Country Club Drive should be lower, **stepping up** in height towards the west side of the parcel

Unit Diversity
Diversity of units should be encouraged. For example a range of **detached homes, patio homes, duplexes, townhomes, and low-rise apartments**

Style Diversity
The housing mix should include styles that are **complementary** and cohesive but **not identical** to provide character within the development

Park and Open Space
Park space, open space, and **walking paths** should be included as a part of the development where possible



Parcel 2 Planning: Form & Character

Survey Feedback

Setbacks & Building Placement

- New development setbacks to **reflect those of the existing homes** in the surrounding neighbourhood
- Building massing to be located **to the south and to the west** portions of the property, providing as much **buffer** as possible from Country Club Drive and from the existing homes along Cottage Drive to the north.
- **Adequate greenspace**, with room for a **walkway** adjacent to Country Club Drive, and to provide **open space** between buildings

Parcel 2 Planning: Form & Character

Survey Feedback

Height & Scale

- Maximum building height of **two storeys** (neighbourhood residents) or **two to four stories** (wider community) for the north (downhill) portion of the parcel
- Building scale to **match** that of nearby residences
- Residents showed support for **taller buildings** to the south, to **transition to lower heights** at the bottom of the hill

Building Style

- **Attractive** building styles that are **cohesive** with the existing neighbourhood and the rest of the Town, with references to a **variety of style elements** including traditional, cottage styles, Westcoast style, craftsman, and contemporary

Parcel 2 Planning: Form & Character

Survey Feedback

Landscaping

- **Complementary** to the existing landscaping in the neighbourhood
- Low trees and flowering shrubs, particularly **native species** which are **drought resistant,** climate friendly, and **low maintenance**
- The **height of greenery** should consider the preservation of views where possible

Greenspace

- **Retaining** as much greenspace as possible, including between buildings
- **Accessible walkways** and/or trails, with benches for resting
- To include **natural areas**, trees, and native /drought resistant plant species

Parcel 2 Planning: Form & Character

PARCEL 2 PLANNING

In Person Feedback

Form
Lower height is preferred where possible, with garages located behind, especially along the Country Club Drive frontage.

Positive Examples
Qualicum Landing and **Bedford Landing** were references as examples of building style, as well as the homes along **Memorial** on the south entrance of Qualicum Beach

Landscaping
Landscaping is important and should connect the streetfront to buildings. Larger buildings should be **screened**, and the street-facing sides of homes should look like the **front** of the home

Gardens
Seniors homes should have access to **gardens**

Parcel 2 Planning: Parcel Access

Survey Feedback

Comments generally noted that the best access point layout would be dependent on the final development.

- **If for single-family home development**, access should be from Country Club Drive with a similar pattern as those on the street
- **For denser development**, access to the property via an **internal laneway**. Consideration of access:
  - directly from the highway (or close),
  - across from Royal Dornoch,
  - across from the existing golf course parking lot
- Some suggested the option of creating a small traffic circle at Country Club Drive and Royal Dornoch Drive **to reduce traffic speeds**.

DISCUSSION

Neighbourhood Planning Priority

Maintaining Form & Character of Buildings

Form and Character
Character is as important as height, and should reflect the character of existing buildings, though should generally **not exceed 3 storeys**

Solar Access & Privacy
Development plans should consider access to **sunlight** and allow **privacy** for adjacent property owners.

Materials & Style
- Buildings should incorporate natural materials including **stone** and **timber**
- The style should have a **west coast feel** (not boxy/modern)

Landscaping
Quality Landscaping is important and should include **trees** where possible, Drought-tolerant **alternatives** encouraged

Are these the top priorities for form and character?

Neighbourhood Planning Priority

Access to Parks and Greenspace

- **Equitable access** to parks, natural space, and greenspace with a focus on to green space (accessible to residents in all areas of the neighbourhood)
- **Accessible paths** and trails to enhance the use of greenspace
- The provision of **amenities** such as garbage cans, rest benches, and parking for visitors
- Retaining **trees and forest** areas
- Sufficient **parking** should be provided for those outside the neighbourhood

Are these the top priorities for parks and greenspace?

Neighbourhood Planning Priority

Walking Loops & Outdoor Recreation

- There should be many safe, accessible options for trail and **path loops** of various lengths, with **connectivity** for **flexibility**. Some of these may be formal and include infrastructure such as **sidewalks or multi-use paths**, while others may be less formal
- Paths should have occasional **rest benches**, and **signage.** Consider **lighting** for safety**.**
- Amenities for users should be provided such as **garbage** and **dog refuse containers**
- **Access points into greenspace** should be considered as a component of the whole network of trails and paths
- **Safety** should be prioritized, especially considering pedestrians, children, and seniors

Are these the top priorities for walking and recreation?

Parcel 2 Planning Priority

Siting & Massing

- New development setbacks to **reflect those of the existing homes** in the surrounding neighbourhood
- Building massing to be located **to the south and to the west** portions of the property, providing as much **buffer** as possible from Country Club Drive and from the existing homes along Cottage Drive to the north.
- **Adequate greenspace**, with room for a **walkway** adjacent to Country Club Drive, and to provide **open space** between buildings
- **Taller buildings** should be located to the south, **transitioning to lower heights** at the bottom of the hill

Are these the top priorities for siting and massing?

Parcel 2 Planning Priority

Building Style

- **Attractive** building styles that are **cohesive** with the existing neighbourhood and the rest of the Town, with references to a **variety of style elements** including traditional, cottage styles, Westcoast style, craftsman, and contemporary
- **Complementary landscaping** to the existing landscaping in the neighbourhood
- Low trees and flowering shrubs, particularly **native species** which are **drought resistant,** climate friendly, and **low maintenance**
- The **landscape design** should consider the preservation of views where possible

Are these the top priorities for building style?

Parcel 2 Planning Priority

Site Access

- **If for single-family home development**, access should be similar to the existing pattern on Country Club Drive
- **For denser development**, access to the property via an **internal laneway**.
  Consideration of access:
  - directly from the highway (or close),
  - across from Royal Dornoch,
  - across from the existing golf course parking lot
- Consider ways **to reduce traffic speeds** along Country Club Drive.

Are these the top priorities for site access?

QUESTIONS?

For more resources, visit:

www.qualicumbeach.com/eaglecrest-neighbourhood-plan