Eaglecrest Neighbourhood Planning

Eaglecrest Resident Meeting

TOWN OF QUALICUM BEACH

Agenda

1. **Summary Presentation** (20 minutes)
2. **Guided Discussion** (40 minutes)
3. **Question & Answers** (15 minutes)

Engagement Timeline

- **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:** Meetings with direct neighbours to Parcel 2, Eaglecrest Resident Survey
- **February 26, 2026:** Eaglecrest Resident Workshops
- **March 10, 2026:** Large Meetings for Eaglecrest Residents
- **March 10, 2026:** Community-Wide Survey (to March 22nd)
- **April 2, 2026:** Public Town Hall (3:00pm @ Civic Centre)
- **May, 2026:** Parcel 2 Development Conditions & Preliminary Neighbourhood Plan to Council

Eaglecrest Revisioning Project

2026 Planning Components

Complete	Identifying Land Use (Zoning & OCP Amendments)
2026 (current)	**Neighbourhood Scale Planning** **Parcel Planning & Disposition for Parcel 2** (the lot West of Country Club Drive)
2027 (or later)	Planning of Park Lands Planning of Highway 19A Parcel (Parcel 3)

Other Project Components

- **Securing Golf Course Operator** (underway)
- **Golf Course Reconstruction** (underway)
- **Sale of R1 Parcels** (in early stages)

Engagement Goals

1. Understanding the neighbourhood context

- This will result in a Preliminary Neighbourhood Plan for Eaglecrest

2. Refining site parameters for Parcel 2 (The parcel to the West of Country Club Drive)

- This will result in the refinement of development parameters for the site

2026 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**

Neighbourhood Planning: Feedback

Initial feedback relating to Neighbourhood Planning suggests the following priorities for residents:

Outdoor Recreation

Walking loops & outdoor recreation with access to greenspace, including pet-friendly facilities

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 Feedback

Outdoor Recreation

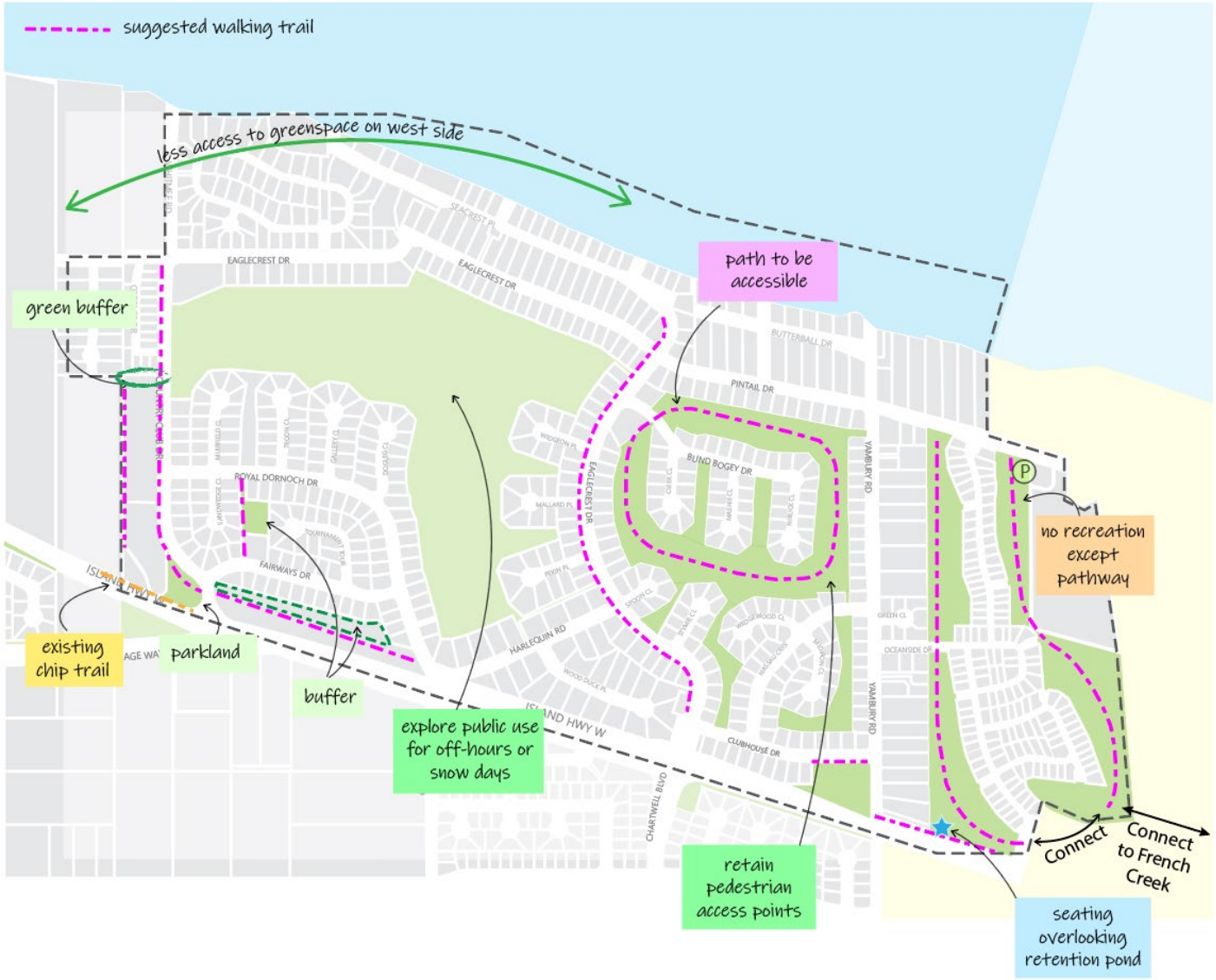
Walking Loop Variation
There should be many safe options for trail and path loops of various lengths, with **connectivity** for flexibility.

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 Feedback

Transportation

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 Feedback

Built Form

Building 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

Important View Corridors

2026 Parcel-Specific Planning: Feedback

"Parcel 2" is the closed golf course portion of the parcel to the west of Eaglecrest Drive.

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
Community engagement will help to inform these conditions.

Parcel 2 Planning Feedback

Siting & Massing

Height Transitions

Building height should be lower at the north end of the parcel, **transitioning** to more moderate heights to 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

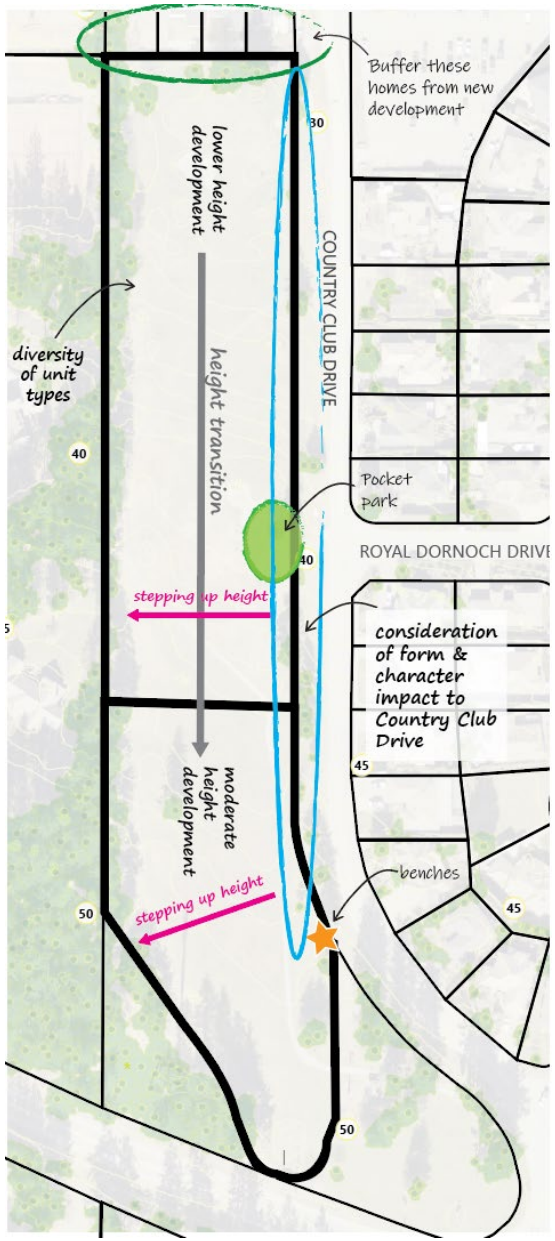
Diversity of units should be encouraged. For example a range of **detached homes, patio homes, duplexes, townhomes, and low-rise apartments**

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 Feedback

Form & Character

Form

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

Positive Examples

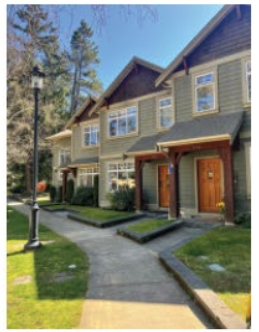
Qualicum Landing and **Bedford Landing** were references as examples of building style, as well as the homes along **Memorial** on the south side of Qualicum Beach

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**



DISCUSSION

Neighbourhood Planning Feedback

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Do you agree with this high-level summary?

What did we miss?

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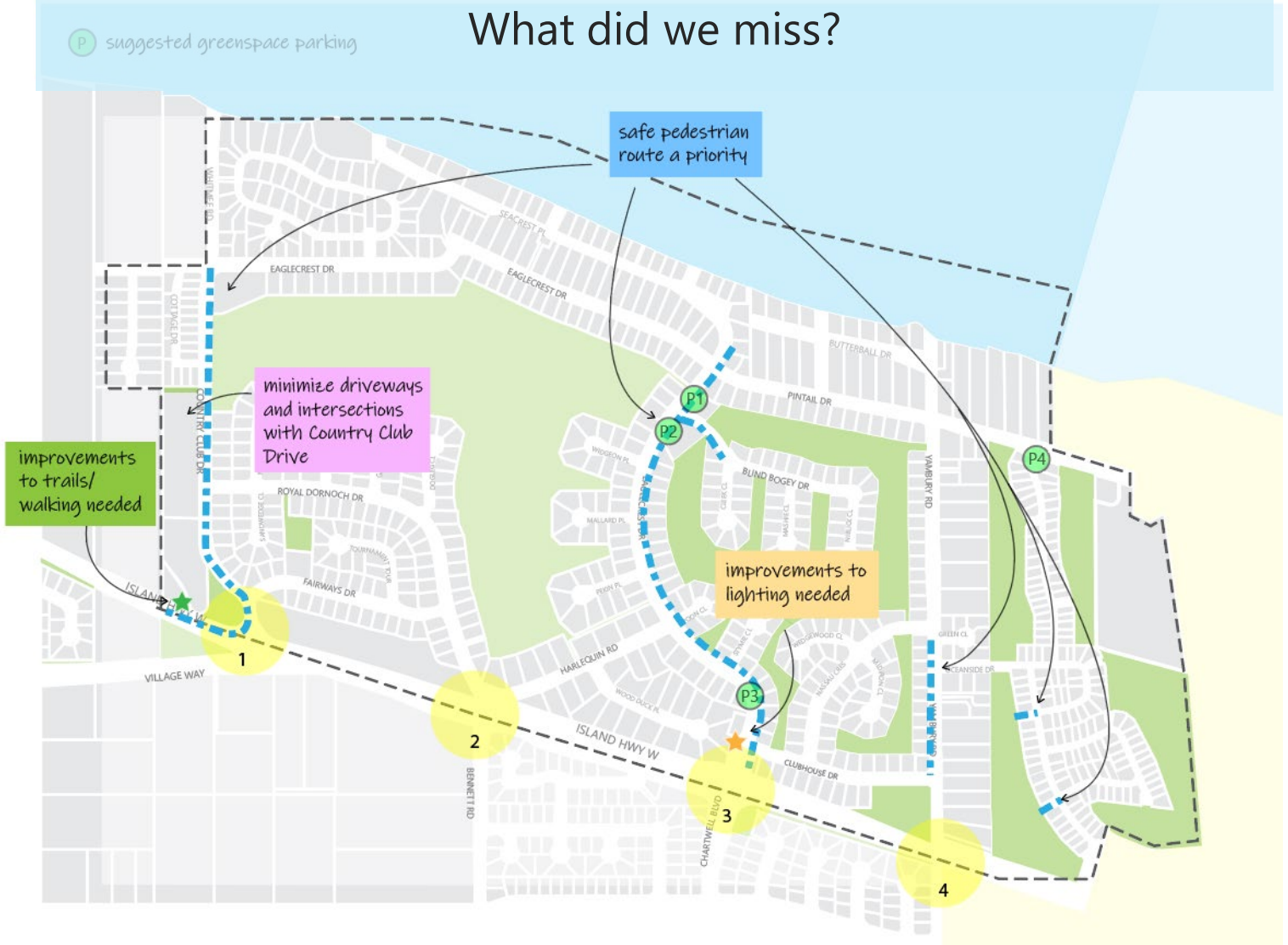

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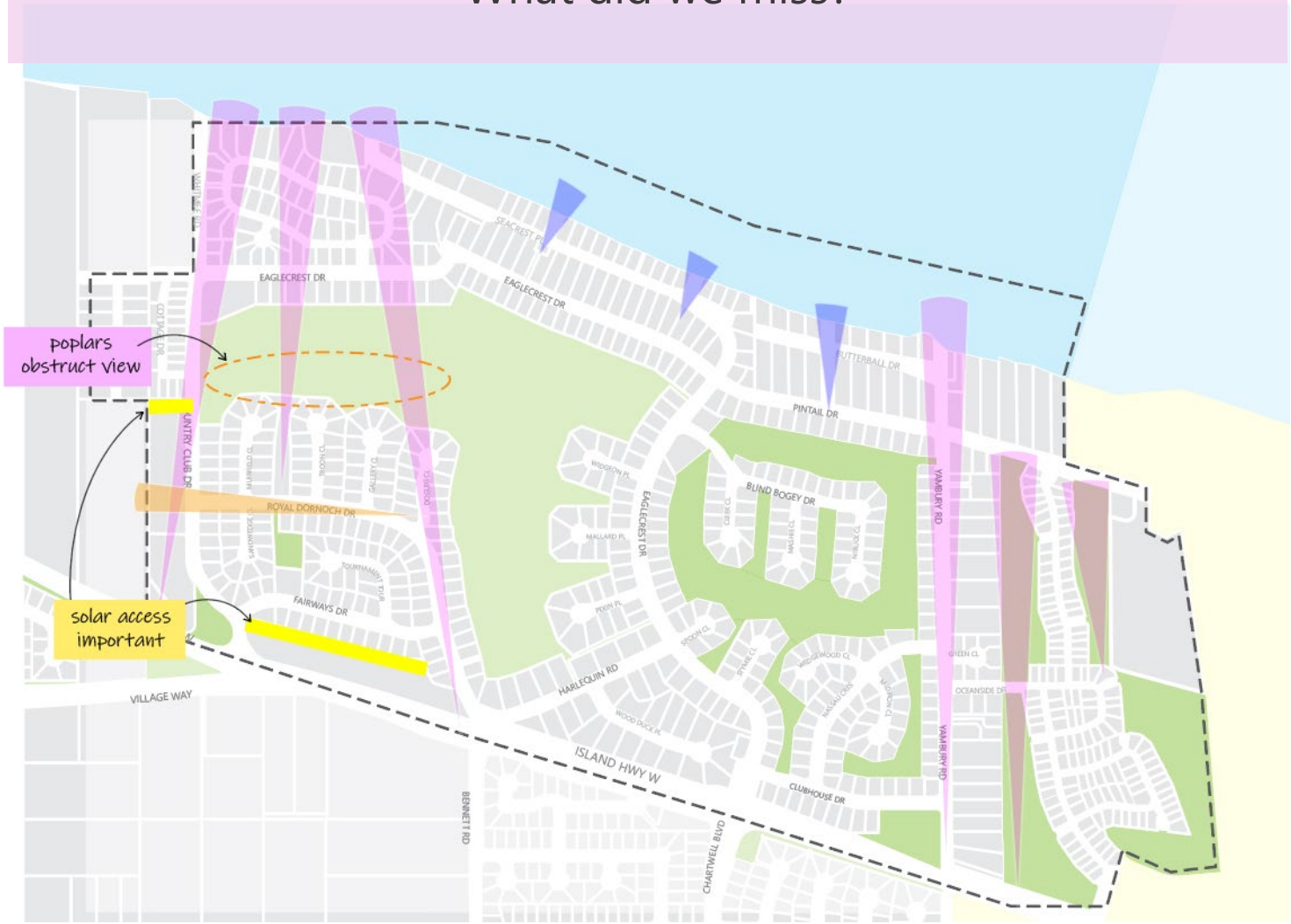

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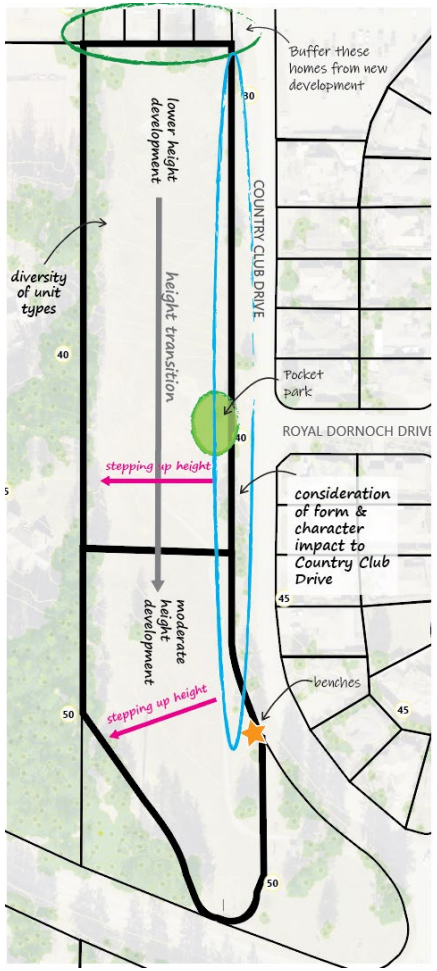

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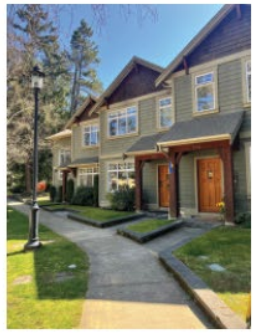

QUESTIONS?

For more resources, visit:

www.qualicumbeach.com/eaglecrest-neighbourhood-plan