Eaglecrest Lands Due Diligence – September 9, 2025 Public Open House

Event Summary

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Event Summary

On September 9, 2025, the Town of Qualicum Beach hosted a Community Open House to seek feedback about the Town's conditional agreement to purchase the Eaglecrest Golf Course lands.

Over 500 residents attended the session (~70% of whom live in Eaglecrest).

Many participants expressed excitement about:

- Town ownership of the land
- Providing a mix of housing types
- Improving the golf course
- Dedicating land to parks, open space, and trails

There were mixed feelings about:

- What types of, how much, and where housing should go
- The size and specifics of the golf-course
- The scale, programming and locations of parkland

Specific concerns included:

- Upfront and long-term costs
- Infrastructure impacts (including parking, traffic)
- Distribution of parkland and housing throughout the neighbourhood

This following memo summarizes what we heard during the Open House. A subsequent memo will summarize what we heard from an online survey.

Introduction

The Town has a conditional agreement to purchase the Eaglecrest Golf Course lands. This $8.5 million land purchase would bring approximately 42 hectares (105 acres) of land into public ownership, allowing the Town to shape its long-term use. The purchase decision is not yet final. The Town is committed to creating a plan that will meet community needs, environmental sustainability and housing goals. This acquisition offers a once-in-a-generation opportunity to shape the next generation of the neighbourhood.

Community feedback will help Council decide:

- If the Town should proceed with the purchase
- How best to balance housing, parkland, golf, and community priorities—while maintaining long-term financial sustainability

Event Format

During the Open House on September 9 2025, there were two presentations (at 3:30 pm and 5:30 pm) with facilitated Q&A. Throughout the room, information boards were displayed, and participants were asked to answer a range of questions with sticky notes and stickers. Multiple project team members were stationed throughout the room to talk with participants.

Who We Heard From

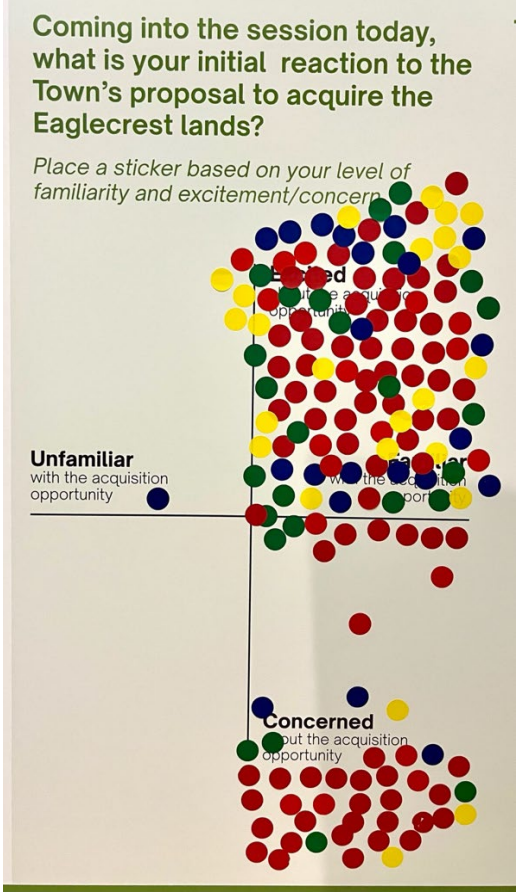
As participants entered the room, they were asked “Where do you live?”. Participants placed a marble in a jar to answer the question. In total, we heard from the following participants:

Neighbourhood	Count
Eaglecrest	355
Qualicum Woods	13
Chartwell	19
Parksville	20
Other QB Neighbourhoods	100
Total	**507**

What We Heard

About You

Coming into the session today, what is your initial reaction to the Town's proposal to acquire the Eaglecrest lands?



Please Tell Us Why

Theme	Frequency	Comments
"Excited" Sentiment	12	• Whole idea is great! One concern - zones 5 + 7 should be for housing (of appropriate size for neighbouring houses) and not for park - such expensive parks for so few is not equitable use of common funds. Thanks! • Keep golf course alive • Beautiful property that has vast potential and will be in good hands with town

		• Puts land development in the hands of the town instead of the private sector owner • Excited and hopeful for the future of Eaglecrest golf course, longstanding reputation as an excellent course on mid-island. I will join the 9 hole golf course. • A playground area for the kids would be nice • An opportunity to reflect changing times and provide a more diverse range of recreational opportunities for the public - not just golf. Will better meet the needs • New family moved here 3 years ago. Playground would be great! We don't golf • The heart and soul of the Eaglecrest community may be revived • For somewhere along 19a to have some sort of coffee shop for walkers to stop as well as dog walkers who now can only congregate on street corners • Keen to see alignment with the Priority Housing Groups - concerned about speculation if bare land is in private hands • We've had more than a decade of uncertainty with private owners and the area has deteriorated. Status quo is not acceptable. Town ownership is a risk , but maybe worth taking for community benefits
“Concerned” Sentiment	9	• Concern for traffic increase on Country Club Drive, Cassarnia Close and Cottage Drive already stressing the capacity • [The previous owner] paid 4.5 mil why are we paying 8.5 • My biggest concern is losing all open space in areas 2, 3, 4, and losing the forest behind Fairways Drive • Purchase is not the only tool available to TQB to control the future use of these lands. Why is it a priority now? • Concern- 8.5 million is too high. What about leaving course as is for now, renegotiate new price when this proposed offer softens.

		Nothing else can be done with this land anyway. Start bringing in memberships (charter members) to raise capital for 9-hole course. be patient • If you have to ruin the ambience of the south west corner to buy this golf course that's too high a price • Concerned about walking trails, parking, dog waste and removal, fire hazard potential, type of housing • I am concerned about the new layout of the golf course - how it will affect my property particularly how safe it will be from golf balls • Ownership not necessary to control land use

Opportunities and Constraints: What opportunities or constraints do you see for the acquisition?

Opportunities

Theme	Frequency	Comments
Recreation and Open Space Opportunities	12	• To include recreational space/activity areas for families with children • Picnic tables, gathering place, gazebo or coffee or food, track parking • Frisbee golf • Playground, exercise equipment • Family park - fields, playgrounds, trails • More opportunities for everyone to use green space with walking trails, etc. And get people off the roads. These are increasingly unsafe for pedestrians • To gain land ownership as an asset and community amenity. Retaining open space land as long term asset land values will increase over time • Provide a stable golf course situation, provide woodland and walking trails • A chance to preserve permanently the green space (forests and green corridor) leading from fairways dr to the golf course

		• Look forward to maintaining green spaces including golf course under town management. Its important we keep green areas within our control • Eaglecrest needs an independent coffee shop, a community store and lots of pollinator pathways wherever possible • New walking trails • Managed development of trails and wildlife sanctuary
General support for Town ownership	9	• Let's get on with it. Looks great! • Excellent idea! • Great idea - financially viable. Good plan, more housing. Love it • Fantastic idea, employment housing, recreation, green space • The town will have the best interests of the community's other developers would not • Give us back neighbourhood restaurant. • Housing, better traffic control, control of lands, maintaining green space • Get rid of this ownership group.
Golf Course as a Community Hub	4	• Restaurant at golf course • Re-create community hub at golf course • Fresh 9-hole intimate golf course • 18 hole golf course
Housing diversity	3	• Opportunities for more diverse housing types that may allow seniors to downsize and stay in the community and support young families • Use this project to raise revenue to address the climate emergency and build nonmarket affordable housing • Managed development of homes
Funding opportunities	2	• May provide funding for long overdue and much needed infrastructure improvements
Additional Comments	1	• Areas noted as potential housing on initial communication now shown as housing, same with reforested parkland now showing as park and/or housing.

Constraints

Theme	Frequency	Comments
Up-front / long-term costs & Town Priorities	10	• Purchase price well above expert assessment. • Purchase price too high. • The town is paying too much for the golf course, assessment is approx. $3 million. • Is QB the only party interested in purchasing? Did/has the owner tried to sell to others? • Too expensive. • Costs – paybacks – traffic infrastructure. Too much money, too high risk = higher taxes, why own another golf course? • Concern where my tax dollars are going. • Why did you fight against present owners and then turn and want to do something and then robbing from 6 projects to do this? You have lost my trust in this council. • This project unnecessarily pushes out many other important town priorities. • Time and necessary resources – financial and staff (expertise) and impact/delay for other much-needed initiatives.
Infrastructure Impacts	8	• Whole picture and increased population – infrastructure and services (problems due to quick growth) • Specifically concerned about housing development at #2 along Countryside Drive unless sidewalks put in. Many residents walk/use walkers/scooters in this area. Road is narrow and increased traffic from more 2+ vehicle homes is dangerous and concerning. Already hard to get into the highway. Otherwise great. • More housing will make a roundabout essential! Traffic already an issue. • Reduce cost by installing traffic light instead of roundabout. • Entire Highway 19a corridor from Yambury Road to Country Club Drive must be

		reviewed – all 3 outer sections are safety issues and cannot be ignored. • Traffic circles are going to be a must for Village Way / Country Club Drive and Chartwell / Eaglecrest entrance/exit. Already difficult getting out onto Hwy 19a. • Traffic at Hwy & Eaglecrest needs light or some sort of traffic control. • More housing will make a roundabout essential! Traffic already an issue.
Green Space / Environment	5	• Loss of the forest (area 3) off Fairways Drive – loss of habitat for owls and the bald eagles. • #6 – Leave the park. • Should not develop existing green spaces with mature vegetation and trees. • The bottom left corner of this map where most of the housing will be put in will have no greenspace left. • Please don't mow down green space #3. It is a mature space with much wildlife, spillway for flooding? Should remain!
Recreational Uses / Golf	4	• Why 9 instead of 18 holes? • Not sure the town can sustain another golf course. • Proposed 9 hole golf course will lose its best hole. • Maintenance cost. Personnel to operate. Do we need another golf course? Was a resident of Eaglecrest.
Housing	3	• We need more affordable housing. • Areas 2, 3, and 4 jamming that corner of Eaglecrest full of housing, areas 5, 6, and 7 get all the park! • Affordable development.

Golf Course

How important is it to keep golf at Eaglecrest?

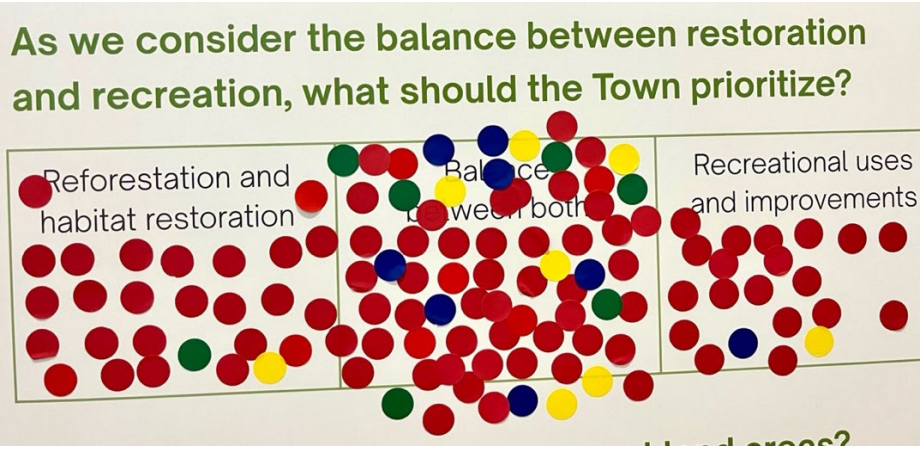
What are your hopes for a future 9-hole course?

Theme	Frequency	Comments
Expand beyond a 9-hole course	12	• 18 holes. • 18 holes needed. • Bring back 18 holes. • Keep present and return to 18. • Keep it a 18 hole of at least 13 holes, all other courses are full with wait lists for memberships, keep course open along Blind Bogey. • Not enough land here for a course. Go back to the course as it was at least 1–13. • The courses are full! We need this course which could be 13 holes. The land protected by covenant should return to golf course. • What about a 12 hole golf course? • Keep 3 holes between Blind Bogey and Yambury as part of 9 hole golf course. • Keep old #4, 10, 11 as golf course. • The proposed 9 hole will not be very interesting, need to keep old 4, 10, 11 as part of course, forget old (3). • Include old 4, 10, etc. in golf course.
General Support for 9-hole Course	6	• Bought a home on a golf course, now an off-leash dog park. We need the golf opportunities.

		• Keep golf course. • Improve and maintain existing one. • Other golf courses in the area are full, need this 9-hole course. • Please keep the existing 9 holes. • Keep 9-hole courses.
Alternative / Additional Uses for the Land	4	• **Need housing** (low cost) on town leased land, not more golf. Crucial need for housing. • Food forest or community garden. • Golf is an elitist waste of land. Use the land to **grow food**. • No need to use Town land for a 9 hole course, so proposed area is good provided there is enough area for an attractive and commercially viable **clubhouse** open for community as a must.
Questions about Design / Cost	2	• What's the cost to design and finish 9 hole golf course? • Keep contained, not sprawling across all of Eaglecrest.

Parkland

As we consider the balance between restoration and recreation, what should the Town prioritize?



What are your hopes for future parkland areas?

Theme	Frequency	Comments

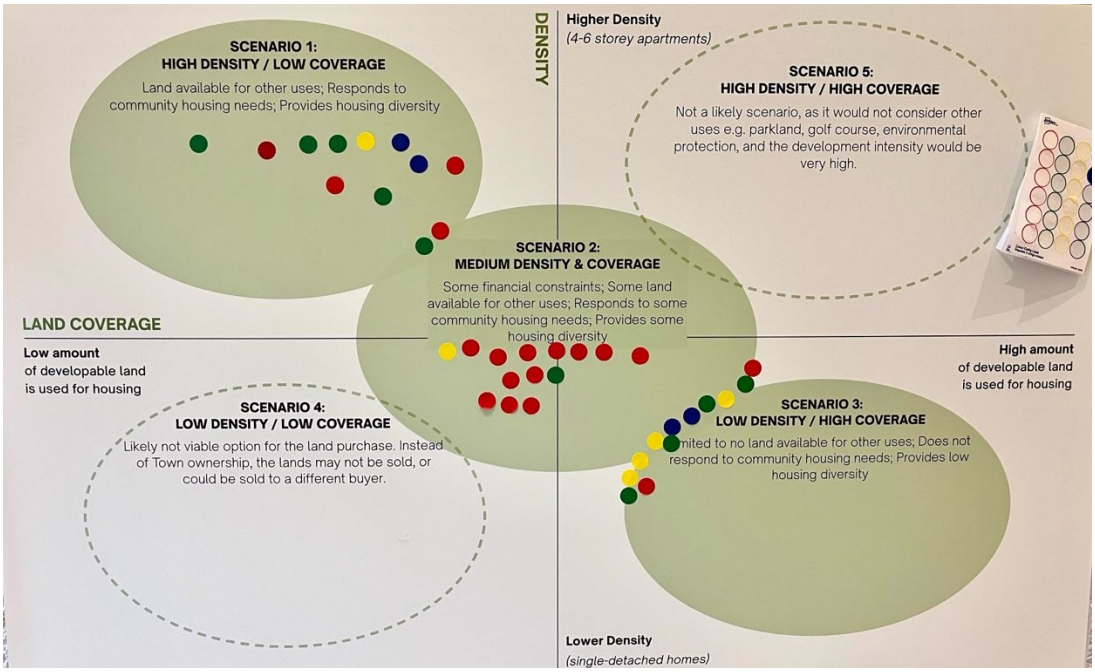
Recreational & Parkland Programming Ideas	7	• Running track and trails, playground, exercise circuit, naturalized areas • Water park for grandkids • Waterpark for kids • Recreational parkland needed. Walking trails and playground not too heavily treed as wildlife will increase • Keep golf course • Additional gathering place, small community centre, parkland shelters • Food forest or community garden
Preserve Yambury Park	5	• Keep Yambury park • Keep Yambury Park No Housing • Keep Yambury Park No Housing • Keep Yambury park • keep Yambury park as a park no housing
Landscaping & Maintenance	2	• I like green space manicured and watered, do not add more trees • Ensure unused lands are maintained and not a fire hazard
Maintenance Costs	1	• We can't afford this, taxes too high and other priorities more important
Parkland Zoning	1	• Parkland must be legally dedicated as park not just zoned for recreational use to ensure it is not changed by council by bylaw
General Support	1	• Great focus to include the parkland as needed in this area. And golf course
Questions / General Comments	1	• What is going to be parkland? It appears that where parkland was identified in the media release is now also potential development. Where can correct info be found?

What types of housing would be best in Eaglecrest?

Theme	Frequency	Comments
Mixed housing	8	• Townhouses, patio homes • Patio homes! • Why not a mix of high density plus low/med density

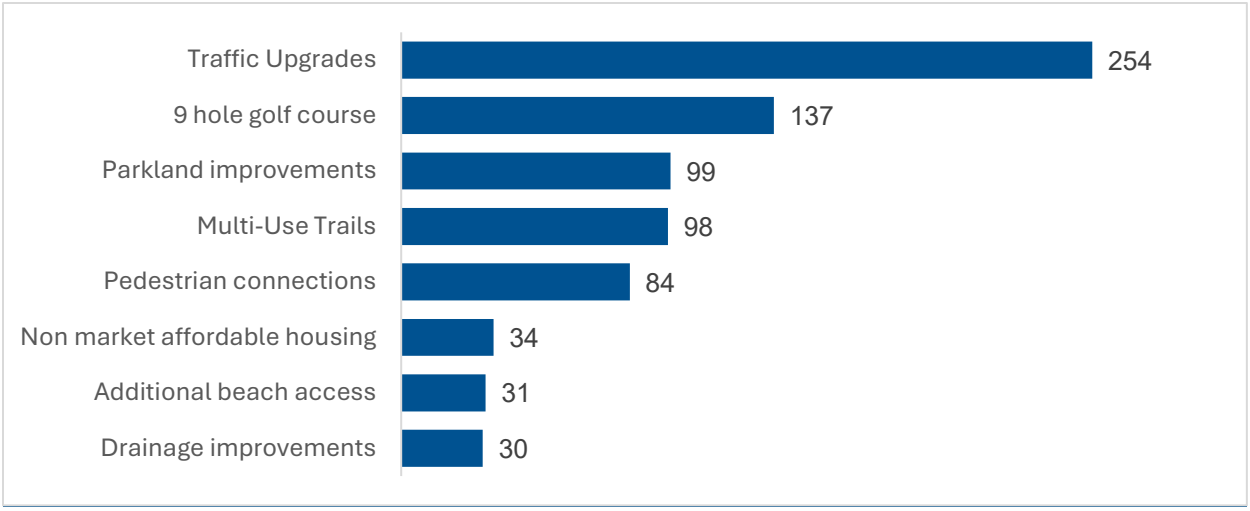
		• Townhouses, 2-3 storey - bring in workers and families • For families - medium or low density; for seniors - too far from town centre • Mixed - townhouses, 4-level apartment, close to clubhouse and highway for easy access • High and medium density housing for better diversity • Mixed - patio homes, townhomes, 4-level apartment
No housing / Not higher density housing	2	• None • No apartment buildings
Affordable housing	2	• Affordable housing but not low cost housing • Family housing at below market rent. Low cost use land leased from Qualicum Beach Town, low income families
Higher density housing	1	• Condos
Building performance	1	• Should be all zero carbon housing and low embodied emissions
Question about density	1	• Who will live in the 4-storey buildings? Not families, not non-drivers

Which scenario do you think is best for the community?



Funding Priorities: What amenities or improvements should the Town consider in a funding plan?

This same question was asked on a board and table top. The chart below combines the total count between both activities. Note that participants may have "voted" more than once, so this does not show a precise picture of people's priorities.



Final thoughts: Is there anything else you would like to share about the Town's possible acquisition of these lands?

Theme	Frequency	Comments
Mixed comments about golf, recreation, and environment	5	• Great way to maintain green spaces. Don't have to golf to appreciate that. • Many other priorities in the Town than another golf course. • Walking and recreational trails for the use of all QB residents as well as green space with trees for environmental benefit of all. • The Town cannot build on the emergency flood spillage. • Acquisition will help develop QB as a "golfing mecca" for tourists and visitors.
Questions about costs, timeline and community benefits	4	• How much time is Town admin going to spend bringing [the] project to a profit? • Cost of reforestation? Fire risk of forested area in a residential area. e.g. Palm Drive. • Cost to build the proposed golf course? Any expressions of interest in leasing / running it? • What benefits are there to those who do not live in Eaglecrest? Remember that Eaglecrest is a long way to town for non-drivers.
Decision Making Process (Referendum)	3	• Delay purchase with a referendum, worst purchase is a hurried purchase. • Why no option for a referendum? • Huge financial implications to QB! Put this to the people in a referendum.
Perceived Risks	3	• This feels like a government bail out and makes me uncomfortable. • The assumption is that the Town will sell land. But once sold it is out of our control. The town should retain ownership and develop a co-op model of land ownership, thus retaining control into the future. • There are unsold lots in the Todson and Cottages properties. Why do you think there is a market for lots in this area?

Mixed comments about housing and development	2	• No density increase. • This will make more housing land available to the Town which is almost built out.

Comments on Maps

Throughout the room, there were 3 tables with maps. Some participants adding comments directly to the maps, sharing thoughts on opportunities, constraints, and hopes for the future of the lands. The comments are summarized below, categorized generally by areas in question.

Area	Comments
A	• Par 35 on 36 golf course • Campbell river golf course and clubhouse as excellent example. Follow this! • Leave as green space • Greenspace should be visible from road • No housing!! 9 holes, 18 holes ok • 13 holes! • Please keep nine holes we have now! How about tradition NOT money.

	• Trails! • Playground! • These are heritage trees - they must be kept! There must be setbacks, parkland buffers and building height limits (< 2 storey) retain, promote forest and trail walk access • Use this land for needed low cost housing. Not golf. • Use the golf course area for housing. Crucial need for housing - golf is a luxury. Our families need housing.
Areas labelled B	• Reforested - what does that mean? B's need maintenance, irrigation (fire hazard). Better greenspace maintenance. • Has higher density been considered for here? • B's to have volunteer-managed shelter. Commercial okay (more central - B's) • Keep B1-B4 as parkland • Consider B1-B4 for housing, don't push it all to one side
B1	• Retain as walking trails. Mitigate parking on private property. • Keep golf course • 2 full blocks not needed for parks. Develop one for single housing. • Where are people to park when walking the trails • No pickleball or playground • Who is watering the grass area over the summer (firetrap) • Maintaining the pots • A park like Foster park - forest trails, playground, gazebo, community gathering place
B2	• Has higher density housing been considered for here • Parkland in Eaglecrest is very needed. Have to have walking trails. • Single family housing, smaller more affordable houses • Don't want to see houses or parks or roads in this area please!
B3	• Behind Blind Bay - park and trails. Perfect. • No housing please • Natural areas and tree planting. • Where is the parking for the green space?
B4	• Possible disc golf course? • No parking to accommodate parks • The walking trails and reforestation is positives for Eaglecrest. A must! Keep us off the roads while walking.
B5	• Retain B5 as is. Recreation, dog walking, trails. • Running/walking loop • A playground (a good one) • Retain as walking trails • B5 should be part of the 9-hole golf course

	• Keep as golf course • Include old holes 4, 10, and 11 into 9 holes to make it 12 holes. • Thirteen holes including the old #1. - 13 inclusive of #2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 13 • Where is parking for access to Parkland? • NO housing! (x2)
C1	• Need a roundabout here • Yes to 4 or 6 stories here • No 4 story buildings • Single detached homes only on C1 and C2 • D2, C1, C2 make sense • Housing (2 or 3 stories) best suited here (premium price all view properties) • Traffic • Put traffic light here please (at village way)
C2	• C2 should be park/greenspace • C2 currently works as ecological greenway for deer • Hole #5 - turn this into one of the promised areas of parkland, walking trails, habitat restoration • As homeowner of 492 Cottage Drive concerned that I paid for golf course view and higher price for land. I propose greenspace behind these 3 homes. • C2 pickleball courts! • C2 Rec Centre (year round) • C2 beach access improvements • Need to add multi-forested story. (Area C) affordable housing that backs onto the forested properties separated by a road from properties across Country Club Dr. (Due to natural slope, increased returns on investment-views) • Put housing here - least negative impact of all proposed housing areas • Patio homes - which would free up large 3-bed houses
C3	• C3 should only be developed along Eaglecrest Dr. • Leave C3 as green space • Beach access off Whitnee (x2) • Beach access here • Community garden/food forest • Access to beach increased traffic
C4	• Accessible playground for local families and visiting grandchildren • A playground (a nice one)

	• Park! Playgrounds!
Ds	• Concerned that all the buildings (new houses) is at the North end. Would like to see a balance of parkland. I agree! • Keep greenspace throughout - concerns about west side losing all greenspace via D2, D3, D4 • Area D lots are best suited to create neighbourhood parks, walking trails and green space given the abundance of existing mature trees and forest attributes
D1	• Keep forest trails • D1 & D2- could be 4-6 storeys (along highway). Add housing up to 6 storeys above clubhouse
D2	• Keep existing mature trees in D2. Especially adjacent fences • Forest & trails & nature play parks • D2 would be horrible for Fairways Dr. residents. Privacy. Bought because of green space. • Roundabout • Island Hwy & harlequin: put a through light here. • Important eagle perch tree - do not cut. • No houses/apartments here, this should be green space • Cannot build housing here. • No housing on D2 • Don't put houses here • Don't want multi story development here. • Preference of parks and some homes in D2. No multi-story residences • Need proper balance of green space between existing homes and new housing. Plus an eagle lives in the tree. Please don't put an entrance here. Way too busy on Royal Dornoch then. • Need parkland buffers. Need consideration of tree cover and climate change. Need parkland buffers and building height limits (maintain privacy & property valves). • Ideas for park areas here preferred • Opportunities for many types of housing • Park would be preferred • Need roundabout for new housing
D3	• Maintain big trees - shade, cooler streets, wildlife, nature - best opportunity to add forested park trail • D3/D4 area, in between golf course. This corner losing all of its greenspace and open space, to pay for areas 5 and 7 to get all the park. Take 1 or 2 holes from that side, of the 13 acres then can be

	developed, they will still have 7-8 holes for park. Better solution than bottom LH corner getting none! • Emergency overlaid flood, spillway?
D4	• No comments
Other / General	• Housing all along the Highway • Don't try to recoup more than the $8.5M • Preserve recreational walking trails • Need apartments. Golf course - par 3 • No golf course - replace with greenspace! • Golf course rejuvenation a priority - makes it worthwhile. • Previous hole 9 green space with NO trees. • Open space equity across plan • Open space master-planning • Town not honouring what was originally agreed upon! • You are paying too much. Grind this land owner down!