

Supplementary Document | December 17, 2025, Special Council Meeting

2.(d) Heritage Forest Woodchip Trails

- (i) Correspondence from Brown Property Preservation Society (BPPS)
dated November 28, 2025

Town of Qualicum Beach
#201 – 660 Primrose St.
Qualicum Beach, BC
V9K 1S7

November 28, 2025

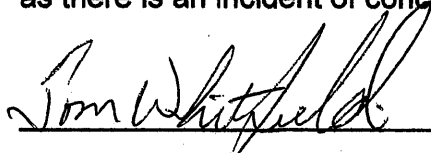
Further to the attached:

Summary – Wood Chip Trails in the Heritage Forest, Nov 20, 2025.

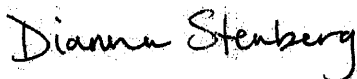
Dear Town of Qualicum Beach,

This letter confirms that the Brown Property Preservation Society (BPPS) and The Land Conservancy of BC (TLC) support the continued use of wood chips for the walking trails as per the Conservation Covenant p. 24 1.1(a).

Further, both the BPPS and TLC support the use of woodchips for the trail surface as per the Heritage Forest Conservation Covenant and Management plan until such time as there is an incident of concern that would warrant a review.



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ARROWSMITH TENNIS CLUB

December 12, 2025

Attention Mayor and Council,

Please accept this input from Arrowsmith Tennis Club regarding Qualicum Beach Tennis Courts, regarding the conversion of a tennis court to pickleball courts.

Case for Tennis in Qualicum Beach

The establishment of a tennis community in Qualicum Beach goes back 50 years when, in 1975, the Qualicum Beach Tennis Courts were built. Louise Dwyer was on the Recreation Commission and instrumental in pulling together the funding by means of a of 1/3 Town, 1/3 Rotary, and 1/3 Provincial grant.

The Club formed formally in 1983 as the Arrowsmith Tennis Club (ATC) and prospered, incorporating in 1991. Arrowsmith Tennis Club has contributed to the community financially over the years, drawing players to the area for interclub competition and tournaments. Casinos in the 1990's raised funds for new courts, initially offered to Qualicum Beach, ultimately were contributed to Parksville adding 3 courts at Springwood in 1998.

Membership in Oceanside totals 224 members including 60 juniors. ATC membership is drawn from a population of over 54,000 including 4,500 school aged kids. Based on Tennis Canada's survey of tennis players across the country who played in 2024, potential tennis playing population in Oceanside is over 7,100. Tennis British Columbia's optimized court usage suggests this population can support over 35 courts. Currently, there are 15 public tennis courts in Oceanside.

Tennis in Canada is growing, especially with juniors. The Junior program at Arrowsmith, in collaboration with the School District and the Rogers First Set in Schools (Tennis Canada) program, will introduce 1000 school kids to tennis this spring. The plan is for a further 1,500 kids in Oceanside to participate over the following 2 years. Even with only a small percentage of those school kids playing tennis more regularly, the demand for court time will soon expand beyond available facilities. ATC is already working with the Regional District of Nanaimo and the Qualicum School District to increase opportunities for kids to benefit from the social, health, fitness and fun of tennis - a sport for life.

Recommendation for Qualicum Beach

The Arrowsmith Tennis Club and local pickleball club have similar goals and we would be happy to see pickleball courts built in Qualicum Beach - **just not at the expense of our tennis court.** As noted in previous correspondence, any dedication of Court 3 to pickleball would remove a tennis asset from Arrowsmith Tennis and the general public. Court 3 is already being used for a kids tennis program and more time will be needed in 2026 as kids Leagues are established.

The recent investment in resurfacing of the tennis courts was much appreciated by the tennis community. Redeveloping Court 3 for pickleball would waste 1/3 of this resurfacing investment.

The costs of a complex extension to the playing surface for pickleball is also expensive and would fall short of the ideal solution for either tennis or pickleball.

ATC is disappointed that pickleball has made no effort to consult with Tennis prior to proposing this redevelopment. On the other hand, Arrowsmith Tennis is pleased to be part of the planning process for tennis courts at Kwalikum Secondary School (KSS) and we are encouraged to see a collaborative effort for a facility solution that will meet the needs of multiple stakeholders.

The key is timing. The ATC would like to see to the timely completion of new tennis courts at KSS before relinquishing use of the existing Qualicum Beach Courts. We appreciate the financial commitment that the Town of Qualicum Beach would make to the KSS project and ATC would commit to contribute capital and leverage Tennis Canada programs to achieve the required resources as long as our programming needs can be met.

In the meantime, pickleball players can make use of the many playing alternatives they have in the community. Tennis player do not have other options. It should also be noted that there is an MOU between Tennis BC and Pickleball BC to pursue separate facilities for the benefit of both sports. Pickleball should also be encouraged to continue its fund raising for their own dedicated facility. Other sports in the community have shown that capital is available for projects if the effort is made to engage the public.

It is premature for the Town of Qualicum Beach to make any development commitment without further analysis of the current and future needs of Tennis and pickleball. Arrowsmith Tennis Club is anxious to work together with the Town of Qualicum Beach and other stakeholders for a mutually beneficial solution and an actionable plan. We would be pleased to participate in a multi sport working group to bring facts, analysis and thorough planning that considers both short and long term community needs.



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c.c. Tennis BC

Late Item | December 17, 2025, Special Council Meeting

2. (f) Eaglecrest | Course Layout

Staff Recommendation:

THAT Council authorizes staff to issue a Request for Proposals (RFP) for the reconfiguration of the Eaglecrest Golf Course, generally in accordance with the Course Modification Overview and Construction Scope Overview provided as a Late Item added to the December 17, 2025 Special Council Meeting, with Council consideration of the RFP award tentatively scheduled for Q1 of 2026.

Eaglecrest Golf Course

Course Modification Overview

December 17, 2025

Construction Scope

Proposed construction works include (see Construction Scope Overview for further details):

- New tee boxes on holes 5,7,8, and 9
- Construction of a new 8th hole
- Reshaping of the ninth hole fairway
- Selective tree removal and stump grinding
- Irrigation modifications for new and re-established holes
- Construction of a new bridge connecting the 4th hole to the 5th tee

Existing turn from former holes 8 and 9 will be reused where feasible to support faster course recovery and reduce material requirements.



Construction Scope Overview

Hole 3

- Re-establish Hole 3 as a par 3.
- Re-establish left and right bunkers.
- Fill in the front-left bunker and convert to turf.

Hole 4

- Install an aluminum bridge over the pond to provide access to the Hole 5 tee boxes. Specific location and design subject to proposal. Wood or cosmetic finishes a bonus.

Hole 5

- Construct a new par 3 hole playing to an existing green.
- Install three new tee boxes, with approximate yardages ranging from 130 to 180 yards.

Hole 7

- Modify an existing hole to create a dog-leg left par 4.
- Install three new tee boxes playing to the existing green.
- Clear blackberries and brush within the fairway corridor.
- Remove one fir tree approximately 100 yards in front of the tee, if required for playability.
- Target hole length: approximately 280 yards uphill.
- Enlarge the existing sand trap short-left of the green and shift it closer toward the fairway.

Hole 8

- Intended long-term vision: par 4. May initially operate as a par 3 until tree growth improves safety (estimated 5–10 years). Final determination TBD.
- Remove blackberries, brush, and trees extending back to near the south property line.
- Construct three tee boxes approximately 20 yards in from the adjacent residential property line.
- Plant trees as shown in Course Modification Overview.

Hole 8 (cont.)

- Install hedging:
 - Around tee boxes.
 - Along the left side of the fairway for approximately 50 yards.
- Install a fairway bunker on the left side.
- Construct bunkers left, right, and behind the green.
- If initially operated as a par 3:
 - Install three temporary tee boxes ranging from 130 to 170 yards.
 - Install fencing along the left side of tee boxes to protect adjacent houses.
 - Install hedging on the right side to protect players near the 7th green.

Hole 9

- Construct a new par 4 hole playing to an existing green.
- Create a landing area approximately 200 yards from the tee, located near the existing par 3 tee area; grade and level as required.
- Tree management:
 - Retain approximately four tall trees near the green.
 - Remove approximately seven trees along the fairway.
 - Plant Trees as Shown
- Install fencing & hedging along the left side of the tee box to prevent errant shots toward adjacent residences.
- Install hedging on the right side of the tee box.
- Establish fescue on the left side of the hole to encourage right-side play.