

Agenda for the 10:00 am Wednesday, July 15, 2026, Town of Qualicum Beach Regular Council Meeting to be held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

Page No.

(This meeting may be recorded)

1-6 **1. ADOPTION OF THE AGENDA**

THAT Council adopts the July 15, 2026, regular Council meeting agenda.

2. ADOPTION OF THE CONSENT AGENDA

Staff Recommendation:

THAT the recommendations listed for items 2(a) to 2(f) in the July 15, 2026, Consent Agenda be approved.

7-9 (a) **THAT** the April 29, 2026, Committee of the Whole meeting minutes be received as amended.

10-11 (b) **THAT** the June 17, 2026, special meeting minutes be approved as presented.

12-19 (c) **THAT** the June 24, 2026, regular meeting minutes be approved as presented.

20-21 (d) **THAT** the June 29, 2026, special meeting minutes be approved as presented.

22 (e) **THAT** the 2026 Special Event Grant Final Report from the Seaside Cruizers for the Show and Shine event be received.

23-24 (f) **THAT** the Correspondence Log, dated for reference July 7, 2026, be received.

3. RECOGNITION – Nil

4. BUSINESS ARISING FROM THE MINUTES – Nil

5. DELEGATIONS - Nil

6. CORRESPONDENCE - Nil

7. BYLAWS

25-36 (a) **“Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” and “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026”**

Staff Recommendations:

1. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” be introduced and read a first time.

2. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” be read a second time.

3. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” be read a third time.

4. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026” be introduced and read a first time.

5. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026” be read a second time.

6. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026” be read a third time.

8. COMMITTEE & LIAISON REPORTS

- (a) **General Government** (Mayor Teunis Westbroek)

(i) Report from Mayor Westbroek

37-38

- (ii) **Mayor Westbroek Notice of Motion | Day Homes Request for a Six-Month Oceanside Winter Shelter Pilot**

WHEREAS section 2.3.3.3 of the Qualicum Beach Official Community Plan states “The Town may collaborate on regional initiatives with partners such as the Regional District of Nanaimo and the City of Parksville to support the provision of shelter for individuals experiencing homelessness and/or housing for individuals at risk of homelessness.”;

THEREFORE BE IT RESOLVED THAT staff be directed to prepare a letter addressed to BC Housing, expressing support in principle for a seasonal 6-month pilot project to implement a cold weather dry shelter with up to 10 beds, and located in the Oceanside Area of the Regional District of Nanaimo [Electoral Areas F & G], with final site selection being subject to host approval, zoning review, insurance confirmation, fire and life safety review, staffing readiness, and any other associated permitting requirements required to support a seasonal cold weather dry shelter.

Staff Comment:

Staff support the motion as outlined.

- (b) **Public Safety** (Councillor Scott Harrison)

(i) Report from Councillor Harrison

- (c) **Parks & Recreation** (Councillor Anne Skipsey)

39

(i) Report from Councillor Skipsey

40

- (ii) **Councillor Skipsey Notice of Motion | Request for Support for Nature Diary**

WHEREAS the Arrowsmith Naturalists are leading the development of a Nature Guide (perpetual diary) of the UNESCO-designated Mount Arrowsmith Biosphere Region (MABR) titled: *Discover Nature – Mount Arrowsmith Biosphere Region* and will encompass the rich biodiversity, ecosystems, amazing and natural places, nature-based events, indigenous culture, and more; and

WHEREAS the Arrowsmith Naturalists will have the book published by the end of the summer and will include places located within Qualicum Beach; and

WHEREAS the guide is intended to encourage people to connect with nature and explore or visit the MABR more often throughout the months and years to continue to explore the incredible diversity of our region and nature-based events that are hosted; and

WHEREAS copies will be made available to Visitor Centres, hotels, tourism-oriented businesses, and libraries as well as some of the proceeds from the sale of the guides will be used to develop a program incorporating the book into programming at schools within the Qualicum School District;

THEREFORE BE IT RESOLVED THAT staff be instructed to provide a one-time funding allocation in the amount of \$2,500 from the 2026 Strategic Planning fund for Community Volunteerism to the Arrowsmith Naturalists for their Nature Diary Project in fiscal 2026.

Staff Comment:

“Community Volunteerism” has a budget of \$5,000 in fiscal 2026, with no spend to date. As such \$2,500 is available for the proposed initiative, if Council chooses to support it.

41

(iii) **Councillor Skipsey Notice of Motion | Density Without Demolition**

WHEREAS adding density without demolition through internal conversion of existing homes could be an important component of the Town’s Ways to Attain Affordable Market Housing (WAAMH) initiative by providing the opportunity to deliver needed housing with greater affordability and a lower impact on the environment, infrastructure and neighbourhoods; and

WHEREAS specific demographic data shows that single and two-person households account for 84.2% of households in Qualicum Beach (one-person households make up 29.3% of all homes, 54.9% are shared by two people, three-person households represent 8%, and homes with four or more people account for 7.8% of the total 4,435 households); and

WHEREAS the Town’s Environment & Sustainability Committee has already made recommendations to Council [in Table 2 of the Climate Mitigation Action] to "Adopt policies for low embodied emissions" by incentivizing renovation, deconstruction and salvage over demolition and to "Promote compact and efficient land use" by increasing density through auxiliary dwellings, secondary suites, garage conversions, and splitting of existing houses into two units, etc. and incentivize these density changes through property tax incentives, reduced setback, increased floor space ration, expedited approvals, etc.;

THEREFORE BE IT RESOLVED THAT Council endorses the principle of preserving existing housing, reducing construction waste, lowering greenhouse gas emissions, and encouraging cost-effective redevelopment and adaptive reuse of existing buildings;

AND FURTHER THAT Council advocates for *and supports* a balanced, common-sense approach to existing buildings that recognizes the significant cost differences between renovation and new construction and permits flexibility where equivalent safety outcomes can be achieved;

AND FURTHER THAT Council requests the Province of British Columbia review the *BC Building Code, Local Government Act*, and related regulations to identify opportunities that encourage renovation, adaptive reuse, and building renewal while maintaining appropriate health and safety standards;

AND FURTHER THAT a copy of this resolution be forwarded to the Minister of Housing and Municipal Affairs, the Union of BC Municipalities, and AVICC for their information.

Staff Comment:

The Town encourages incremental density and the environmental benefits of adaptive reuse are clearly positive. Staff support the proposed resolution.

- 42 (d) **Community Development** (Councillor Petronella Vander Valk)
(i) Report from Councillor Vander Valk

- 43 (e) **Arts & Culture** (Councillor Jean Young)
(i) Report from Councillor Young

9. STAFF REPORTS

- 44 (1) **Corporate Services**

- (a) **DRAFT - 2027 Council and Committee Meeting Schedule**

Staff Recommendation:

THAT Council approves the 2027 meeting schedule as attached to the July 15, 2026 agenda.

- 45-100 (2) **Planning & Community Development**

- (a) **Ways to Achieve Attainable Market Housing Plan**

Staff Recommendations:

1. **THAT** the “Ways to Achieve Attainable Market Housing Plan” be received, as attached to the July 15, 2026 Report to Council.
2. **THAT** staff are directed to prepare a Report outlining the effort required to implement each of the recommendations described in the “Ways to Achieve Attainable Market Housing Plan”, as attached to the July 15, 2026 Report to Council, with subsequent potential actions to be referred to the 2027 Strategic Planning Process.

- 101-126 (b) **Zoning Amendment | 1025 Qualicum Road**

Staff Recommendations:

1. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” be introduced and read a first time.
2. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” be read a second time.

- 127-227 (c) **Zoning Amendment | 673 Fir Street**
Staff Recommendations:
1. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026” be introduced and read a first time.
2. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026” be read a second time.
- (3) **Engineering and Operations**
- 228-234 (a) **Memorial Avenue to the Qualicum Beach Train Station Shared-use Trail**
Staff Recommendation:
THAT Council authorizes staff to make a contribution of up to \$116,000 to the Island Corridor Foundation (ICF) for construction of the Memorial Avenue to the Qualicum Beach Train Station Shared-use Trail within the capital budget provision of \$150,000 in fiscal 2026, as per the 2026-2030 Financial Plan.
AND FURTHER THAT staff be instructed to work with ICF to amend the Licence of Occupation to reflect construction and ongoing maintenance of the trail.
- 235-237 (b) **Request for Contract Award: Crescent Road Outfall to Grandon Creek**
Staff Recommendation:
THAT Council awards the contract for the Crescent Road Outfall to Grandon Creek project to Knappett Industries in the amount of \$110,236 excluding GST.
- 238-242 (c) **Commemorative Crosswalk**
Staff Recommendation:
THAT Council approves the proposed commemorative crosswalk design for installation on Memorial Avenue at Fir Street, as part of the intersection project titled “RRFBs Memorial at Fir Street (the 2026 Community Transportation Plan project),” as shown as Attachment 1 to the Staff Report titled “Commemorative Crosswalk” dated July 15, 2026.
- 243 (d) **Cenotaph Replacement**
Staff Recommendation:
THAT Council directs staff to provides up to \$40,000 to the Royal Canadian Legion, Branch 76, to support construction of a replacement cenotaph on the Legion property, substantially as shown in the illustration titled “Conceptual Cenotaph Site Layout – Qualicum Beach Legion Property” included in the July 15, 2026, Agenda;
AND FURTHER THAT staff provide the Royal Canadian Legion with a Letter of Understanding for their signature, acknowledging that ongoing and future maintenance of the replacement cenotaph is the responsibility of the Royal Canadian Legion, Branch No. 76.

10. ADJOURNMENT

11. Review of Comments from the Public

Comments for this regular Council meeting must be received no later than 12:00 pm two days following the meeting (July 17, 2026). Submissions must be regarding business discussed by Council at the meeting, be 300 words or fewer, and any submissions relating to closed public hearing topics, or unrelated to Council business discussed at the meeting, will not be distributed to Council. Submissions that meet these guidelines will be distributed to all Council, posted on the Town's website, and a brief summary of the comments will be included in the meeting minutes. Comments must include a full name and address in order to be submitted for the record.

To submit a comment please use one of the following options:

- Mail: Box 130, Qualicum Beach, BC V9K 1S7
- Phone: 250-752-6921
- Email: communications@qualicumbeach.com

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varella, Chief Administrative Officer (CAO)
Heather Svensen, Director of Corporate Services/Deputy CAO
Luke Sales, Director of Planning & Community Development
Twyla Slonski, Interim Deputy Director of Corporate Services
Rebecca Augustyn, Senior Planner
Chelsea Currie, Corporate Services Coordinator

The Mayor called the Committee of the Whole meeting to order at 10:00 am and acknowledged the meeting was being held on the traditional territory of the Coast Salish people and particularly the Qualicum First Nation.

ADOPTION OF THE AGENDA

The Committee adopted, by unanimous consent, the April 29, 2026, Committee of the Whole meeting agenda as presented.

CARRIED UNANIMOUSLY

MINUTES

The Committee approved, by unanimous consent, the Minutes for the March 18, 2026, Committee of the Whole as amended to correct grammatical errors.

CARRIED UNANIMOUSLY

PLANNING & COMMUNITY DEVELOPMENT

(1) Zoning Amendment | 673 Fir Street

L. Sales, Director of Planning and Community Development, introduced the proposed development and invited Ken Schley [the Applicant] to present to the Committee.

Ken Schley thanked the Committee for the opportunity to present and provided an overview of the public engagement feedback and discussions with the Qualicum Beach Legion Branch 76 regarding opportunities to support community use and improvements to the Legion facility.

Mr. Schley introduced Carson Long [Architect] who proceeded to provide a PowerPoint presentation on the following:

- Presented the proposed development for the East Village neighbourhood site, including the required land use amendment to the property's existing zone and the associated development permit.
- An overview of the surrounding neighbourhood and nearby uses, including local services, Berwick, The Gardens, and East Village.
- Explained that the proposal is intended to respond to community needs identified through public engagement by providing benefits beyond the subject property that complement existing spaces, including support for commercial activity such as local markets through the design of pathways and potential connections to farmers' market and flower market uses.

- Noted that consideration was given to future railway potential, pedestrian connections, nearby pathways, shading, solar access, and advised that the building was designed to remain visually engaging on all sides.
- Stated that the design reflects Qualicum Beach character through a garden-oriented, community-focused approach, and reviewed architectural features such as residential-style materials, stepped massing, varied building materials, canopy-style entries, and colour blocking to reduce perceived massing.
- Noted that the proposal includes 89 off-street parking spaces, with one parking stall allocated for each of the 69 units.
- Highlighted features intended to support privacy, amenity, and community use, including landscaped areas, gathering spaces, and potential community garden spaces.
- Confirmed that the proposal has been assessed against Village design guidelines, advised that rezoning is required and that the proposal is lower in height than the adjacent East Village building.

PUBLIC INPUT OPPORTUNITY

Mayor Westbroek called for public input on the proposed development and invited speakers to address the Committee.

- D. Logeman provided comments on the following:
 - Stated he loves Qualicum Beach and sees it as a special place.
 - Noted he has been involved in two development projects in the Town.
 - Supported the increased tax revenue the homes would generate and noted the proposal would improve walkability for nearby residents.
 - Expressed no concerns with the proposal and asked about project timelines and the anticipated process.
- R. Woodward provided comments on the following:
 - Advised he moved to Qualicum Beach just over a year ago, choosing to live in the East Village neighbourhood because of its vision and ongoing community development.
 - Noted appreciation for being able to walk to most places and access nearby services.
 - Expressed support for growth and improved connectivity for residents and is looking forward to this addition to the community.
- M. Jamieson provided comments on the following:
 - Expressed that this proposal could be viewed as a positive step toward the Town's Economic Development Strategy.
 - Noted support for the development as it avoids sprawl and maintains community charm.
 - Commented that the ornamental gardens shown in the presentation can be ecological dead zones and suggested native planting and biodiversity.
 - Noted the proposal appears geared to downsizing residents, and suggested more housing is needed for younger residents and families.
- M. Noel provided comments on the following:
 - Stated the project helps address the need for housing for seniors who are downsizing, which is currently unmet and contributing to residents leaving the community.
 - Suggested that it is too early to expect the Applicant to address broader social needs at this stage.
 - Expressed support for a six-storey building on the site adding that the proposed height is appropriate and consistent with the building across the street.

- T. Pritchard provided comments on the following:
 - Identified himself as an East Village resident.
 - Raised parking and roadway concerns, noting Second Avenue was originally intended as a one-way street and additional parking was identified in the East Village Revitalization Plan.
 - Described the site as an underused lot currently used informally for skateboarding and said the proposed development would be a better use of the space.
 - Expressed that the project is a positive step for the East Village neighbourhood.
- J. Wood provided comments on the following:
 - Identified himself as a current Eaglecrest resident with hopes of relocating within town in the future and that this is the type of development he would consider moving into.
 - Commented positively on the detailed first round of discussion complementing the Applicant's presentation to the Committee.
 - Noted the proposal includes 69 units and 89 parking spaces and stated this would not contribute to existing parking issues.

Members of the Committee commented as follows:

- What type of businesses are expected in the commercial space?
- Can the site include more greenery and less concrete?
- Will the units be adaptable for those with reduced mobility?
- What, if any, community amenity is being considered?
- What will the parkade access look like in relation to existing traffic patterns?
- There is a need for 2-bedroom units to attract downsizers who still need flex room.
- Which existing community services and organizations will the amenity spaces be able to support?
- Expressed concern regarding the proposed height and massing of the building noting that building heights in excess of four stories may not meet 'human scale connection' concept.

Mayor Westbrook, for a second time called for members of the public wishing to speak. Hearing none, Mayor Westbrook closed the Public Input portion of the meeting at 11:07 am.

ADJOURNMENT

Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** the Committee of the Whole adjourns the April 29, 2026, Committee of the Whole meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 11:39 am

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbrook
Mayor

DRAFT | Minutes of the 1:00 pm, Wednesday, June 17, 2026, Town of Qualicum Beach Special Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varela, Chief Administrative Officer
Heather Svensen, Director of Corporate Services/Deputy CAO
Raj Hayre, Director of Finance
Luke Sales, Director of Planning
Kevin Goldfuss, Airport Manager
Twyla Slonski, Interim Deputy Director of Corporate Services
Chelsea Currie, Corporate Services Coordinator

Mayor Westbroek called the meeting to order in the Council Chamber at 1:00 pm acknowledging that the meeting was being held on the traditional lands of the Coast Salish people, and in particular, the Qualicum First Nation.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the June 17, 2026, special Council meeting agenda as amended to include the addition of the following section under Motion to Close:

- 90(1)(b) – ‘personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity’; and
- by deleting reference to section 90(2)(b)(i).

CARRIED UNANIMOUSLY

BYLAWS

(a) Airport Operations and Miscellaneous Rates Bylaws | Third Reading

1. Councillor Harrison MOVED and Councillor Young SECONDED, **THAT** “Town of Qualicum Beach Airport Establishment and Operations Bylaw No. 457.05, 1998 Amendment (Fees) Bylaw No. 457.13, 2025” be read a third time.
CARRIED UNANIMOUSLY | Resolution No. 26-131
2. Councillor Harrison MOVED and Councillor Young SECONDED, **THAT** “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Airport Fees) Bylaw No. 638.07, 2026” be read a third time [Bylaw Option No. 2 reflected on pages 27-31 of the June 17, 2026, agenda package].

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council amends the motion on the floor by directing a further amendment to the “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Airport Fees) Bylaw No. 638.07, 2026 [Bylaw Option No. 2] to amend those fees in the July 1, 2026, columns only of Tables 1, 2, 3 and 4 to reflect a 6.5% increase versus the current rates of approximately 3%.

CARRIED | Resolution No. 26-132

In Favour: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk
Opposed: Councillor Harrison and Councillor Young

MAIN MOTION AS AMENDED:

THAT "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Airport Fees) Bylaw No. 638.07, 2026" be read a third time as amended.

CARRIED UNANIMOUSLY | Resolution No. 26-133

(b) Election Procedures Bylaw Amendment | Adoption

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** "Town of Qualicum Beach Election Procedures Bylaw No. 621, 2008, Amendment (2026 General Local Election) Bylaw No. 621.04, 2026" be adopted.

CARRIED UNANIMOUSLY | Resolution No. 26-134

MOTION TO CLOSE TO THE PUBLIC

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** the special meeting of Council be closed to the public, pursuant to sections 90(1)(a), (b), (c), (d), (e) and (k) of the *Community Charter*, for the purpose of considering:

- (1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
- (b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;
- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality;
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interest of the municipality; and
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

MEETING CLOSED TO THE PUBLIC 1:24 pm

MEETING REOPENS TO THE PUBLIC 4:19 pm with Mayor Westbroek, and Councillors Harrison, Skipsey, Vander Valk and Young in attendance. Also in attendance, L. Varela, CAO, H. Svensen, Director of Corporate Services/Deputy CAO, R. Hayre, Director of Finance, and T. Slonski, Interim Deputy Director of Corporate Services.

ADJOURNMENT

Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 4:19 pm

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbroek
Mayor

Draft | Minutes of the 10:00 am Wednesday, June 24, 2026, Town of Qualicum Beach Regular Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varela, Chief Administrative Officer
Heather Svensen, Director of Corporate Services/Deputy CAO
Raj Hayre, Director of Finance
Luke Sales, Director of Planning and Community Development
Amro Kotb, Director of Infrastructure Services
Twyla Slonski, Interim Deputy Director of Corporate Services
Kevin Goldfuss, Airport Manager
Oliver Watson, Capital Projects Manager
Peter Cornell, Fire Chief
Chelsea Currie, Corporate Services Coordinator

Mayor Westbroek called the meeting to order in the Council Chamber at 10:00 am acknowledging that the meeting was being held on the traditional lands of the Coast Salish people, and in particular, the Qualicum First Nation.

Mayor Westbroek acknowledged Fire Chief Peter Cornell's 30 years of service with the Town of Qualicum Beach.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the June 24, 2026, Regular Council meeting agenda as amended as follows:

- Add Item 9.1(e) Canada Day Celebration
- Amend Item 7(a) Airport Operations and Miscellaneous Rates Bylaw – Adoption

CARRIED UNANIMOUSLY

START OF THE CONSENT AGENDA

ADOPTION OF THE CONSENT AGENDA

Council adopted, by unanimous consent, **THAT** recommendations listed for items 2(b) to 2(g) in the June 24, 2026, Consent Agenda be adopted.

- (b) **THAT** the May 6, 2026, Special meeting minutes be approved as presented.
- (c) **THAT** the May 13, 2026, Special meeting minutes be approved as presented.
- (d) **THAT** the May 20, 2026, Special meeting minutes be approved as presented.
- (e) **THAT** the May 27, 2026, Committee of the Whole meeting minutes be approved as amended.
- (f) **THAT** the May 27, 2026, Special meeting minutes be approved as presented.
- (g) **THAT** the Correspondence Log, dated for reference June 10, 2026, be received.

CARRIED UNANIMOUSLY | Resolution No. 26-135

RECOGNITION – Nil

BUSINESS ARISING FROM THE MINUTES – Nil

DELEGATIONS

(a) **St. Andrew’s Lodge Historical & Cultural Society**

J. Smith presented on the completion of restoration of St. Andrew’s Lodge and addition of the accessible washroom for public use in Saahtlam Park.

CORRESPONDENCE

(a) **Letter dated May 10, 2026, sent by L. Jeurond, Co-founder, View Royal Climate Coalition (VRCC) re: Density without Demolition Roadmap**

Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** the matter of density without demolition road map be deferred to the July 15, 2026, regular Council meeting; **AND FURTHER THAT** Councillor Skipsey bring forward a Notice of Motion for the July 15, 2026 meeting.

CARRIED | Resolution No. 26-136

In Favour: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk; Councillor Young

Opposed: Councillor Harrison

(b) **Letter dated May 19, 2026 sent by Mayor Dean Murdock, District of Saanich to Premier Eby, Minister Dix, Minister Greene, Minister Boyle, and Minister Bailey | BC Local Government Climate Action Program (LGCAP) – Funding Continuation**

Councillor Skipsey MOVED and Councillor Young SECONDED, **THAT** Council sends a letter of support to the Province of British Columbia for continued funding of the Local Government Climate Action Program (LGCAP).

CARRIED UNANIMOUSLY | Resolution No. 26-137

BYLAWS

(a) **Airport Operations and Miscellaneous Rates Bylaws | Adoption**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council rescinds Council Resolution No. 26-133: **THAT** “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Airport Fees) Bylaw No. 638.07, 2026” be read a third time as amended.

CARRIED UNANIMOUSLY | Resolution No. 26-138

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** “Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Airport Fees) Bylaw No. 638.07, 2026” be read a third time as amended.

CARRIED UNANIMOUSLY | Resolution No. 26-139

STAFF REPORTS

(1) **Engineering and Operations**

(a) **Eaglecrest Golf Course | Spring 2027 Opening**

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, **THAT** Council receives the June 24, 2026, Memorandum titled “Eaglecrest Golf Course | Spring 2027 Opening” for information.

CARRIED UNANIMOUSLY | Resolution No. 26-140

- (b) **Replacement of Corrugated Steel Pipes - Waterfront | Tender Award**
Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council awards the contract for Replacement of Corrugated Steel Pipes – Waterfront Project to Wacor Holdings, as the lowest compliant bidder under Tender 2026-16, in the amount of \$232,545 excluding GST.
CARRIED UNANIMOUSLY | Resolution No. 26-141
- (c) **Little Qualicum Riverbank Erosion Protection Construction | Tender Award**
Councillor Harrison MOVED and Councillor Vander Valk SECONDED, **THAT** Council awards the contract for the Little Qualicum Riverbank Erosion Protection Project to Knappett Industries (2006) Ltd. as the lowest compliant bidder under Tender No. 2026-11, in the amount of \$384,060, excluding GST.
CARRIED UNANIMOUSLY | Resolution No. 26-142
- (d) **Seacrest Place AC Watermain Replacement | Tender Award**
Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council awards the contract for the Seacrest Place AC Watermain Replacement Project to *In The Dirt Contracting* in the amount of \$338,403 excluding GST.
CARRIED UNANIMOUSLY | Resolution No. 26-143
- (e) **Little Qualicum Riverbank Erosion Protection Project Management | RFP Award**
Councillor Skipsey MOVED and Councillor Harrison SECONDED, **THAT** Council awards RFP No. 2026-08, Construction Contract Administration and Project Management Services for the Little Qualicum River Erosion Protection Project to Northwest Hydraulic Consultants (NHC) Ltd., in the amount of \$123,640 excluding GST.
CARRIED UNANIMOUSLY | Resolution No. 26-144
- (f) **Skatepark Outhouse and Fountain Proposed Plan**
Councillor Young MOVED and Councillor Harrison SECONDED,
1. **THAT** Council approves the installation of a precast concrete public washroom with a 1,000 gallon in-ground holding tank, and a stand-alone drinking water fountain that includes a bottle filling station, accessible and standard-height drinking fountains, and a dog fountain at the Skatepark;
AND FURTHER THAT Council approves the proposed locations of the precast concrete public washroom and stand-alone drinking water fountain in principle, shown on Appendices A and B of this Report dated June 24, 2026, with the understanding that these amenities may need to be shifted within the same general area, if existing undocumented underground utilities are encountered.
2. **THAT** Council authorizes the addition of Skull Skates to the Skatepark donor recognition sign in acknowledgement of the Company’s financial contribution toward the installation of the stand-alone drinking water fountain to be located at the Skatepark.
CARRIED UNANIMOUSLY | Resolution No. 26-145

O. Watson, Manager of Capital Projects, left the meeting at 10:50 am.

COMMITTEE & LIAISON REPORTS

(a) **General Government** (Mayor Teunis Westbroek)

- (i) Mayor Westbroek commented on his portfolio activities.

(b) **Public Safety** (Councillor Scott Harrison)

- (i) Councillor Harrison commented on his portfolio activities.

(c) **Parks & Recreation** (Councillor Anne Skipsey)

- (i) Councillor Skipsey commented on her written report included in the agenda.

(ii) **Councillor Skipsey Notice of Motion | Invasive Species Management**

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT WHEREAS** representatives from Friends of the Qualicum Beach Forest made a presentation, “Protecting our Urban Forest from the ‘English Ivy’ Invasion” to Council on May 13, 2026; and

WHEREAS we heard that English Ivy is killing our forests by forming a dense monoculture, suppressing native species and destroying wildlife habitat as well as climbing up to 30 metres on trees and making them more vulnerable to disease; and

WHEREAS invasive species management was identified by residents as the #1 goal for tree and vegetation management in the 2017 Quality of Life Survey; and

WHEREAS the delegation suggested a multi-pronged approach which is supported by the high-level objectives of the Town of Qualicum Beach Community Climate Change Adaptation Plan specifically #7 -Continue to manage invasive species throughout the community – by: creating an invasive species action plan and coordinating with existing initiatives; creating a public facing communication plan; involving community to help manage invasive species on their own properties as well as participate in community removal; and adding invasive species removal to work plans in the Parks Department;

THEREFORE, BE IT RESOLVED THAT educational materials on English Ivy be communicated through Town publications and resources to residents to inform and engage the public on the issue; and

BE IT FURTHER RESOLVED THAT the matter of invasive species management be referred to Strategic Planning in order to prioritize and resource an invasive species action plan which may include: educational materials on the removal and disposition of invasive species; development of a database identifying locations of invasive species; resourcing and working with residents, local and regional environmental non-government organizations and/or qualified professionals to effectively manage invasive species and support a healthy biodiverse urban forest.

CARRIED UNANIMOUSLY | Resolution No. 26-146

(d) **Community Development** (Councillor Petronella Vander Valk)

- (i) Councillor Vander Valk commented on her written report included in the agenda.

(e) **Arts & Culture** (Councillor Jean Young)

- (i) Councillor Young commented on her written report included in the agenda.

STAFF REPORTS

(2) Corporate Services

(a) 2025 Annual Report

Councillor Harrison MOVED and Councillor Skipsey SECONDED, **THAT** the Town of Qualicum Beach 2025 Annual Report be approved.

CARRIED UNANIMOUSLY | Resolution No. 26-147

(b) Next Gen 911

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, **THAT** Council authorizes the Mayor and the Director of Corporate Services to execute the Next Generation 9-1-1 Implementation and Operations Contract between the Town of Qualicum Beach and the Regional District of Nanaimo substantially in the form attached to the June 24, 2026, agenda and for the purpose of providing 9-1-1 service delivery.

CARRIED UNANIMOUSLY | Resolution No. 26-148

(c) Twilight Concert Series at Saahtlam Park on July 4, 2026

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council authorizes the placement of up to three pre-approved/licenced food trucks at Saahtlam Park for the Twilight Concert Series on July 4, 2026, hosted by St. Andrew's Lodge Historical and Cultural Society, subject to the event organizers working with the Town to ensure Town requirements and licencing provisions are met.

CARRIED UNANIMOUSLY | Resolution No. 26-149

(d) Announcement of Closed Council Meeting Motions

Council, by unanimous consent, received the Announcement of Closed Council Meeting Motions as included in the June 24, 2026, Council Meeting Agenda.

(e) Canada Day Celebration

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** Council rescinds Council Resolution No. 26-100: **THAT** Council authorizes the closure of Veterans Way on July 1, 2026, from 6:00 am to 11:59 pm to facilitate the Canada Day Celebration festivities, subject to event organizers working with Town staff to ensure that Town requirements are met, including emergency services notification, providing the Town with a Certificate of Liability Insurance naming the Town as an additional insured and litter control;

AND FURTHER THAT the Town provides support in the form of provision of barricades, garbage cans, water and electrical access for the duration of the event.

CARRIED UNANIMOUSLY | Resolution No. 26-150

Councillor Vander Valk MOVED and Councillor Young SECONDED, **THAT** Council authorizes the closure of Veterans Way on June 30, 2026 from 12 pm, until 11:59 pm July 1, 2026, to facilitate the Canada Day Celebration festivities, subject to event organizers working with Town staff to ensure that Town requirements are met, including emergency services notification, providing the Town with a Certificate of Liability Insurance naming the Town as an additional insured, and litter control;

AND FURTHER THAT the Town provides support in the form of provision of barricades, garbage cans, water, and electrical access for the duration of the event.

CARRIED UNANIMOUSLY | Resolution No. 26-151

(3) **Finance**

(a) **Financial Plan Amendment Bylaw No. 921.01, 2026 | First, Second and Third Readings**

Councillor Young MOVED and Councillor Vander Valk SECONDED,

1. **THAT** Council provide first, second and third reading to “Town of Qualicum Beach 2026-2030 Financial Plan Bylaw No. 921, 2026, Amendment Bylaw No. 921.01, 2026” to reflect:

- (a) a revised overall funding target related to the purchase, rehabilitation and reconfiguration of the Eaglecrest Golf Course as included in the 2025-2029 & 2026-2030 Council approved Financial Plans, from \$20,688,000 to \$21,199,800, in order to include updated expenditure estimates and a private donation received from the Christopher Foundation;
- (b) a change in funding source for the 2028 Eaglecrest Drive Storm Main Replacement and Eaglecrest Asbestos Cement Watermain Replacement projects from Eaglecrest land sales to Asset Management Reserves;
- (c) a housekeeping amendment to carry forward the 2025 remaining unspent budget of \$395,000 for Strategic Initiatives works that were not completed in 2025 and which are anticipated to be completed in fiscals 2026 and 2027; and
- (d) revisions to projected operating expenditures and associated funding sources for fiscal years 2027 through 2030, as currently incorporated into the “Town of Qualicum Beach 2026–2030 Financial Plan Bylaw No. 921, 2026.”

CARRIED | Resolution No. 26-152

In Favour: Mayor Westbroek; Councillor Skipsey; Councillor Vander Valk;
Councillor Young

Opposed: Councillor Harrison

Councillor Harrison MOVED, **THAT** the Town host a Committee of the Whole meeting as part of the July 15, 2026, Regular Council meeting regarding Eaglecrest.

Due to the lack of a Seconder, the motion did not proceed.

Councillor Young MOVED, **THAT** staff provide regular progress reports as the Eaglecrest project advances.

Due to the lack of a Seconder, the motion did not proceed.

(b) **2025 Statement of Financial Information (SOFI)**

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** the Town of Qualicum Beach 2025 Statement of Financial Information be received and approved by Council.

CARRIED UNANIMOUSLY | Resolution No. 26-153

(4) **Fire**

(a) **Tender Apparatus Replacement (T53) Purchase**

Councillor Harrison MOVED and Councillor Skipsey SECONDED,

1. **THAT** Council awards the Tender Apparatus Replacement Purchase project to Fort Garry Fire Trucks in the amount of \$1,654,145 Canadian dollars, including PST and excluding GST, for expenditure in fiscals 2027 and 2028.

2. **THAT** staff be directed to include a contingency of \$45,855 in fiscal 2027 in a future Financial Plan amendment within the overall project budget of \$1.7M for the Tender Apparatus Replacement Purchase.

CARRIED UNANIMOUSLY | Resolution No. 26-154

(b) **Monthly Testing of Emergency Notification Siren | Verbal Update**

- P. Cornell, Fire Chief, provided a verbal update on the Monthly Testing of the Emergency Notification Siren. Starting on August 3, 2026, the siren will sound for approximately 10 to 20 seconds on the first Thursday of each month at 7:00 pm. No public action is required during these tests.

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** pursuant to Council Procedure Bylaw No. 733, 2019, the meeting be extended beyond the 3-hour time limit.

CARRIED UNANIMOUSLY

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council Recess the meeting for five minutes.

CARRIED UNANIMOUSLY

MEETING RECESSED: 12:45 pm

MEETING RESUMED: 12:52 pm in the Council Chamber with Mayor Westbroek and Councillors Harrison, Skipsey, Vander Valk and Young in attendance. Also in attendance, L. Varela, Chief Administrative Officer, H. Svensen, Director of Corporate Services/Deputy CAO, L. Sales, Director of Planning, R. Hayre, Director of Finance, A. Kotb, Director of Infrastructure Services, T. Slonski, Interim Deputy Director of Corporate Services, and C. Currie, Corporate Services Coordinator.

(5) **Planning & Community Development**

(a) **OCP Compliance Decision for Zoning Amendment | 673 Fir Street**

Councillor Harrison MOVED and Councillor Young SECONDED,

1. **THAT** Council deems the Zoning Amendment application for 673 Fir Street to be compliant with the "Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025".

CARRIED | Resolution No. 26-155

In Favour: Mayor Westbroek, Councillor Harrison and Councillor Young

Opposed: Councillor Skipsey and Councillor Vander Valk

Councillor Young MOVED and Councillor Harrison SECONDED,

2. **THAT** Council refers the Zoning Amendment application for 673 Fir Street to the Advisory Planning Commission for comment on:

- (a) the presence of ground floor residential use along Second Avenue East;
- (b) building height;
- (c) residential density; and
- (d) form and character.

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, **THAT** Council amends the motion on the floor to include '(e) parking entry location' after list item (d).

CARRIED UNANIMOUSLY | Resolution No. 26-156

MAIN MOTION AS AMENDED:

2. **THAT** Council refers the Zoning Amendment application for 673 Fir Street to the Advisory Planning Commission for comment on:

- (a) the presence of ground floor residential use along Second Avenue East;
- (b) building height;
- (c) residential density;
- (d) form and character; and
- (e) parking entry location.

CARRIED UNANIMOUSLY | Resolution No. 26-157

(b) **OCP Compliance Decision for Zoning Amendment | 1025 Qualicum Road**

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** Council considers the proposed Zoning Amendment application for 1025 Qualicum Road to be compliant with the "Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025".

CARRIED UNANIMOUSLY | Resolution No. 26-158

(c) **Development Permit | 1025 Qualicum Road**

Councillor Young MOVED and Councillor Harrison SECONDED, **THAT** Council directs staff to issue a Development Permit for 1025 Qualicum Road, as outlined in the June 24, 2026, Planning Report to Council.

CARRIED UNANIMOUSLY | Resolution No. 26-159

(d) **Development Permit | 2669 Island Highway West**

Councillor Young MOVED and Councillor Vander Valk SECONDED, **THAT** Council direct staff to issue a Development Permit for 2669 Island Highway West, as described in the June 24, 2026, Planning Report to Council.

CARRIED UNANIMOUSLY | Resolution No. 26-160

REVIEW OF COMMENTS FROM THE PUBLIC

Comments for this regular Council meeting were received by 12:00 pm two business days following the meeting (June 26, 2026). Submissions were distributed to all Council, and a brief summary of the comments are as follows:

- K. Monahan, comments re: School Creek
- C. Macfie, comments re: Correspondence sent by View Royal Climate Coalition (VRCC) re: Density without Demolition Roadmap
- T. Pritchard, comments re: Operations RFP/Tender Awards, OCP Compliance Decision for Zoning Amendment at 673 Fir Street, and Financial Plan Amendment Bylaw.

ADJOURNMENT

Councillor Harrison MOVED and Councillor Young SECONDED, **THAT** Council adjourns the meeting.
CARRIED UNANIMOUSLY

MEETING ADJOURNED: 2:01 pm

Certified Correct:

Heather Svensen
Director of Corporate Services/ Deputy CAO

Teunis Westbroek
Mayor

DRAFT | Minutes of the 10:00 am, Monday, June 29, 2026, Town of Qualicum Beach Special Council Meeting held in the Council Chamber, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

ALSO PRESENT: Staff: Lou Varela, Chief Administrative Officer
Heather Svensen, Director of Corporate Services/Deputy CAO9
Twyla Slonski, Interim Deputy Director of Corporate Services
Chelsea Currie, Corporate Services Coordinator

Mayor Westbroek called the meeting to order in the Council Chamber at 10:00 am acknowledging that the meeting was being held on the traditional lands of the Coast Salish people, and in particular, the Qualicum First Nation.

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the June 29, 2026, special Council meeting agenda.

CARRIED UNANIMOUSLY

BYLAWS

(a) **Airport Operations and Miscellaneous Rates Bylaws | Adoption**

Councillor Skipsey MOVED and Councillor Harrison SECONDED,

1. **THAT** "Town of Qualicum Beach Airport Establishment and Operations Bylaw No. 457.05, 1998, Amendment (Fees) Bylaw No. 457.13, 2025" be adopted.
2. **THAT** "Town of Qualicum Beach Miscellaneous Rates Bylaw No. 638, 2009, Amendment (Airport Fees) Bylaw No. 638.07, 2026" be adopted.

CARRIED UNANIMOUSLY | Resolution No. 26-161

STAFF REPORTS

(a) **Eaglecrest Drive Infrastructure Enhancement and Hazard Mitigation Project | Grant Application to the Build Communities Stronger Fund**

Councillor Harrison MOVED and Councillor Vander Valk SECONDED, **THAT** Council directs staff to submit a grant application to the *Build Communities Strong Fund* under the *Direct Delivery Stream* and the category of *Shovel Ready for 2026* for the combined shovel ready project known as the "Eaglecrest Drive Infrastructure Enhancement and Hazard Mitigation Project," which includes the "AC Water Main Replacement - Eaglecrest" and the "Eaglecrest Drive Storm Main Replacement," with a total project value of \$2,863,000, for the purposes of upgrading local drinking water and stormwater management assets, and advancing hazard mitigation for flood/storm, erosion, and seismic events.

CARRIED UNANIMOUSLY | Resolution No. 26-162

Mayor Westbroek MOVED, and Councillor Vander Valk SECONDED, **THAT** Member of Parliament Gord Johns and MLA Stephanie Higginson be copied on the Town's application to the Build Communities Strong Fund for their information and reference.

CARRIED UNANIMOUSLY | Resolution No. 26-163

ADJOURNMENT

Councillor Skipsey MOVED and Councillor Vander Valk SECONDED, **THAT** Council adjourns the meeting.

CARRIED UNANIMOUSLY

MEETING ADJOURNED: 10:08 am

Certified Correct:

Heather Svensen
Director of Corporate Services/Deputy CAO

Teunis Westbroek
Mayor

From: Sec. 22
Sent: Thursday, July 2, 2026 4:02 PM
To: Chelsea Currie
Cc: Heather Svensen; Corporate Services
Subject: RE: Fathers Day Donation \$2000
Attachments: PAID Invoice from Arrowview Electric.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Chelsea/Heather

In reference to the Town's Special Event Policy, the approved sponsorship monies were used as in past years, to pay Arrowview Electric, which supplied access to electricity for the Saturday Night Street Dance the Sunday Stage and all the Vendors for the Sunday Show and Shine. They were also on call for the two days in question. We have paid the invoice attached and request reimbursement.

The Street Dance and Show and Shine from all the positive feedback was again a roaring success! 550 Cars attended, 15 to 20 thousand people walked through the venue and The Town of Qualicum Beach "public persona" was presented in a very attractive light.

Kind Regards,



Jim Moroz
President, Seaside Cruizers

Sec. 22

THE TOWN OF
QUALICUM BEACH



COUNCIL CORRESPONDENCE LOG
July 7, 2026 (for July 15, 2026 Council Agenda)

*Note: All correspondence on the log is compiled and distributed to Council

DATE REC'D	TOPIC	ACTION	ITEM #
Jun 13	Property Disposal Request for Eaglecrest	Referred to Staff	1764
Jun 13	Traffic Calming Request for Fern Avenue East/Memorial	Referred to Staff	1765
Jun 15	Comments Preliminary Eaglecrest Neighbourhood Plan and RFP for Country Club Drive West (Parcel 2)	Rec'd for Information	1767
Jun 15	Comments Ravensong Woods Trails Map	Rec'd for Information	1768
Jun 15	Proclamation Request for National Drowning Prevention Week	Referred to Staff	1769
Jun 16	Comments Qualicum Beach Airport	Rec'd for Information	1771
Jun 16	Letter Island Coastal Economic Trust Updates	Rec'd for Information	1772
Jun 17	Comments Qualicum Beach Airport	Rec'd for Information	1773
Jun 17	Comments Qualicum Beach Airport	Rec'd for Information	1774
Jun 17	Comments Qualicum Beach Airport	Rec'd for Information	1775
Jun 17	Indigenous Artwork at Memorial Golf Club	Rec'd for Information	1777
Jun 18	Comments Qualicum Beach Airport	Rec'd for Information	1778
Jun 18	Request for Proclamation of Pregnancy and Infant Loss Awareness	Referred to Staff	1779
Jun 18	Comments Qualicum Beach Airport	Rec'd for Information	1780
Jun 18	Comments Unlicensed Motorbikes and ATVs on Roadways	Referred to Staff	1781
Jun 19	Comments June 17, 2026 Committee of the Whole Meeting Communities in Bloom	Rec'd for Information	1783
Jun 20	Comments Development at 532 Memorial Avenue	Rec'd for Information	1784
Jun 21	Comments Thank you to Town Staff	Referred to Staff	1787
Jun 22	Request for Installation of Park Benches at Ravensong Off-Leash Dog Trail	Rec'd for Information	1789
Jun 22	Comments Eaglecrest Golf Course	Rec'd for Information	1790
Jun 24	Comments Zoning Amendment for 673 Fir Street	Rec'd for Information	1791
Jun 24	Comments Qualicum Beach Airport	Rec'd for Information	1792

Jun 24	Comments Zoning Amendment for 673 Fir Street	Rec'd for Information	1793
Jun 25	Comments Request for Noise Control Bylaw	Rec'd for Information	1796
Jun 25	Comments Re-wilding of School Creek	Rec'd for Information	1797
Jun 25	Comments Alleyway Trees at Sixth Avenue East	Rec'd for Information	1799
Jun 25	Comments Eaglecrest Seniors Housing	Rec'd for Information	1802
Jun 26	Comments Qualicum Beach Airport	Referred to Staff	1803
Jun 27	Comments Qualicum Beach Airport	Referred to Staff	1805
Jun 27	Comments Draft Preliminary Eaglecrest Neighbourhood Plan	Rec'd for Information	1806
Jun 28	Comments Qualicum Beach Airport	Referred to Staff	1807
Jun 29	Comments Pickleball at Pheasant Glen	Rec'd for Information	1808
Jun 30	Comments Qualicum Beach Airport	Referred to Staff	1809
Jun 30	Letter From District of Oak Bay re: LGCAP Funding	Rec'd for Information	1810
Jul 02	Comments Parcel 3 (former Fairway 4, Highway 19A)	Rec'd for Information	1812
Jul 02	Comments Eaglecrest Revisioning Plan	Rec'd for Information	1815
Jul 02	Comments Development at 532 Memorial Avenue	Rec'd for Information	1816
Jul 02	Request for Proclamation of Recognizing December as Christian Heritage Month	Referred to Staff	1817
Jul 02	Comments RFP for Country Club Drive West (Parcel 2)	Rec'd for Information	1820
Jul 02	Support for Deferring Parcel 2 Disposition Until After the 2026 Election	Rec'd for Information	1821
Jul 04	Comments Qualicum Beach Airport	Rec'd for Information	1825
Jul 05	Comments Derelict/Sunken Boat at Eaglecrest Beach	Rec'd for Information	1827
Jul 05	Comments Zoning Amendment 673 Fir Street	Rec'd for Information	1828
Jul 06	Comments Draft Preliminary Eaglecrest Neighbourhood Plan	Rec'd for Information	1829
Jul 06	Comments Vacant Property at 131 Garden Road	Referred to Staff	1831
Jul 07	Comments Advisory Planning Commission (APC) Meeting	Referred to Staff	1832



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 3900-20-923 & 924

TO: Raj Hayre, Director of Finance

FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Jessica Beck, Revenue Coordinator

SUBJECT: “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026”
and “Town of Qualicum Beach 2027 Taxation Exemption (Places of
Worship) Bylaw No. 924, 2026”

GOVERNANCE DECISION

Council is being asked to give three readings to the 2027 Taxation Exemption Bylaws to provide permissive tax exemptions to eligible properties in accordance with the *Community Charter*.

RECOMMENDATIONS:

1. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” be introduced and read a first time.
 2. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” be read a second time.
 3. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” be read a third time.
 4. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026” be introduced and read a first time.
 5. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026” be read a second time.
 6. **THAT** “Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026” be read a third time.
-

PURPOSE

To exempt certain properties from municipal property taxes for the 2027 taxation year.

BACKGROUND

Under Section 220 of the *Community Charter*, certain properties receive statutory tax exemptions, including those held by the Province, local governments, libraries, hospitals, schools, cemeteries and places for public worship. Statutory exemptions for places of worship typically apply to the building and land beneath it; however, surrounding lands and ancillary buildings attached to a place of worship, may also receive exemptions at Council's discretion.

In addition, Section 224 of the *Community Charter* authorizes Council to grant permissive tax exemptions (PTE) to eligible non-profit organizations and other qualifying entities. Council may exempt a property for a single year or a period of up to ten years, exempt lands or improvements, or both (including portions of lands or improvements) from municipal property taxes, subject to specific conditions and adoption of a bylaw.

The decision to grant a PTE is at Council's discretion, provided that the qualifying criteria specified in the *Community Charter* (s. 224 – 225) is established to Council's satisfaction.

Council is not obligated to give an exemption, and the onus is on each organization requesting a PTE to demonstrate how they meet the eligibility criteria. Eligibility examples include:

- property owned/held by a charitable, philanthropic or other not for profit corporation and used for that purpose;
- owned/held by a local government or authority and used for that purpose;
- owned, used or occupied by a religious organization for the purpose of their Church or occupied for public worship;
- owned by a person who is providing a municipal service under a partnering agreement;
- owned/held by an athletic or service club or association for public park, athletic or recreation purposes.

While Section 224 permits exemption from municipal taxes, there are similar provisions in other taxing authority legislation to extend the exemption to those tax levies.

The *Community Charter* provides that a PTE bylaw ceases to apply to property when the use or ownership of the property no longer conforms to the conditions necessary to qualify for exemption.

The *Community Charter* also requires the Town to publish notice of Council's intention to adopt a PTE Bylaw. The notice must identify the property, the proposed exemption, the number of years for which the exemption may be provided and provide an estimate of the amount of taxes that would be imposed on the property if it were not exempt for the year in which the proposed bylaw is to take effect and the following two years.

Further to the above, Council has historically exempted Island Corridor Foundation (ICF) properties, first through Bylaw No. 646 (2010–2019), and subsequently by including them annually in the PTE Bylaw. Staff propose continuing this exemption for 2027 unless directed otherwise.

Bylaws granting permissive tax exemptions must be adopted by October 31st in the year before which the exemption applies.

DISCUSSION:

The list of exempt properties has remained largely unchanged. For 2027, proposed “Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026” reflects one additional property as follows:

- Leigh House (124 Second Ave W) leased by Mt. Arrowsmith Biosphere Society. (NOTE: A permissive exemption is recommended to ensure the property remains exempt in 2027 for an eligible non-profit organization.)

Staff have prepared two PTE Bylaws for Council’s consideration, one specific to eligible properties generally and the second specific to Places of Worship. Both proposed Bylaws grant one-year exemptions for 2027.

Statutory notice requirements are scheduled for the July 22nd and July 29th editions of the *PQB News*.

To meet the October 31st adoption deadline, staff recommend that Council consider giving first, second and third readings to the Bylaws, with adoption scheduled for Council’s regular meeting on September 9, 2026.

FINANCIAL IMPLICATIONS

The proposed exemptions total approximately **\$833,000** in foregone taxes, including municipal, school, regional district, and other tax levies. Of this amount, approximately **\$384,000** relates to municipal property taxes. It should be noted that the increase in the proposed exemptions from the previous year is a result of a combination of higher-than-average increases in Assessment Value and application of the anticipated property tax rate for 2027 (6%).

Permissive tax exemptions do not result in a reduction of property taxes collected – they result in a tax shift from exempt to non-exempt taxpayers.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM:

- Statutory notice will be published in the July 22nd and July 29th editions of the PQB News and posted on the Town’s website.
- Copies of the Permissive Tax Exemption Bylaws will be posted on the Town’s website.

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area(s) supported by this initiative:

- Good Governance: *To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*
- Community Health & Wellbeing: *To improve the health and wellbeing of people who live, work, and play in the Town.*

SUMMARY

Local governments have the authority to exempt eligible properties from property taxation, but such exemptions are not granted automatically. Exemptions must be provided by bylaw and adopted by Council by October 31st for the following year's tax exemption.

ALTERNATIVE OPTIONS

- THAT Council directs staff to amend [insert Bylaw name] by removing the following [properties to be listed] and proceed with appropriate readings to the Bylaws.
- Other direction of Council.

APPROVALS

Report respectfully submitted by Jessica Beck, Revenue Coordinator



Jessica Beck
Revenue Coordinator
Report Writer



For Raj Hayre
Director of Finance
Concurrence



Lou Varela, MCIP, RPP
Concurrence

REFERENCES

Attachment 1: "Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026"

Attachment 2: "Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship)
Bylaw No.924, 2026"

Attachment 3: Statutory Notice

N:\0100-0699 ADMINISTRATION\0550 COUNCIL MEETINGS\0550-20 MEETINGS\2026\07 15 RCM\1. DRAFTS FOR CORPORATE ADMIN REVIEW\Property Permissive Tax Exemption Bylaws 2027 Staff Report (JB).docx

**TOWN OF QUALICUM BEACH
BYLAW NO. 923**

A BYLAW TO EXEMPT PROPERTY FROM TAXATION

WHEREAS, Section 224(2)(a)(i) of the *Community Charter* provides that Council may exempt from taxation land or improvements that are owned or held by a charitable, philanthropic or other not-for-profit corporation;

NOW THEREFORE, the Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

1. That the land and improvements on the following described land be exempt from taxation for the taxation year 2027:
 - (a) Lots 2 and 3, Plan 3414, District Lot 101A, Newcastle Land District
Roll Numbers: 1024.000 and 1025.000
2945 and 2949 Island Highway West
Rotary Club of Qualicum Beach - Welch Park
 - (b) Lot 6, Block 10, Plan 1894, District Lot 78, Newcastle Land District
Roll Number: 799.000
211 Fern Road West
Rotary Club of Qualicum Beach - Rotary Club
 - (c) Lot 1, Plan 27288, District Lot 78, Newcastle Land District
Roll Number: 664.100
250 First Avenue West - Kiwanis Housing
 - (d) That part of District Lots 58 and 59 Newcastle District shown on Plan EPP106404
Roll Number: 385.015, PID 031-631-550
136 Village Way West - Kiwanis Housing
 - (e) Lot A, Plan 8548, District Lot 78, Newcastle Land District
Roll Number: 762.000
110 Second Avenue West - Village Theatre
 - (f) Lease of portion of parent property (Roll Number 1022.000) being District Lot 101 & 101A, Newcastle Land District, SW PT NE of PL3868; SW PT NE of PL3868; REM SW PT; PT SW of RD; NE PT SW of RD
Roll Number: 1022.001
2711 Island Highway West - Tourist Bureau

- (g) Lease of portion of parent property (Roll Number 409.000) being Lot B, Plan VIP58293, District Lot 59 & 60, Newcastle Land District, Except Plan VIP59287
Roll Number: 409.002
644 Memorial Avenue - Curling Rink
- (h) Lease of portion of parent property (Roll Number 664.000) being Lot 9, Plan 2047, District Lot 78, Newcastle Land District Except Plan 27288, 42165, VIP55424, VIP60676
Roll Number: 664.001
665 Jones Street - Lawn Bowling Club
- (i) Lease of portion of parent property (Roll Number 11920.025) being Lot A, District Lot 124, Nanoose District, Plan 42657 Except That Part in Plan 44330
Roll Number: 11920.036
Lease A3, 1000 Ravensbourne Lane - Beaufort Squadron @ Airport
- (j) Lease of portion of parent property (Roll Number 11920.025) being Lot A, District Lot 124, Nanoose District, Plan 42657 Except That Part in Plan 44330
Roll Number: 11920.058
Lease D1, 1000 Ravensbourne Lane - Arrowsmith Search and Rescue @ Airport
- (k) Lot A, Plan 16180, District Lot 57, Newcastle Land District Except PART IN PLAN 3022 RW
Roll Number: 521.000
587 Beach Road - Museum
- (l) Lot 3 & 4, Plan 2005, District Lot 58, Land District 35, Newcastle Land District
Roll Number: 523.000
181 Sunningdale Road West - Sea Legacy Society

- (m) Lot 57, Plan 1026, Except that part forming part of the Island Highway as shown coloured yellow on plan deposited under DD 3268N and except parts in Plans 1802, 6631, 9742 and 14723 and except part in Esquimalt & Nanaimo Railway as shown on Plan VIP68672, Newcastle District (008-097-097)
Lot 58, Plan 1026, Except that part forming part of the Island Highway as shown coloured yellow on plan deposited under DD 3268N and except part in Plan 1802 and except part in Esquimalt & Nanaimo Railway as shown on Plan VIP68672, Newcastle District (008-097-127)
Lot 59, Plan 1026, Except that part forming part of the Island Highway as shown coloured yellow on plan deposited under DD 3268N and except part in Plan 1802 and except part in Esquimalt & Nanaimo Railway as shown on Plan VIP68672, Newcastle District (008-097-151)
Lot 60, Plan 1026, Except that part forming part of the Island Highway as shown coloured yellow on plan deposited under DD 3268N and except parts in Plans 1802, 3399, 6530, 443R and 11244 and except part in Esquimalt & Nanaimo Railway as shown on Plan VIP68672, Newcastle District (008-097-160)
Lot 61, Plan 1026, Except that part forming part of the Island Highway as shown coloured yellow on plan deposited under DD 3268N and except parts in Plans 1802, 3399 and 6530, Newcastle District (008-097-178)
Lot 62, Plan 1026, Except parts in Plans 1802, 3399 and 6530, Newcastle District (008-097-194)
Lot A, District Lot 63, Plan 9145, Newcastle District (005-554-268)
Roll Number: 581.000
469 Memorial Avenue - Qualicum Beach Memorial Golf Club
- (n) Lot 1, Plan 13424, District Lot 57, Newcastle Land District
Roll Number: 221.000
210 Crescent Road West - Valhalla (Hospice)
- (o) Lot A, Plan EPP115395, District Lot 78, Newcastle Land District
Roll Number: 864.310
122 Fern Road West - The Old School House Arts Centre (TOSH)
- (p) Strata Lot 1, Plan VIS5454, DL 78, Newcastle Land District
Roll Number: 770.105
703 Memorial Avenue - Qualicum Beach Seniors' Activity Centre
- (q) Lot 21, Plan 1894, District Lot 78, Newcastle Land District
Roll Number: 777.000
124 Second Ave W - Mt. Arrowsmith Biosphere Society (Leigh House)
- (r) Lot A, Plan EPP12448, District Lot 78, Newcastle Land District
Roll Number: 864.200
744 Primrose Street - SD #69 (Qualicum Commons)

- (s) Lot B, Plan EPP115395; District Lot 78, Newcastle Land District
Roll Number: 864.320
733 Memorial Ave - Naked Naturals (Public Parking Lot)
- (t) Block 5, Plan 1894, District Lot 78, Newcastle Land District
Roll Number: 739.100
180 Veterans' Way - Royal Canadian Legion Branch #76
- (u) Lot A, Plan VIP66629, District Lot 78 & 88, Nanoose Land District, Nanoose
and Newcastle Districts Mile 99.13 to 100.114 - portion of VIP 66629; PID 024-
135-232
Roll Number: 19458.020
Island Corridor Foundation [E&N R/W]
- (v) Lot A, Plan VIP 66629, District Lot 78 & 88, Nanoose Land District, &
Newcastle Land District except there out 0.21 acre lease - see Folio 565-
01163.100; Mile 100.14 to 101.59 - portion of VIP66629 inside Qualicum Beach -
located between Hollywood & First Avenue, VIP 70053-70058 73117-73120 -
No Adj.
Roll Number: 19458.025
Island Corridor Foundation [E&N R/W]
- (w) Lot A, Plan VIP 68672, District Lot 52-78, Newcastle Land District EXCEPT
PLAN VIP74072-E & N R/W located in the Town- Mile 101.59 TO 103.297,
VIP70059,70060, 70115, 70118, 70119, 70125,70332,70488, 73107-73116 - No Adj.;
PID 024-503-436
Roll Number: 1151.000
Island Corridor Foundation [E&N R/W]
- (x) District Lot 52-60, Nanoose Land District, VIA Rail Lease situated on E&N/W,
DL 52 to 60 Incl. & Part of DL 78 within the Town of Qualicum Beach
Roll Number: 1163.001 & 1163.200
174 Railway Street - Train Station
- (y) Lease of portion of parent property (Roll Number 16.000) being
Lot 1-4, Lot 9-11, Block 2, Plan VIP3938, District Lot 17, Newcastle Land
District. PID 006-131-531, 006-131-557, 006-131-565, 006-131-573, 006-131-603,
006-131-620, 006-131-646, 031-343-619, 031-343-627, 031-343-643, 031-343-635
Roll Number: 16.000
3319 Island Hwy W-St. Andrews Lodge Historical & Cultural Society
- (z) Lot 1, Plan 2080, District Lot 78, Newcastle Land District. PID 006-661-122
Roll Number: 669.100
330 Dorset Rd - Into the Woods Early Learning Childcare Society

2. This Bylaw may be cited for all purposes as "Town of Qualicum Beach 2027 Taxation Exemption Bylaw No. 923, 2026".

READ A FIRST TIME this ___ day of _____, 2026.

READ A SECOND TIME this ___ day of _____, 2026.

READ A THIRD TIME this ___ day of _____, 2026.

Notice published pursuant to Section 227 of the *Community Charter* on the _____ day of _____, 2026,
and the _____ day of _____, 2026.

ADOPTED this _____ day of _____, 2026.

Teunis Westbroek
Mayor

Heather Svensen
Director of Corporate Services

**TOWN OF QUALICUM BEACH
BYLAW NO. 924**

A BYLAW TO EXEMPT PROPERTIES FROM TAXATION

WHEREAS, Section 220(1)(h) of the *Community Charter* provides that a building set apart for public worship, and the land on which the building stands, is exempt from taxation to the extent indicated;

AND WHEREAS, Section 224(2) (f) & (g) of the *Community Charter* provides that Council may exempt from taxation land or improvements in relation to property that is exempt under Section 220(1) or land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that Council considers is necessary to land or improvements so used or occupied;

NOW THEREFORE, the Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

1. That the Class 8 (Rec/Non-Profit) land and improvements on the following be exempt from taxation, for the year 2027, pursuant to the *Community Charter*:
 - (a) Lot A, Plan 19140, District Lot 78, Newcastle Land District
Roll Number: 663.400 - 591 Arbutus Street
Church of Jesus Christ of Latter-Day Saints
 - (b) Lot 12, Block 5, Plan 1835, District Lot 53, Newcastle Land District
Roll Number: 176.000 - 423 First Avenue West
Jehovah's Witnesses
 - (c) Lot A, Plan 50661, District Lot 58/59, Newcastle Land District
Roll Number: 319.000 - 138 Hoylake Road West
St. Mark's Anglican Church
 - (d) Lot A, Plan VIP58293, District Lot 60, Newcastle Land District
Roll Number: 406.000 - 150 Village Way
St. Stephen's United Church
 - (e) Lot 1, Plan 13066, District Lot 122, Nanoose Land District
Roll Number: 1149.000 - 825 Village Way
Christian Fellowship Centre
 - (f) Plan VIP59287, District Lot 57 & 58, Newcastle Land District, THOSE PARTS SHOWN AS "ROAD TO BE CLOSED"
Roll Number: 409.011 - 600 Beach Road
Qualicum Community Baptist Church

2. This Bylaw may be cited for all purposes as "Town of Qualicum Beach 2027 Taxation Exemption (Places of Worship) Bylaw No. 924, 2026".

READ A FIRST TIME this ___ day of ___, 2026.

READ A SECOND TIME this ___ day of ___, 2026.

READ A THIRD TIME this ___ day of ___, 2026.

Notice published pursuant to Section 227 of the *Community Charter* on the ___ day of ___,
and the ___ day of ___, 2026.

ADOPTED this ___ day of ___, 2026.

Teunis Westbroek
Mayor

Heather Svensen
Director of Corporate Administration



Public Notice

Pursuant to Section 227 of the *Community Charter*, notice is hereby given that the Town of Qualicum Beach intends to exempt, by adopting bylaws prior to October 31, 2026, the following properties from municipal property taxes for the 2027 taxation year. The tax figures below are for the estimated amount of the Town's general municipal tax related to the exemption.

Legal Description and Property Address	Estimated Annual Taxes		
	2027	2028	2029
Lots 2 and 3, Plan 3414; 2945/49 Island Hwy W (Welch Park)	\$ 11,657	\$ 12,124	\$ 12,900
Lot 6, Plan 1894; 211 Fern Rd W (Rotary Club)	\$ 4,353	\$ 4,528	\$ 4,817
Lot 1, Plan 27288; 250 First Ave W (Kiwanis Housing)	\$ 27,389	\$ 28,485	\$ 30,308
Plan EPP106404; 136 Village Way W (Kiwanis Housing)	\$ 39,164	\$ 40,731	\$ 43,338
Lot A, Plan 8548; 110 Second Ave W (Village Theatre)	\$ 3,433	\$ 3,571	\$ 3,799
DL 101 & 101A; 2711 Island Hwy W (Tourist Bureau)	\$ 2,337	\$ 2,431	\$ 2,586
Lot B, Plan VIP58293; 644 Memorial Ave (Curling Rink)	\$ 2,064	\$ 2,147	\$ 2,284
Lot 9, Plan 2047; 665 Jones St (Lawn Bowling Club)	\$ 2,197	\$ 2,285	\$ 2,431
Lot A, Plan 42657; 1000 Ravensbourne Ln (Beaufort Squadron)	\$ 2,759	\$ 2,869	\$ 3,053
Lot A, Plan 42657; 1000 Ravensbourne Ln (Arrowsmith SAR)	\$ 6,123	\$ 6,368	\$ 6,775
Lot A, Plan 16180; 587 Beach Rd (Museum)	\$ 3,329	\$ 3,462	\$ 3,684
Lot 3&4, Plan 2008; 181 Sunningdale Rd W (Sea Legacy)	\$ 2,960	\$ 3,078	\$ 3,275
Lot A, Plan 9145; 469 Memorial Ave (QB Memorial Golf Club)	\$ 31,705	\$ 32,973	\$ 35,084
Lot 1, Plan 13424; 210 Crescent Rd W (Valhalla - Hospice)	\$ 11,479	\$ 11,938	\$ 12,702
Lot A, Plan EPP115395; 122 Fern Rd W (TOSH Arts Centre)	\$ 20,688	\$ 21,515	\$ 22,892
Strata Lot 1, Plan VIS5454; 703 Memorial Ave (Seniors' Centre)	\$ 4,105	\$ 4,269	\$ 4,542
Lot 21, Plan 1894; 124 Second Ave W (Mt. Arrowsmith Biosphere Society)	\$ 4,495	\$ 4,675	\$ 4,974
Lot A, Plan EPP12448; 744 Primrose Street (Qualicum Commons)	\$ 63,601	\$ 66,145	\$ 70,379
Lot B, Plan EPP115395; 733 Memorial Ave (Naked Naturals-Public Parking Lot)	\$ 13,521	\$ 14,061	\$ 14,961
Block 5, Plan 1894; 180 Veterans' Way (Legion)	\$ 7,589	\$ 7,892	\$ 8,397
Lots 1-4, 9-11, Plan VIP3938; 3319 Island Hwy W (St. Andrews Lodge)	\$ 2,022	\$ 2,102	\$ 2,237
Lot 1, Plan 2080; 330 Dorset Rd (Into the Woods Childcare)	\$ 22,354	\$ 23,248	\$ 24,736
Lot A, Plan VIP66629; Mile 99.13-100.114 (ICF)	\$ 13,116	\$ 13,641	\$ 14,514
Lot A, Plan VIP66629; Mile 100.14-101.59 (ICF)	\$ 21,325	\$ 22,178	\$ 23,598
Lot A, Plan VIP68672; Mile 101.59-103.297 (ICF)	\$ 25,612	\$ 26,637	\$ 28,342
DL 52-60; 174 Railway St (Train Station)	\$ 2,630	\$ 2,736	\$ 2,911
Lot A, Plan 19140; 591 Arbutus St (LDS Church)	\$ 1,009	\$ 1,049	\$ 1,116
Lot 12, Plan 1835; 423 First Ave W (Jehovah's Witnesses)	\$ 7,820	\$ 8,133	\$ 8,654
Lot A, Plan 50661; 138 Hoylake Rd W (St. Mark's Church)	\$ 3,818	\$ 3,971	\$ 4,225
Lot A, VIP58293; 150 Village Way (St. Stephen's Church)	\$ 1,990	\$ 2,069	\$ 2,202
Lot 1, Plan 13066; 825 Village Way (Christian Fellowship Centre)	\$ 12,651	\$ 13,157	\$ 13,999
Plan VIP59287; 600 Beach Rd (QB Community Baptist Church)	\$ 4,606	\$ 4,790	\$ 5,096

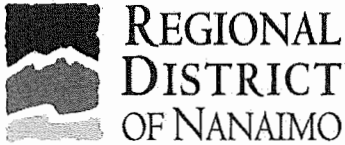
Mayor Westbroek Notice of Motion
Day Homes Request for a Six-Month Oceanside Winter Shelter Pilot
July 15, 2026 | Regular Council Meeting

WHEREAS section 2.3.3.3 of the Qualicum Beach Official Community Plan states “The Town may collaborate on regional initiatives with partners such as the Regional District of Nanaimo and the City of Parksville to support the provision of shelter for individuals experiencing homelessness and/or housing for individuals at risk of homelessness.”;

THEREFORE BE IT RESOLVED THAT staff be directed to prepare a letter addressed to BC Housing, expressing support in principle for a seasonal 6-month pilot project to implement a cold weather dry shelter with up to 10 beds, and located in the Oceanside Area of the Regional District of Nanaimo [Electoral Areas F & G], with final site selection being subject to host approval, zoning review, insurance confirmation, fire and life safety review, staffing readiness, and any other associated permitting requirements required to support a seasonal cold weather dry shelter.

Staff Comment:

Staff support the proposed resolution as outlined.



June 9, 2026

BC Housing
Vancouver Island Region Office
By email vanislandregion@bchousing.org

Re: Letter of Support for DayHomes Society Seasonal Cold Weather Dry Shelter Pilot Project

To Whom It May Concern,

On May 26, 2026, the Regional District of Nanaimo (RDN) Board passed the following motion at its regular Board meeting:

"that the Board direct the Chair to issue a letter of support in principle, signed by the Board Chair, for the seasonal 10-mat dry shelter pilot proposed by DayHomes Society and the Oceanside Homelessness Task Force."

Accordingly, in response to the delegation's request, I am writing on behalf of the RDN Board to provide a letter of support in principle for a seasonal six month pilot project to implement a cold weather, dry shelter with up to 10 beds in Oceanside, with final site selection being subject to host approval, zoning review, insurance confirmation, fire and life safety review, staffing readiness and any municipal or regional permitting requirements.

The RDN appreciates the efforts of DayHomes Society and the Oceanside Homelessness Task Force in bringing forward this initiative and looks forward to its potential outcome.

Sincerely,

A handwritten signature in black ink that reads "Stuart McLean".

Stuart McLean, Chair
T: 250-240-2263 | Email: stuart.mclean@rdn.bc.ca

Encl.

cc: Oceanside DayHomes, oceansidedayhomes@gmail.com

Committee & Liaison Report
Councillor Anne Skipsey
Regular Council Meeting, July 15, 2026

June 16, 2026 – The Anglican Parish of St. Mark

- I attended the service of thanksgiving on the 100th Anniversary of this church and the tea following. It was a lovely celebration of the church and its history and carried the message of being a good ancestor.

June 17, 2026 – Qualicum Beach Memorial Golf Course Meeting

- As Council Liaison I attended the first hour of their monthly Board meeting and received their annual cheque, which was then delivered to staff.

June 18, 2026 – Resident Meeting

- Councillor Vander Valk and I met with a local resident regarding the Town's obligations under the Tree Protection Bylaw.

June 19, 2026 – Concert at St. Mark's

- The final event of the week-long Celebration of the 100th Anniversary was an evening with Jonathan Challoner & Friends. Jonathan got his start in the band program at KSS. He attended the Juilliard School in New York and is now based in Winnipeg where he serves as Assistant Professor in Jazz Performance at the University of Manitoba. His collaboration with the Winnipeg Jazz Orchestra won a JUNO award in 2026. He was joined by Ken Lister on Bass, Andrew Janusson on Guitar and for a few songs, by Phil Dwyer first on Saxophone and then Piano. It was an evening of excellent music and talent!

June 23, 2026 – Beach Day Committee Meeting

- I was unable to attend as I had a conflict when the day of the meeting was changed. Thankfully, all my "to-dos" were done! Beach Day is Sunday, July 12 from 11:30am until 3:30pm.

June 27, 2026 – Ivy Busting

- I volunteered to help remove English Ivy in the Community Park. Progress was made removing both ivy and blackberry vines. It would be very much appreciated, and appropriate, if dog owners would pick up after their dogs. Being an off-leash area does not exempt this bylaw requirement.

June 29 & 30, 2026 – St. Andrews Lodge

- I volunteered to help make sure the Lodge looks its best, both inside and outside, for the Grant Re-Opening.

July 1, 2026 – Canada Day

- Along with all the rest of Council, I attended the kick-off for the Canada Day event hosted by the Qualicum Beach Legion. Thank you to all the many volunteers who make this event happen!

July 2, 2026 – Thursday Night Market

- I attended the first Thursday Night Market of the Summer. It was great to see people out enjoying the offerings of the vendors and listening to the music.

July 4, 2026 – St. Andrews Lodge Grand Re-Opening

- I attended this wonderful event. I want to say a huge THANK YOU and CONGRATULATIONS to the volunteers who have worked tirelessly over the past 5 years. They have selflessly dedicated their time and talents to make sure this day would come. I know there were many challenges, but hope they had some fun along the way. They can be very proud of their accomplishments as true community builders!

**Councillor Skipsey Notice of Motion - Request for Support for Nature Diary
July 15, 2026 | Regular Council Meeting**

WHEREAS the Arrowsmith Naturalists are leading the development of a Nature Guide (perpetual diary) of the UNESCO-designated Mount Arrowsmith Biosphere Region (MABR) titled: *Discover Nature – Mount Arrowsmith Biosphere Region* and will encompass the rich biodiversity, ecosystems, amazing and natural places, nature-based events, indigenous culture, and more; and

WHEREAS the Arrowsmith Naturalists will have the book published by the end of the summer and will include places located within Qualicum Beach; and

WHEREAS the guide is intended to encourage people to connect with nature and explore or visit the MABR more often throughout the months and years to continue to explore the incredible diversity of our region and nature-based events that are hosted; and

WHEREAS copies will be made available to Visitor Centres, hotels, tourism-oriented businesses, and libraries as well as some of the proceeds from the sale of the guides will be used to develop a program incorporating the book into programming at schools within the Qualicum School District;

THEREFORE, BE IT RESOLVED THAT staff be instructed to provide a one-time funding allocation in the amount of \$2,500 from the 2026 Strategic Planning funding for Community Volunteerism to the Arrowsmith Naturalists for their Nature Diary project in fiscal 2026.

Staff Comment:

“Community Volunteerism” has a budget of \$5,000 in fiscal 2026, with no spend to date. As such \$2,500 is available for the proposed initiative, should Council choose to support it.

**Councillor Skipsey Notice of Motion - Density Without Demolition
July 15, 2026 | Regular Council Meeting**

WHEREAS adding density without demolition through internal conversion of existing homes could be an important component of the Town's Ways to Attain Affordable Market Housing (WAAMH) initiative by providing the opportunity to deliver needed housing with greater affordability and a lower impact on the environment, infrastructure and neighbourhoods; and

WHEREAS specific demographic data shows that single and two-person households account for 84.2% of households in Qualicum Beach (one-person households make up 29.3% of all homes, 54.9% are shared by two people, three-person households represent 8%, and homes with four or more people account for 7.8% of the total 4,435 households); and

WHEREAS the Town's Environment & Sustainability Committee has already made recommendations to Council [in Table 2 of the Climate Mitigation Action] to "Adopt policies for low embodied emissions" by incentivizing renovation, deconstruction and salvage over demolition and to "Promote compact and efficient land use" by increasing density through auxiliary dwellings, secondary suites, garage conversions, and splitting of existing houses into two units, etc. and incentivize these density changes through property tax incentives, reduced setback, increased floor space ration, expedited approvals, etc.;

THEREFORE BE IT RESOLVED THAT Council endorses the principle of preserving existing housing, reducing construction waste, lowering greenhouse gas emissions, and encouraging cost-effective redevelopment and adaptive reuse of existing buildings;

AND FURTHER THAT Council advocates for *and supports* a balanced, common-sense approach to existing buildings that recognizes the significant cost differences between renovation and new construction and permits flexibility where equivalent safety outcomes can be achieved;

AND FURTHER THAT Council requests the Province of British Columbia review the *BC Building Code, Local Government Act*, and related regulations to identify opportunities that encourage renovation, adaptive reuse, and building renewal while maintaining appropriate health and safety standards;

AND FURTHER THAT a copy of this resolution be forwarded to the Minister of Housing and Municipal Affairs, the Union of BC Municipalities, and AVICC for their information.

Staff Comment:

The Town encourages incremental density and the environmental benefits of adaptive reuse are clearly positive. Staff support the proposed resolution.

Committee & Liaison Report
Councillor Petronella Vander Valk
Regular Council Meeting, July 15, 2026

June 15 to July 6, 2026

June 19, 2026

- As Town Liaison, attended the Board meeting of the Qualicum Beach Chamber of Commerce.

July 1, 2026

- Joined in the Canada Day celebrations. A great day to enjoy and appreciate the best country in the world!

July 4, 2026

- As Town Liaison, and appreciative resident, helped celebrate the Grand Re-opening of the Saint Andrews Lodge. Tours of the restored Lodge, games, music, prizes, cake and a Twilight Series Concert filled the day with fun festivities. Congratulations to the passionate, hard-working and tenacious SALHACS Board, members and volunteers for making this dream a reality.

Committee & Liaison Report
Councillor Jean Young
Regular Council Meeting, July 15, 2026

June 16, 2026

- St. Mark's Anglican Church 100th Anniversary week-long celebration attended their beautiful Service of Thanksgiving.

June 18, 2026

- Oceanside Non-Market Housing Action Table working on plans of a Non-Market Housing Forum for September 20.

June 23, 2026

- Healthcare Professional Recruitment and Retention Virtual Information Session.

June 25, 2026

- Caregivers Meeting at the Gardens, concerns and support shared.

June 29, 2026

- Meeting with QB Cinema group about potential building sites in the future.

June 30, 2026

- QBRA meeting with CAO Lou on some website issues, and clarifying some questions on status updates.

June 1, 2026

- Canada Day Celebration festivities at the Legion enjoyed by everyone, young and older!

June 2, 2026

- Primrose Medical Centre construction started today!!!

June 3, 2026

- Attended the newly renovated Eaglecrest clubhouse restaurant, now The Shack Taphouse filled to capacity with people thoroughly enjoying the local venue.

June 4, 2026

- Celebrating the opening of St. Andrew's Lodge in Saahtlam Park.

DRAFT - 2027 Meeting Schedule

Regular, Special, and Committee of the Whole Meeting Schedules

All meetings are held in the Council Chamber, Town Hall, located at 660 Primrose Street, Qualicum Beach, BC, commencing at 10 am (unless otherwise indicated). Special meetings are held as required.

	Regular Council	Special Council (If Required)	Committee of the Whole
January	January 13		January 20 and 21 (Strategic Planning) & January 27
February	February 10	February 24	February 3
March	March 10	March 24	March 17 – Town Hall
April	April 7 & 28	April 21	
May	May 12	May 19	May 26 – Parks & Recreation
June	June 2 & 30		June 23 – Town Hall
July	July 28	July 21	July 14 – Airport (4pm)
August	SUMMER BREAK		
September	September 15	September 8	September 29 – Town Hall
October	October 6	October 20	October 13
November	November 3	November 17	November 24 – Transportation & Public Safety (4 pm)
December	December 8	December 15	December 1 – Town Hall (10 am) December 1 – Airport (4 pm)

Committee & Commission Meeting Schedules

Committee and Commission meetings are held at Town Hall located at:
660 Primrose Street, Qualicum Beach, BC
(unless otherwise indicated).

Meeting Type	Date	Time	Location
Advisory Planning Commission, if required	1st & 3rd Wednesdays each month	2:00 PM	Council Chamber
Beach Day Committee	Last Monday of each month, except Sept, Oct, Nov	10:00 AM	Committee Room
Board of Variance, if application	1st Thursday each month	3:00 PM	Council Chamber
Environment & Sustainability Committee	1st Wednesday of Jan, May, Sept.	2:00 PM	Committee Room
Family Day Committee	3 rd Tuesday of Nov, second Tues of Jan, Feb, Mar and 2 nd and 4 th Tues of April, May and June	2:00 PM	Committee Room
Heritage Forest Commission	1st Thursday of Feb, May, Sept.	10:00 AM	Committee Room



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 5040-20-WAAMH

TO: Luke Sales, Director of Planning and Community Development

FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Bailey Walsh, Planner

SUBJECT: **Ways to Achieve Attainable Market Housing Plan**

GOVERNANCE DECISION

Council is requested to:

- Receive the “Ways to Achieve Attainable Market Housing Plan” as presented by consultant Mark Holland on behalf of MODUS Planning Design & Engagement Inc. (Attachment 1 to this Report).
- Direct staff to prepare a Report outlining the recommendations described in the “Ways to Achieve Attainable Market Housing Plan”, to be referred to the 2027 Strategic Planning Process.

RECOMMENDATIONS:

1. **THAT** the “Ways to Achieve Attainable Market Housing Plan” be received, as attached to the July 15, 2026 Report to Council.
2. **THAT** staff are directed to prepare a Report outlining the effort required to implement each of the recommendations described in the “Ways to Achieve Attainable Market Housing Plan”, as attached to the July 15, 2026 Report to Council, with subsequent potential actions to be referred to the 2027 Strategic Planning Process.

PURPOSE

To present the “Ways to Achieve Attainable Market Housing Plan” (WAAMH Plan) completed by MODUS Planning Design & Engagement Inc., (Attachment 1 to this Report). The WAAMH Plan recommends next steps in addressing the lack of attainability (affordability and availability) of housing that meets the needs of the Priority Housing Groups (PHGs) identified in the 2025 Official Community Plan Bylaw No. 918, 2025, which are:

- Young Adults and Families
- Workers
- Older Seniors
- People with a Disability

Note: For the purpose of the WAAMH Plan, “attainability” has been used when referring to the concept of housing that is both affordable and available.

BACKGROUND

The intent of the WAAMH Plan is to provide actionable recommendations and options for Town housing initiatives that minimize reliance on direct, ongoing public sector subsidies. This project is intended to provide a detailed analysis of local housing conditions in relation to the PHGs and to present a set of housing solutions that forward the high-level policy changes within the 2025 Official Community Plan (2025 OCP), adopted by Council on December 10, 2025.

Following is an overview of the process for the WAAMH Plan development, conducted by consultant MODUS and Town staff:

- Development of a set of Evaluative Criteria (see page 4 of this Report) against which to measure proposed housing solutions, with input from the OCP Review Steering Committee and endorsement by Council (with Council endorsement occurring at the February 11, 2026 regular Council meeting)
- Exploration of housing solutions, including working sessions with staff and the OCP Review Steering Committee
- Background research on statistical data on housing in Qualicum Beach, including local market analysis, demographic statistics, and land availability
- Open House and Community Survey to gather ideas from the public on housing solutions
 - Open House held on April 13, 2026 with 23 attendees
 - Community Survey open to the public from April 2nd to April 22nd with 46 responses
- Final development of the WAAMH Plan

DISCUSSION

Defining the Problem

Through public engagement carried out during the development of the 2025 housing-focused Official Community Plan Review, key observations were made about the state of housing attainability in Qualicum Beach. Through this process, young adults and families, workers, older seniors, and people with accessibility needs were designated as “Priority Housing Groups” (PHGs).

The challenge of facilitating housing development that meets the attainability needs of the PHGs is highlighted in the following table, which shows that:

- workers and young adults and families, on average, do not have the income necessary for market monthly housing costs to be affordable
- older seniors may face challenges in finding the correct types of units for their needs (availability)
- people with accessibility needs may face challenges both in finding available units that suit their needs while also being affordable

Priority Housing Group Housing Attainability Overview (Affordability & Availability)

	Workers	Young Adults & Families	Older Seniors	People with Accessibility Needs
Number of Residents (2021)	900	1,400	2,600	Up to 5,500 with an activity limitation
Estimated Annual Income	\$48,000	\$90,000	\$50,000	\$65,000
Estimated Available Down Payment	\$0	\$150,000 to \$300,000	\$500,000 to \$1,000,000	Varies
Affordable Monthly Shelter Cost (not including equity)	\$1,200	\$2,250	\$2,250	\$1,625
Typical Unit Needs	Varies	Studio to 3+ Bedrooms	Studio to 2 Bedrooms	Accessible Units
Market Monthly Price	\$1,400 to \$1,700 1-2 Bedroom (Rental)	\$3,100 Townhouse (Mortgage)	\$1,400 to \$1,700 1-2 Bedroom (Rental)	\$2,600 Apartment (Mortgage)
Primary Housing Barriers	Affordability	Affordability	Availability	Availability and Affordability

*Figure 1: Priority Housing Group Housing Attainability Overview
 Information in this table is sourced directly from p. 8 of the WAAMH Plan

The WAAMH Plan aims to address both the barriers of affordability and availability when considering attainability, with some recommendations directed at reducing end-user cost and others directed at diversifying the physical housing stock.

The WAAMH Plan

Rather than providing a full analysis of physical housing models matched with tenure and programming for specific lots in Qualicum Beach, the WAAMH Plan provides six top-performing Feasibility Profiles of physical housing models, selected based on performance when evaluated against a set of Evaluative Criteria designed to prioritize developments that meet feasibility requirements for developers and support community needs.

Evaluative Criteria

The Evaluative Criteria developed for the WAAMH Plan prioritizes:

- Alignment with policies in the 2025 Official Community Plan, including support for the following designated “Priority Housing Groups”:
 - Young Adults and Families
 - Workers
 - Older Seniors
 - People with a Disability
- The physical capacity of lands within the Town, including land and servicing availability
- The likelihood of uptake or success within existing local market conditions
- Housing need, including accessibility and variety in types of ownership
- Financial feasibility
- Readiness to build

Feasibility Profiles

The six Feasibility Profiles included in the WAAMH Plan are:

- **Cottage Cluster / Patio Homes**
Groups of multiple single-storey detached housing units (Cottage Clusters), and attached units (Patio Homes), both of which include a common courtyard. These are recommended for older seniors and people with accessibility needs.
- **Detached Ancillary Dwelling Units**
Standalone units with separate entrances from the principal building, such as a coach or carriage house, a tiny home, or a laneway house. These are recommended for workers, older seniors, and people with accessibility needs.
- **Townhomes**
A collection of three or more dwelling units with separate entrances that share some exterior walls, consolidated on two or three typical lots. These are recommended for all PHGs.
- **4-Storey Apartments & 6-Storey Apartments**
Profiles for apartments are broken into two sizes – four-storey and six-storey – to highlight the distinct feasibility considerations for each form. These are recommended for all PHGs.
- **Home Conversion – Communal Seniors Living***
Conversion of single-detached homes into a series of private bedrooms/bathrooms with shared communal spaces through retrofits and upgrades. These are recommended for older seniors.
**This Feasibility Profile follows a slightly different format than the other Feasibility Profiles as the benefit is largely derived from programming rather than physical form.*

Each of the six Feasibility Profiles listed above provides a snapshot of how the specific housing model addresses the needs of at least one PHG. This is done by providing various contextual information and recommended actions for the Town, including:

- The assumptions and costs associated with the housing model
- Which PHG(s) the model aims to support
- Ownership type and end-user cost

- Time required to develop the first unit
- Benefits, challenges, and considerations for the housing model
- Recommendations to increase attainability for the housing model
- The “secret sauce” to make the housing model more attainable

Recommendations to the Town

Each Feasibility Profile provided in the Plan includes a set of recommendations for the Town to explore that could support the development of that housing model without the need for federal or provincial government subsidy.

Next Steps

The recommendations provided in the WAAMH Plan include a high-level list of actions the Town could enact to support the development of attainable housing for the prescribed PHGs. The recommendations do not provide a step-by-step guide to implementation, nor do they provide a detailed analysis of the level or type of effort required by the Town to implement them. As such, staff are seeking direction to scope the level of effort required to implement each recommendation to assist Council in determining which recommendations should be referred to Strategic Planning for consideration of future action. By providing this analysis at a future Council meeting in advance of 2027 Strategic Planning, Council will be in a better position to determine which recommendations are best suited for implementation in Qualicum Beach.

FINANCIAL IMPLICATIONS

There are no financial implications anticipated at this time. Future actions, and the financial implications associated with those actions will be considered in an upcoming Strategic Planning process.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

CONSULT.

- The project has included the following consultation:
 - A facilitated discussion open to the public to gather ideas on housing solutions suitable for the Town
 - An online survey designed to gather ideas on housing solutions suitable for the Town

STRATEGIC PLAN ALIGNMENT

Council's Strategic Plan Focus Area supported by this initiative:

- Housing: To ensure residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels.

SUMMARY

The "Ways to Achieve Attainable Market Housing" Plan (WAAMH Plan – Attachment 1 to this Report) has been developed by consultant MODUS Planning Design & Engagement Inc. The WAAMH Plan provides actionable recommendations and options for Town housing initiatives that could support the Town's Priority Housing Groups defined in Section 2.3.2 of the Official Community Plan, in a way that minimizes the need for capital and ongoing public sector subsidies. This is done through the presentation of six Feasibility Profiles, each describing a physical housing model that supports the needs of at least one of the Priority Housing Groups (PHGs), with recommendations for Town actions that could improve attainability (availability and affordability).

Staff seek receipt of the WAAMH Plan by Council, and request direction to prepare a Report outlining the effort required to implement each of the recommendations within the WAAMH Plan to support Council in determining, at a future meeting, whether any of the proposed recommendations for action should be referred to Strategic Planning for future Council decision making.

ALTERNATIVES

1. **THAT** Council provides an alternative direction to staff.

APPROVALS

Report respectfully submitted by Bailey Walsh, Planner.



Bailey Walsh
Planner
Report Author



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence

REFERENCES

Attachment 1: Ways to Achieve Attainable Market Housing Plan



Ways to Achieve Attainable Market Housing Plan

Prepared for: Town of Qualicum Beach

June 2026

TOWN OF
QUALICUM BEACH



The Town of Qualicum Beach respectfully acknowledges that it is located on the ancestral and unceded territory of the Coast Salish peoples, home to the Qualicum First Nation.



Contents

PART 1: OVERVIEW

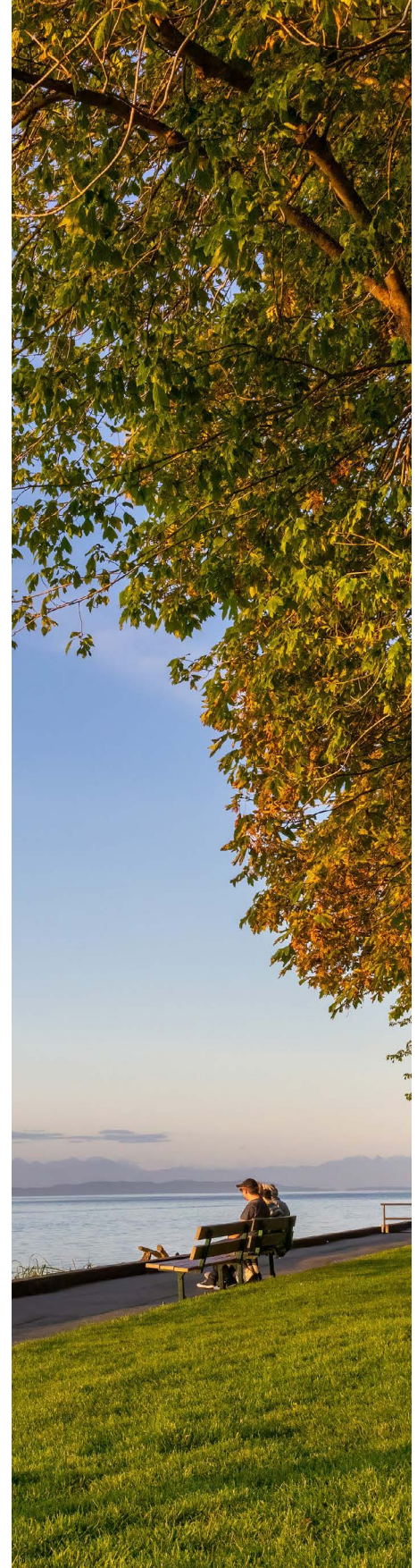
Introduction	1
Priority Housing Groups	2

PART 2: HOUSING OPPORTUNITIES, FEASIBILITY AND RECOMMENDATIONS

Typical Housing Forms	11
Weaving it all together: Feasibility Profiles	14
Recommendations	26

APPENDICES

Appendix A: Project Introduction	30
Appendix B: Community Context	32
Appendix C: Local Housing Market Analysis	33
Appendix D: Planning Context	36
Appendix E: Housing Opportunities: Case Studies & Community Ideas	38
Appendix F: Financial Summary	43
Appendix G: Funding Sources	45



PART 1: Overview

Introduction

Similar to many communities across British Columbia and Canada, the Town of Qualicum Beach is experiencing significant challenges with the cost of housing. The Town is committed to addressing the growing need for attainable housing. **The purpose of the Ways to Achieve Attainable Market Housing Plan (the Housing Plan) is to provide an analysis of housing solutions specific to Qualicum Beach.** Recommendations outline how the Town can most effectively increase the long-term supply and security of attainable housing. This plan does not propose discrete development opportunities at site-specific locations. Rather, it provides a general overview to inform Town policies that can support the delivery of a range of market-led housing solutions.

This plan was developed through a multi-pronged approach that integrated research, financial analysis, and community engagement. The process involved exploring local demographics, zoning regulations, housing needs, and financial feasibility, while also gathering public input from an online survey and an open house. These insights were woven together to deliver a final plan featuring targeted recommendations and feasible housing solutions for the Town. See Appendix A-D for a more detailed summary of the background work.

Key Definitions

Ways to achieve	Actions that the Town can take as regulator and land owner. The Town’s role includes a range of fiscal actions, such as waiving fees or developing a land trust. It also includes planning or regulatory actions, and education and advocacy.
Attainable	Available and affordable housing options (ownership or rental) for the Town’s Priority Housing Groups (PHGs). Affordable is defined as housing that remains at or below 30% of before-tax household income. ¹
Market Housing	Minimizing reliance on government subsidy, grant or land donation for implementation. This includes home ownership, market rental housing, rental assistance and lower-end of market housing, as shown in the diagram below.

					Focus Area for this Plan		
Non-Market					Market		
Seasonal Shelters	Year Round Emergency Shelters	Transition Housing	Supportive Housing	Low-End of Market-Subsidized Rental Housing	Rental Assistance	Market Rental Housing	Home Ownership

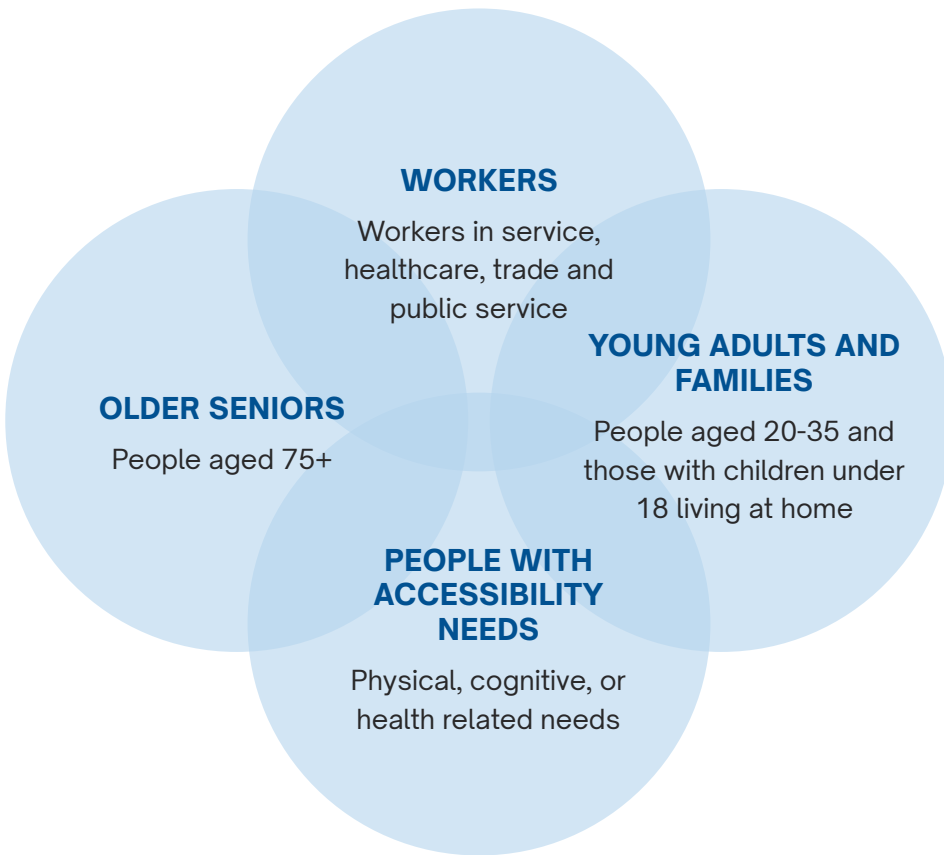
This plan focuses on housing solutions that support home ownership and rental housing. It also mentions opportunities related to rental assistance and low-end of market-subsidized rental housing.

¹ Income assumptions for each PHG are shown later in the report.

Priority Housing Groups

The Qualicum Beach Official Community Plan (OCP) identifies four Priority Housing Groups (PHGs), which were developed through discussions with the community through the OCP process. The OCP states that the Town shall prioritize housing initiatives that support these Priority Housing Groups.

These groups can be intersecting, and each group may have different housing needs. The four Priority Housing Groups are highlighted in greater detail on the following pages.



OLDER SENIORS

Of the four Priority Housing Groups, older seniors comprise the greatest proportion of the population (about one-quarter to one-third of the population are over 75 as of 2021). Most of these seniors live in single-detached homes with high property values, and some would be interested in downsizing if better options were available.



Linda and Robert, both in their late 70s, want to stay in Qualicum Beach but downsize to a one-level home close to amenities. They could use the equity from selling their house to buy something easier to maintain, but they don't see many options available.

This is a fictional household used to illustrate this PHG.

Category	Description
Definition	People aged 75+
Community Snapshot (2021)	28% (2,640 people) of the population are 75+ ⁵
Estimated Income ⁶	~\$50,000
Estimated Equity Available for Down payment	~\$500,000 - \$1,000,000
Tenure Assumptions	Across BC, most senior's households are owner-occupied (80% compared to 20% rented) ⁷ Senior rental households, especially women-led households, are likely most financially vulnerable. ⁸
Typical Unit Needs	Studio to 2-bedroom Universally accessible unit Many people aged 75+ may need additional support and care, including Independent Living, Assisted Living, in-home care.

5 Statistics Canada, Profile Table, Census Profile, 2021 Census of Population: Qualicum Beach

6 Income-by-age was estimated using data from *Statistics Canada, 2021, Census Profile: Qualicum Beach and British Columbia*. The public census profile does not provide income-by-age data for Qualicum Beach. To estimate these values, a scaling ratio for median household income was calculated, comparing provincial and municipal median household income values. This scaling ratio (0.85) was applied to BC-wide income-by-age data, to reach an estimated income-by-age for Qualicum Beach.

7 Statistics Canada, Profile Table, Census Profile, 2021 Census of Population: Qualicum Beach

8 Preparing for the Wave, Planning for the Trough: Housing and BC's Non-Metropolitan Seniors, Spring 2025, by Community Development Institute.

YOUNG ADULTS AND FAMILIES

Compared to the other three Priority Housing Groups, young adults and families typically have the highest household incomes, however they may not have access to adequate equity to afford a down payment for home ownership. This Priority Housing Group represents a relatively small proportion of the Town’s current population (15% are aged 20-49). Notably, in a 2025 Quality of Life Survey, only 51% of residents aged 18-34 expressed satisfaction with their quality of life (compared to 92% for all residents). Housing and cost-of-living challenges could possibly contribute to these feelings of life satisfaction.



Jordan and Taylor, a couple in their early 30s with one child, both work locally and want to buy a modest townhome in Qualicum Beach. They are saving for a down payment on a mortgage and hope to stay close to family.

This is a fictional household used to illustrate this PHG.

Category	Description
Definition	People aged 20-35 and those with children under the age of 18 living at home
Community Snapshot	15% of the population are 20-49 (~1,400 people)
Estimated Income ⁹	~\$90,000
Estimated Equity Available for Down payment	~\$150,000 - \$300,000
Typical Unit Needs	For families: 2-3+ bedrooms Young people without children: Studio to 2 bedrooms
Additional Housing Needs	Proximity to recreation, playground, family services

⁹ Income-by-age was estimated using data from *Statistics Canada, 2021, Census Profile: Qualicum Beach and British Columbia*. The public census profile for does not provide income-by-age data for Qualicum Beach. To estimate these values, a scaling ratio for median household income was calculated, comparing provincial and municipal median household income values. This scaling ratio (0.85) was applied to BC-wide income-by-age data, to reach an estimated income-by-age for Qualicum Beach.

WORKERS

People who work in Qualicum Beach, such as those who work in healthcare, service and trade represent a relatively small proportion (about 10%) of the population. Workers range in age, income, household formation and ability—as such, their housing needs will vary greatly, but it is assumed that workers have relatively low household incomes and may not have enough equity saved to provide a substantial down payment.

Category	Description
Definition	People who live and work in the community, primarily in service, healthcare and trade sectors
Community Snapshot	<p>About 10% of the total population (900 people) work in healthcare/social assistance, accommodation and food services, retail trade, accounting for 32% of the population in the labour force.¹⁰</p> <p>The service sector is the largest employer in the region, accounting for 67% of the sector.</p>
Estimated Income ¹¹	~\$48,000
Estimated Equity Available for Down payment	Many households in this group may not be able to provide a substantial down payment.
Typical Unit Needs	Unit needs depend on the life-stage of workers.
Additional Housing Needs	Workers may need parking availability, or to live in close proximity (walking distance) to work.



Samantha, a 28-year-old early childhood educator, loves her job in Qualicum Beach but rents in Parksville due to high local rents. She wants a secure, affordable apartment closer to work.

This is a fictional household used to illustrate this PHG.

¹⁰ Statistics Canada, *Profile Table, Census Profile, 2021 Census of Population: Qualicum Beach*, accessed online <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Qualicum%20Beach&D-GUIDlist=2021A00055921023&GENDERlist=1&STATISTIClist=1&HEADERlist=0>

¹¹ This income is an estimated average based on various incomes in Qualicum Beach for service, healthcare, trade workers, from Statistics Canada. Actual incomes will vary.

PEOPLE WITH ACCESSIBILITY NEEDS

Almost 65% of households in Qualicum Beach include residents with an activity limitation. While the specific needs vary significantly, this group needs accessible housing, while also meeting affordability needs.

Category	Description
Definition	Individuals with disabilities, which include any impairment—physical, mental, intellectual, cognitive, learning, communication, sensory, or functional limitation—that may be permanent, temporary, or episodic. ¹²
Community Snapshot	About 64% of the total households in Qualicum Beach include at least one person with an activity limitation. ¹³
Income Assumptions	People aged 65-74 in Qualicum Beach have an estimated household income of \$65,000 ¹⁴ . Although this does not capture all people with accessibility needs, it provides a snapshot of income assumptions.
Typical Unit Needs	Accessible units are defined as an area and its facilities, or both, which is easy to approach, enter, exit, operate, participate in, pass to and from, and used safely and independently by persons with disabilities. ¹⁵ Units that apply Universal Design Principles also meet the typical needs.



Chris, 55, lives with limited mobility and requires a fully accessible ground-floor unit with wider doorways, roll-in shower, and proximity to transit and health services. He receives disability income and seeks stable, affordable housing that supports independent living.

This is a fictional household used to illustrate this PHG.

Activity limitations affect both owners and renters at nearly identical rates: 64% of owner households report at least one person with an activity limitation, and 65% of renter households report the same.

- 12 Government of Canada, *Bill C-81: An Act to Ensure a Barrier-Free Canada (Accessible Canada Act)* (2019), accessed from <https://www.canada.ca/en/employment-social-development/programs/accessible-people-disabilities.html>
- 13 Activity limitations are difficulties that people have carrying out daily activities (hearing, seeing, communicating, walking). Canada Mortgage and Housing Corporation (CMHC), *Population and Households (2021)—Qualicum Beach (T)* (2021), adapted from Statistics Canada, *Census of Population 2021*.
- 14 Income-by-age was estimated using data from *Statistics Canada, 2021, Census Profile: Qualicum Beach and British Columbia*. The public census profile does not provide income-by-age data for Qualicum Beach. To estimate these values, a scaling ratio for median household income was calculated, comparing provincial and municipal median household income values. This scaling ratio (0.85) was applied to BC-wide income-by-age data, to reach an estimated income-by-age for Qualicum Beach.
- 15 *2024 BC Building Code Adaptable Dwelling Unit Illustrative Design Guide*, Government of British Columbia, accessed 2025, https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/guides/adaptable_dwelling_unit_design_guide.pdf.

Housing Availability and Affordability

Housing availability and affordability are two intersecting factors in the housing market. Housing availability refers to the supply of housing units. When availability is low, there is a physical shortage of housing. Vacancy rates—the percentage of homes empty on the market—can indicate availability. A healthy vacancy rate is about 3 to 5%. At the time of writing, the Town’s vacancy rate is 0%, highlighting a significant availability challenge.

Housing affordability is the cost of housing relative to household income. Housing is typically considered affordable if households spend 30% or less of their monthly income on the housing. A snapshot of monthly costs of housing is shown below. Most of these monthly prices are out of reach for the Priority Housing Groups.

Average Prices (October 2025) ¹			
Housing Type	Sale Price	Monthly Price	Affordable for one or more PHG?
Single Detached	\$900,000	\$4,400*	No
Apartment	\$540,000	\$2,600*	Possibly
Townhouse	\$640,000	\$3,100*	No
Rental - 2 BDR	-	\$1,700	Likely
Rental - 1 BDR	-	\$1,400	Likely

**Assumes a 15% down payment, 5-year fixed interest rate of 5%, amortized over 25 years*

Low housing availability impacts housing affordability. However, increasing the supply (availability) of housing does not necessarily address affordability (e.g. a developer could build a surplus of luxury homes).

While affordability is likely the greatest housing barrier for workers and younger families, availability may be the primary barrier for older seniors and people with accessibility needs (e.g. finding the ‘right-size’ of housing, accessible units).

Priority Housing Groups: Summary



	Workers	Young Adults & Families	Older Seniors	People with Accessibility Needs
<i>Number of residents¹</i>	900	1,400	2,600	Up to 5,500 with an activity limitation
<i>Estimated Annual Income²</i>	\$48,000	\$90,000	\$50,000	\$65,000
<i>Estimated Available Down Payment</i>	\$0	\$150,000-\$300,000	\$500,000 - \$1,000,000	Varies
<i>Affordable Monthly Shelter Cost</i>	\$1,200	\$2,250	\$1,250	\$1,625
<i>Typical Unit Needs</i>	Varies	Studio to 3+ Bedroom	Studio to 2 Bedroom	Accessible Units
<i>Market Monthly Price^{3,4}</i>	\$1,400 (1 BDR Rental)	\$3,100 <i>Townhouse (Mortgage)</i>	\$1,400 (1 BDR Rental)	\$2,600 <i>Apartment (Mortgage)</i>
	\$1,700 (2 BDR Rental)		\$1,700 (2 BDR Rental)	
<i>Primary Housing Barriers</i>	Affordability	Affordability	Availability	Availability/ Affordability

1 Statistics Canada, *Profile Table, Census Profile, 2021 Census of Population: Qualicum Beach*, accessed online <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=Qualicum%20Beach&D-GUIDlist=2021A00055921023&GENDERlist=1&STATISTIClist=1&HEADERlist=0>

2 Income-by-age was estimated using data from *Statistics Canada, 2021, Census Profile: Qualicum Beach and British Columbia*. For Workers, this income is an estimated average based on various incomes in Qualicum Beach for service, healthcare, trade workers, from Statistics Canada. Actual incomes will vary.

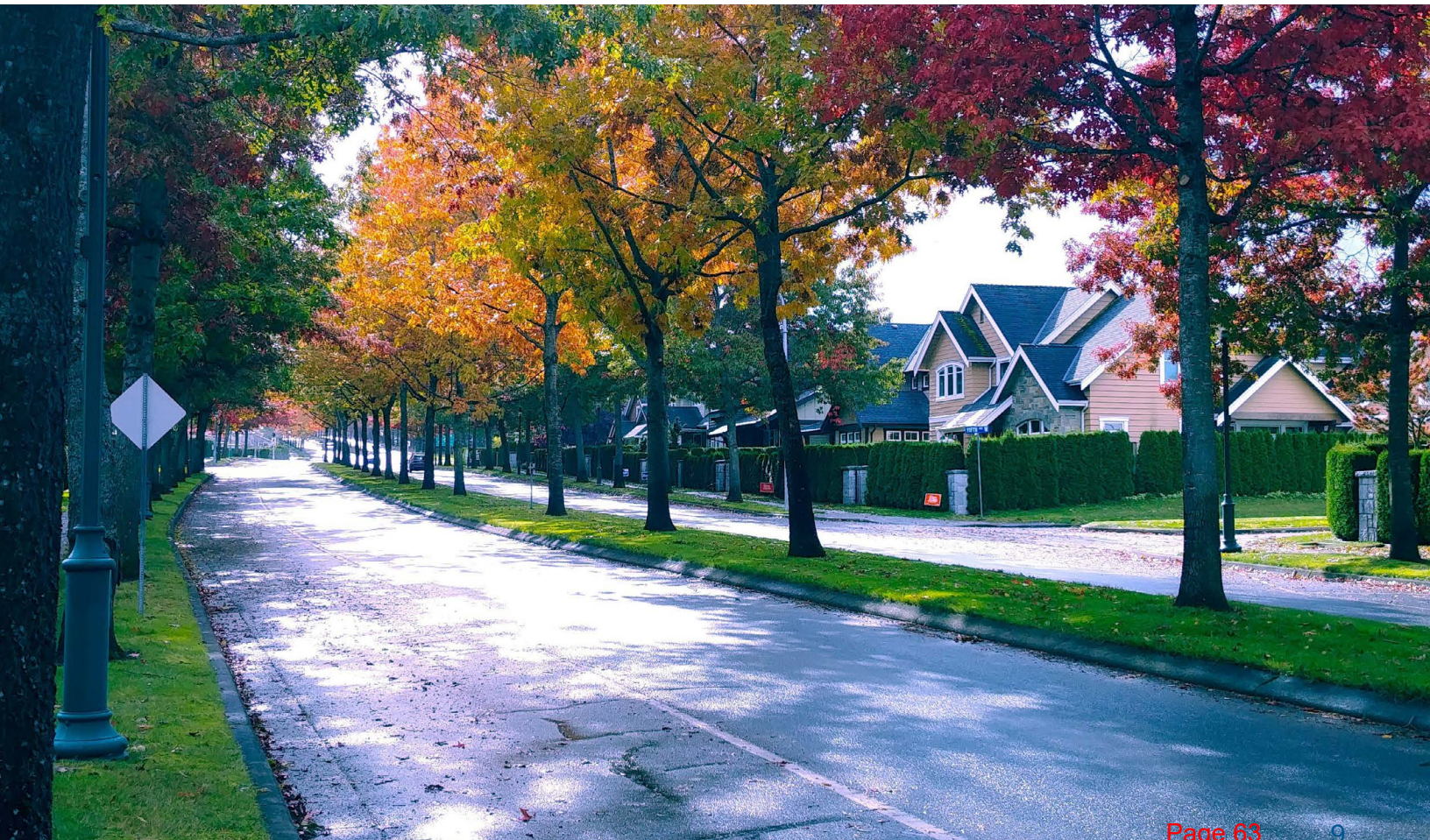
3 While actual rental prices may be higher than shown, these estimates are from: CMHC Housing Market Information Portal: [https://www03.cmhc-schl.gc.ca/hmip-pimh/?_gl=1*tmn2te*_gcl_au*NTk1MDYyMTYxLjE3NzAyMzI3NTI.*_ga*MTU5ODExNzQwOS4xNzY3MDUwNzYw*_ga_7S87E8K748*cze3NzAzMjk00TYkbzckZzEkdDE3NzAzMjk1ODgkajUyJGwwJGgw*_ga_CY7T7RT5C4*cze3NzAzMjk00TYkbzUkZzEkdDE3NzAzMjk1OTIkajMzJGwwJGgw#Profile/5921023/4/Qualicum%20Beach%20\(T\)](https://www03.cmhc-schl.gc.ca/hmip-pimh/?_gl=1*tmn2te*_gcl_au*NTk1MDYyMTYxLjE3NzAyMzI3NTI.*_ga*MTU5ODExNzQwOS4xNzY3MDUwNzYw*_ga_7S87E8K748*cze3NzAzMjk00TYkbzckZzEkdDE3NzAzMjk1ODgkajUyJGwwJGgw*_ga_CY7T7RT5C4*cze3NzAzMjk00TYkbzUkZzEkdDE3NzAzMjk1OTIkajMzJGwwJGgw#Profile/5921023/4/Qualicum%20Beach%20(T))

4 Mortgage Prices from: Monthly Statistics Package, December 2025, VIREB: <https://vireb.com/wp-content/uploads/2026/01/12-Dec-25-VIREB-Stats-Package.pdf>

Towards Housing Solutions for Priority Housing Groups

To understand what housing solutions may support the unique needs of the four Priority Housing Groups, this planning process took a multi-step approach. To read more detail about each step, see the Appendix A.

- Define the **Priority Housing Groups**, including assumptions about income, and housing need
- Review the **local context** of Qualicum Beach, including examination of the community population, local planning and zoning regulation, and the frontage/depth and area of residential parcels in Qualicum Beach.
- Explore **case studies** about housing solutions that fall within the Town's sphere of influence and control
- Conduct a **financial analysis** of typical housing forms, based on current regulation and market assumptions, to outline costs, revenues and return on investment for diverse housing types.
- Collect **ideas from community** through an online survey and in-person open house
- Weave inputs together to **develop the plan**, including a snapshot of feasible housing forms and recommendations for the Town.

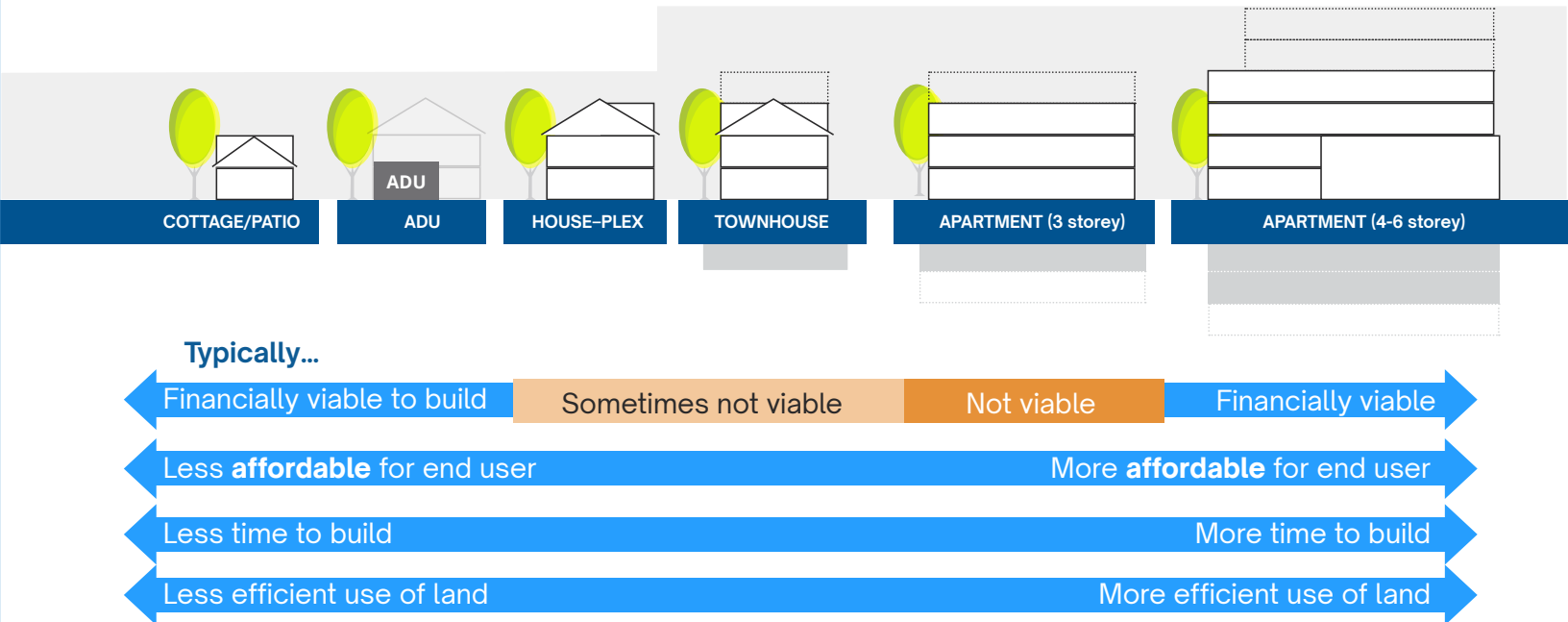


PART 2:

Housing Opportunities, Feasibility and Recommendations

Typical Housing Forms

To achieve attainable housing, the Town can support the delivery of diverse housing forms, ranging from cottage/patio homes and ancillary dwelling units to houseplexes, townhouses and apartments.



Each of these forms typically face different challenges and opportunities.

For example, while a cottage home will likely take less time to build than an apartment, it will also be less affordable for the end user.

Housing forms in the “missing middle” (e.g. house-plexes and townhouses) are sometimes not viable to build due to high development costs.

Cottage/Patio Homes: Groups of multiple one-storey attached (patio homes) or detached (cottage homes) housing units in a strata, with smaller footprints that could include a common courtyard.

Ancillary Dwelling Units: Standalone units on a residential lot with separate entrances from the principal building, such as a coach or carriage house, a tiny home, or a laneway house.

House-plex: Any configuration of two or more units on a typical lot, including duplexes, double duplexes and multi-plexes.

Townhouse: A collection of two or more dwelling units with separate entrances that share some exterior walls, consolidated on two to three lots.

Apartments: A low-rise apartment of three to six storeys, achieved through consolidation of about four lots, including a mix of unit sizes.

Evaluating Housing Forms

To understand the general challenges and opportunities for delivering different housing forms, each “typical” housing form can be evaluated based on a set of criteria. Many challenges (shown in red in the evaluation matrix) can be overcome through policy intervention. The general evaluation is shown below.

high
medium
low

Evaluation	Typical Housing Forms					
	Cottage Clusters / Patio Homes*	Ancillary Dwelling Unit*	House-plex	Townhouse*	Apartment (3 storey, 12+ units)*	Apartment (4-6 storey)*
OCP Alignment	high	high	high	medium	medium	low
Physical Capacity	high	high	medium	medium	low	low
Market Conditions	high	medium	high	high	medium	medium
Financial Feasibility	medium	high	medium	medium	low	medium
Housing Need (Diversity)	high	high	high	high	high	high
Housing Need (Affordability)	low	low	low	low	low	high
Implementation (Time)	medium	high	medium	medium	low	low

*Feasibility Profile included

Evaluation of the typical forms reveal:

- The most affordable housing forms (apartment) are not allowed in most land use designations as per the Town’s OCP.
- Large single-detached lots in Qualicum Beach permit ample room (lot frontage and depth) for infill development.
- There is likely demand for all types of housing that provide diversity beyond single-detached homes.
- Most housing forms could face challenges related to financial feasibility to build, and three-storey apartments are often not feasible to build.
- At market rate, no housing forms are particularly affordable for Priority Housing Groups (based on defined income assumptions), but apartments are, relatively, the most affordable form.
- Larger developments are more complex for implementation.

OCP Alignment: Is this housing form permitted within OCP land use designations?

Physical Capacity: Is there adequate land and servicing available for this form?

Market Conditions: Would this form sell readily in the market?;

Financial Feasibility: Is this financially viable for developers to build?

Housing Need (Diversity): Does this housing form provide a diverse housing supply?

Housing Need (Affordability): Is this housing form affordable for one or more Priority Housing Group?

Implementation: Can this form be built quickly?

Typical Housing Tenure

Housing tenure is the legal and financial arrangement under which people occupy their homes. These tenures may be suitable for all Housing Forms and Priority Housing Groups.

Ownership

When an occupant owns the property. This can generally include **outright ownership** (owning a property without a mortgage); and **owned with a mortgage** (actively paying down a mortgage). While ownership builds financial equity, provides relatively stable tenures, and provides people with the freedom to renovate their property, there are also significant capital and maintenance costs.

Rental

With rental housing, the occupant is paying a monthly rent to their landlord or organization. **Private rentals** are rented at market-rate. **Non-market rentals** are managed by the government or non-profit associations, providing subsidized rent. Rental can provide flexibility and affordability and the landlord/property manager handles maintenance, however there can be less stability and autonomy.

Alternative Options

Additional alternative options include shared ownership models and housing cooperatives. **Cooperative housing** is a type of residential housing option whereby the owners do not own their units outright; each resident is a shareholder in the corporation. Alternative models such as cooperative housing can provide social benefits and be relatively more attainable, these models often still rely on significant government funding, face high upfront costs, and shared decision-making models can increase complexity.



Qualicum Park Village

“Make a conscious effort to add new rental housing close to the village core.”

- Survey respondent



North Cowichan Co-Op Housing

“Co-operative housing. It encourages community and can include varying levels of integration, such as shared meals and communal spaces which is more affordable for those on fixed incomes.”

- Survey respondent



To learn more about Case Studies and Community Engagement Outcomes, see Appendix E

Weaving it all together: Feasibility Profiles

The following feasibility profiles share specific details about five types of typical housing that could be feasible in Qualicum Beach. These profiles were selected based on community input, and evaluation of feasibility of typical forms. The feasibility profiles are not specific proposals for site-specific development opportunities. Rather, they are intended to provide a snapshot of considerations, costs, and prices for different housing solutions.

Each feasibility profile includes:

FEASIBILITY PROFILE

A **description** of the housing type, and policy interventions required to be feasible.

Typical **unit size**

Typical **costs per unit**
(includes hard costs, soft costs, municipal fees, financing costs)

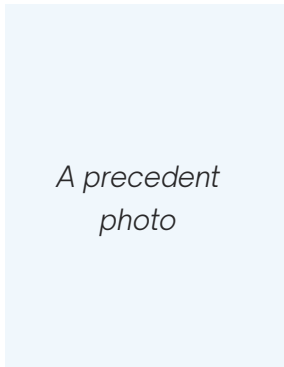
Equity required to develop the entire project (30% of total costs)

Estimated **sale/rental price per unit**, based on market-rates

Overview of which **Priority Housing Group(s)** this type of housing would likely serve most

Typical **ownership type** (e.g. rental, shared, strata)

Estimated **time** required to develop



A precedent photo

ANALYSIS ASSUMPTIONS

The following assumptions were used to estimate the cost of development and sale/rental rates of different housing solutions. These assumptions were informed by a local real estate appraiser (February 2026) and data from the Vancouver Island Real Estate Board (December 2025). The actual values for development vary based on specific scenarios. With a dynamic market, these assumptions are subject to significant change and should be considered for general reference only.

Land cost per lot (50' by 120'): \$500,000

Hard costs for construction: \$275-\$350/square foot

Soft costs: 10-20% of hard costs

Development permit application: \$4,000

Rezoning/OCP Amendment Fee: \$6,500 (when applicable)

Municipal Development Cost Charges: ~\$9/square foot

Regional District Development Cost Charges: ~\$10/square foot

Sale price: \$550 - \$650/square foot

Monthly rent: \$3/square foot

Capitalization rate: 5.25%

Financing rate: 7%

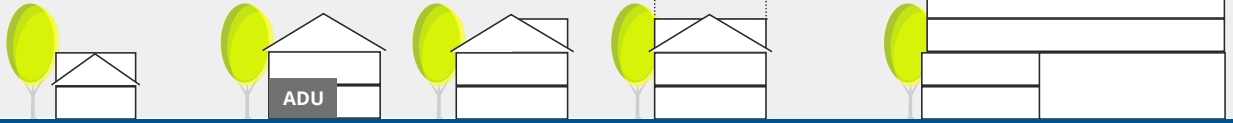
Monthly **price per unit** compared with attainable income rates.

General **benefits, challenges and considerations** for delivering this type of housing.

Recommendations for how the Town can increase attainability for each form of housing.

FEASIBILITY PROFILE SUMMARY

The recommendations for each feasibility profile are summarized below.

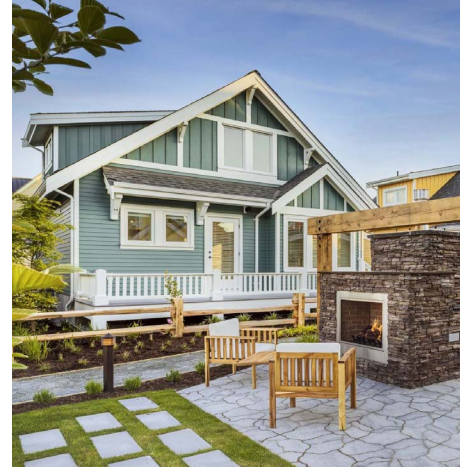


Housing Type	Cottage Cluster	Ancillary Dwelling Unit	Seniors Home Conversion	Townhouse	Apartment (4 and 6 storey)
Priority Housing Groups	People with Accessibility Needs; Older Seniors	Workers; People with Accessibility Needs; Older Seniors	Older Seniors	Workers; Families; Older Seniors	All
Recommendations to Increase Attainability (Summary)					
Increase as-of-right Building Heights					✓
Support Leasehold Models				✓	✓
Reduce Parking Minimums					✓
Waive Municipal Fees					✓
Explore Fee-Simple Rowhouse Zoning				✓	
Establish Pre-Approved Designs	✓	✓		✓	✓
Support pre-fabricated Construction	✓	✓		✓	
Provide Delegated Authority to Staff	✓			✓	✓
Develop a Municipal Housing Authority				✓	
Explore Inclusionary Zoning					✓
Facilitate Connections in Community			✓		
Build Funding and Rebate Awareness			✓		
Promote Existing Home-share Programs			✓		

Feasibility Profile #1

COTTAGE CLUSTER / PATIO HOMES

Cottage clusters are groups of multiple single-storey detached housing units, and patio homes are attached units, both of which include a common courtyard. This scenario assumes four small cottage homes on one typical 50' lot.



Assumptions and costs

Unit size: ~1,200 sq.ft
Units: ~4 units per 50' lot
Developer equity required: ~760k (all units)
Development cost/unit: ~\$640k
Sale price per unit: ~\$720k

Priority Housing Groups



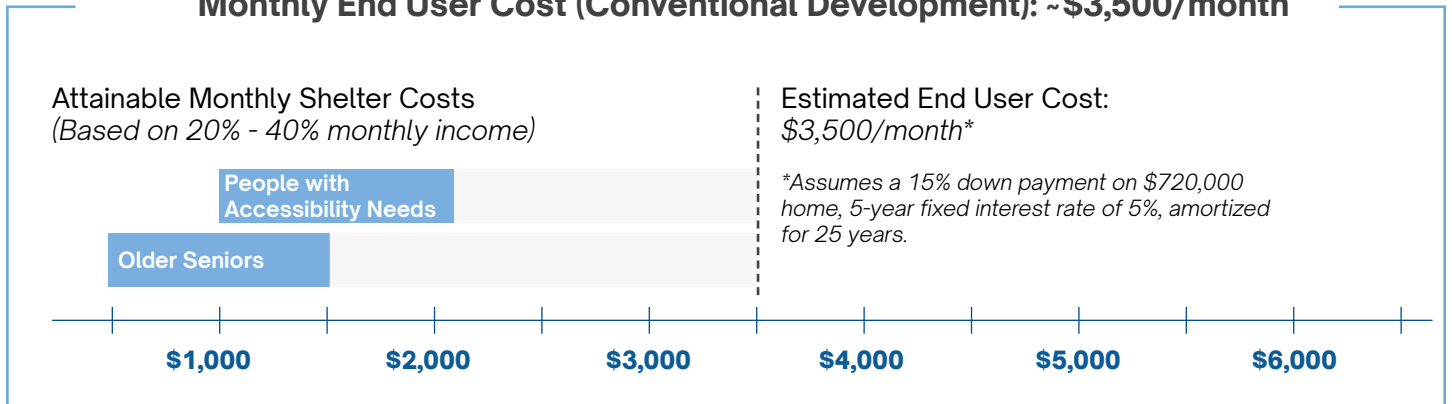
Ownership type



Time to first unit

~17 months

Monthly End User Cost (Conventional Development): ~\$3,500/month



The values shown above reflect a general estimate only, based on general assumptions, and informed by a point-in-time (~March 2026). The values will change as market conditions shift, and if applied to a specific site.

Benefits, Challenges and Considerations

Benefits

- Design could be tailored to meet various needs
- Often more affordable than large single-detached home
- Likely a high-demand for this form of housing, especially from those with greater access to equity
- Could be part of a co-housing or co-op project for more communal living
- Well suited to older seniors and people with accessibility needs

Challenges

- This form, especially rental, may not be financially viable for developer with conventional development
- Unlikely to meet affordability needs for PHGs due to high land and construction costs
- Most ideal locations for this form are on lots with low redevelopment potential due to the existing value of existing homes
- To be attainable, a ~\$500k down payment is needed

Considerations

- Often organized around a common (shared) outdoor amenity space that offers a trade-off for larger individual yard space
- Cottage clusters are often most effective in smaller groups (20 or fewer) with walkable adjacency to larger open space and/or commercial amenities
- Strata (shared/common property) ownership might be a deterrent for some buyers and increase market risk

Recommendations to Increase Attainability

To support the delivery of Cottage Clusters and Patio Homes, the Town should focus on **streamlining the development process**. In particular, the Town can:

› Establish Pre-Approved Designs

Anticipated impact: Lowers design fees and accelerates the municipal review and approval process.

› Support Pre-Fabricated and Modular Construction

Anticipated impact: Reduces hard construction costs through economies of scale and lowers financing costs by significantly shortening timelines to market.

› Provide Delegated Authority to Staff

Anticipated impact: Improves overall efficiency and streamlines processing of permits. (Variances would still require Council approval).



The Secret Sauce to Attainability

A defined market-segment with access to large down payments (e.g. downsizers) will be necessary to deliver Cottage Clusters and Patio Homes. With a large down payment (e.g. ~\$500k), the monthly costs would be affordable for most Priority Housing Groups.



See the “Recommendations” section (page 26) for more detail.

Feasibility Profile #2

DETACHED ANCILLARY DWELLING UNIT

ADUs are standalone units with separate entrances from the principal building, such as a coach or carriage house, a tiny home, or a laneway house. In this scenario, we assume an existing home owner builds an accessory dwelling unit on their own parcel.



Assumptions and costs

Unit size: ~900 sq.ft

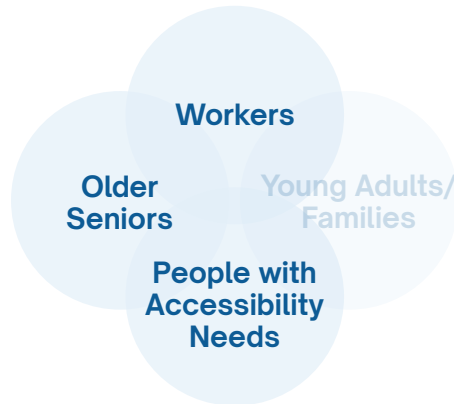
Unit count: ~1 unit per 50' lots

Developer equity required:
~\$120k (all units)*
assuming \$0 land cost

Development cost/unit:
~\$400k (monthly mortgage to cover development costs: ~\$2,300)

Market rental price/month:
~\$2,700

Priority Housing Groups



Ownership type

Fee Simple

Strata

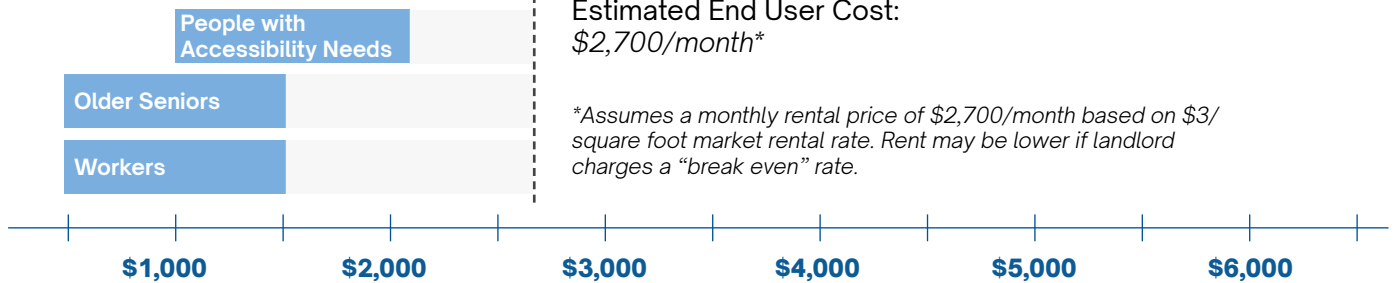
Rental

Time to first unit

~15 months

Monthly End User Cost (Conventional Development): \$2,700/month

Attainable Monthly Shelter Costs
(Based on 20% - 40% monthly income)



The values shown above reflect a general estimate only, based on general assumptions, and informed by a point-in-time (~March 2026). The values will change as market conditions shift, and if applied to a specific site.

Benefits, Challenges and Considerations

Benefits

- Co-living on the same lot, while maintaining privacy
- Rental income for homeowners
- Provides a diverse housing option
- Financially viable if land costs are omitted
- Well suited to many of the Priority Housing Groups' physical housing needs

Challenges

- Development cost/complexity can be prohibitive for homeowners
- May not meet affordability needs
- May be challenging on certain lots
- Does not provide solutions at scale

Considerations

- The physical design of ADUs are often sensitive to requirements for parking and access: siting within large rear yards—accessible via dedicated laneways—often works best
- Where front yards can accommodate infill and building separation, block-scale physical planning and design might explore limited permissions and variances for ADUs on front lawns
- Smaller units will be more affordable to the end user, and will reduce hard costs

Recommendations to Increase Attainability

To support the delivery of Ancillary Dwelling Units, the Town should focus on **streamlining the development process**. In particular, the Town can:

› Establish Pre-Approved Designs

Anticipated impact: Lowers design fees and accelerates the municipal review and approval process.

› Support Pre-Fabricated and Modular Construction

Anticipated impact: Reduces hard construction costs through economies of scale and lowers financing costs by significantly shortening timelines to market.



See the “Recommendations” section (page 26) for more detail.



The Secret Sauce to Attainability

A streamlined approvals process, supporting a range of unit sizes, could help to deliver more ancillary dwelling units.

Feasibility Profile #3

TOWNHOMES

A collection of three or more dwelling units with separate entrances that share some exterior walls, consolidated on two or three typical lots. Townhouses can be single-level or multi-level homes.



Assumptions and costs

- Unit size:** ~1,500 sq.ft
- Unit count:** ~12 units on 3 consolidated 50' lots
- Developer equity required:** ~\$2.6 million (all units)
- Development cost/unit:** ~\$740k
- Market rental price/month:** ~\$4,500

Priority Housing Groups

Sale price per unit: Up to ~\$825k

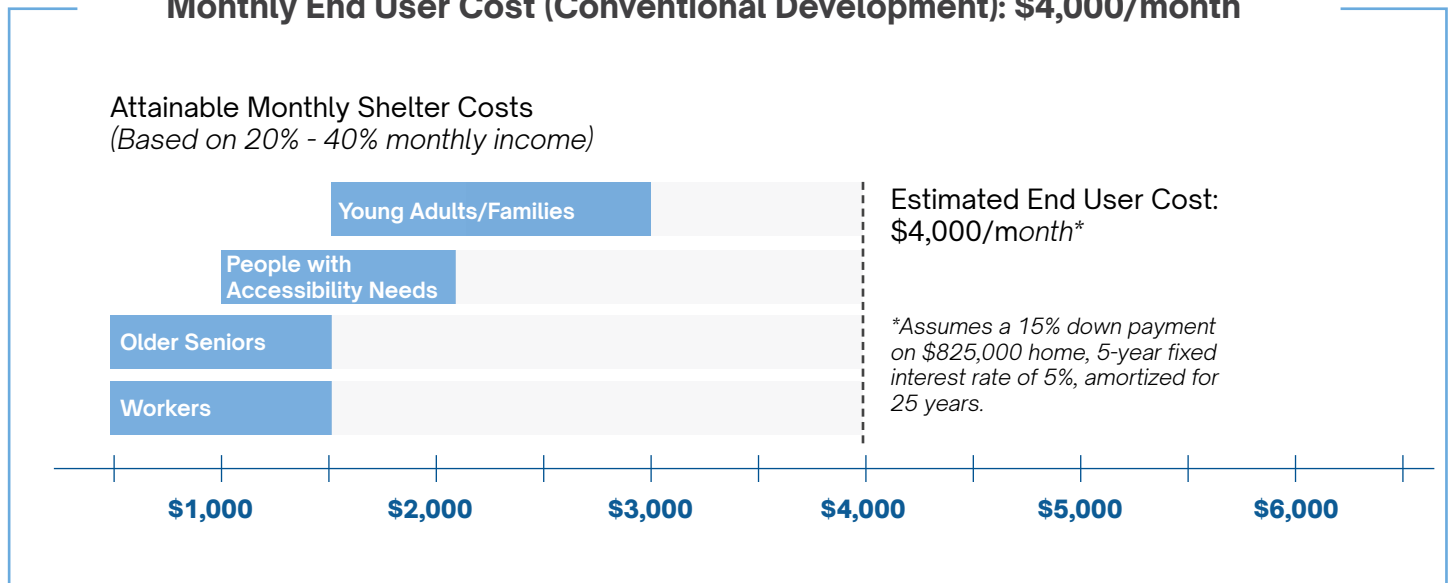
Ownership type

Fee Simple **Strata** **Rental**

Time to first unit

~18 months

Monthly End User Cost (Conventional Development): \$4,000/month



The values shown above reflect a general estimate only, based on general assumptions, and informed by a point-in-time (~March 2026). The values will change as market conditions shift, and if applied to a specific site.

Benefits, Challenges and Considerations

Benefits

- Physically suited to all four Priority Housing Groups
- Townhouses are permitted in many areas within the Town
- Relatively lower maintenance
- Adds diversity to the housing stock which will become more affordable over time

Challenges

- Developers may be unable to secure financing
- Market-rate sales and rental prices will not meet affordability needs
- To make this form attainable, multiple recommendations will need to be implemented.

Considerations

- Consider accessibility needs for multi-storey townhomes
- Single-level accessible design, especially in hillside conditions, should be encouraged
- Seniors looking to downsize with large downpayment most likely Priority Housing Group

Recommendations to Increase Attainability

To support the delivery of Townhomes, the Town should focus on **streamlining the development process and supporting rental and non-market housing**. In particular, the Town can:

› Support Leasehold Models

Anticipated impact: Reduces land acquisition costs, securing long-term non-market housing options for Priority Housing Groups.

› Explore Fee-Simple Rowhouse Zoning

Anticipated impact: Unlocks a new market segment for downsizers who want a fee-simple property, triggering a “housing cascade” that frees up single-family housing supply, to help meet needs of other Priority Housing Groups.

› Develop a Municipal Housing Authority

Anticipated impact: Supports proactive construction of housing without adding debt to the Town’s primary municipal balance sheet.

› Establish Pre-Approved Designs

Anticipated impact: Lowers design fees and accelerates the municipal review and approval process.

› Provide Delegated Authority to Staff

Anticipated impact: Improves overall efficiency and streamlines processing of permits. (Variances would still require Council approval).

› Support Pre-fabricated and Modular Construction

Anticipated impact: Reduces hard construction costs through economies of scale and lowers financing costs by significantly shortening timelines to market.



The Secret Sauce to Attainability

For developers, cost savings from land assembly at-scale can increase the financial viability of townhomes.

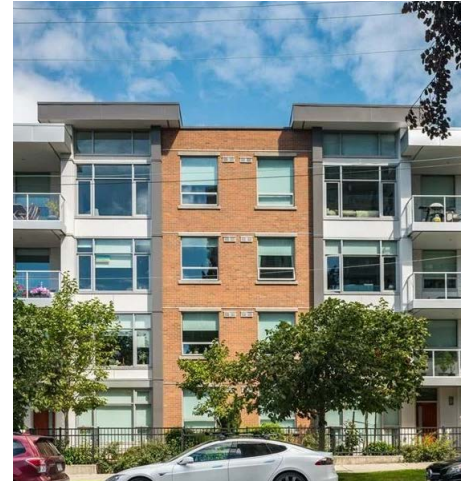


See the “Recommendations” section (page 26) for more detail.

Feasibility Profile #4

APARTMENTS (4-STOREY)

A four-storey apartment building achieved through consolidation of about four lots, including a mix of unit sizes (1 to 3+ Bedrooms). For this form to be feasible, certain interventions would be needed, such as pre-zoning, parking ratio reductions, and/or reduced land costs.



Assumptions and costs

- Unit size:** ~1,000 sq.ft
- Unit count:** ~40 units on ~4 consolidated 50' lots
- Developer equity required:** ~\$7.2 million (all units)
- Development cost/unit:** ~\$600k
- Market rental price/month:** ~\$3,000

Priority Housing Groups

Sale price per unit: Up to ~\$650k

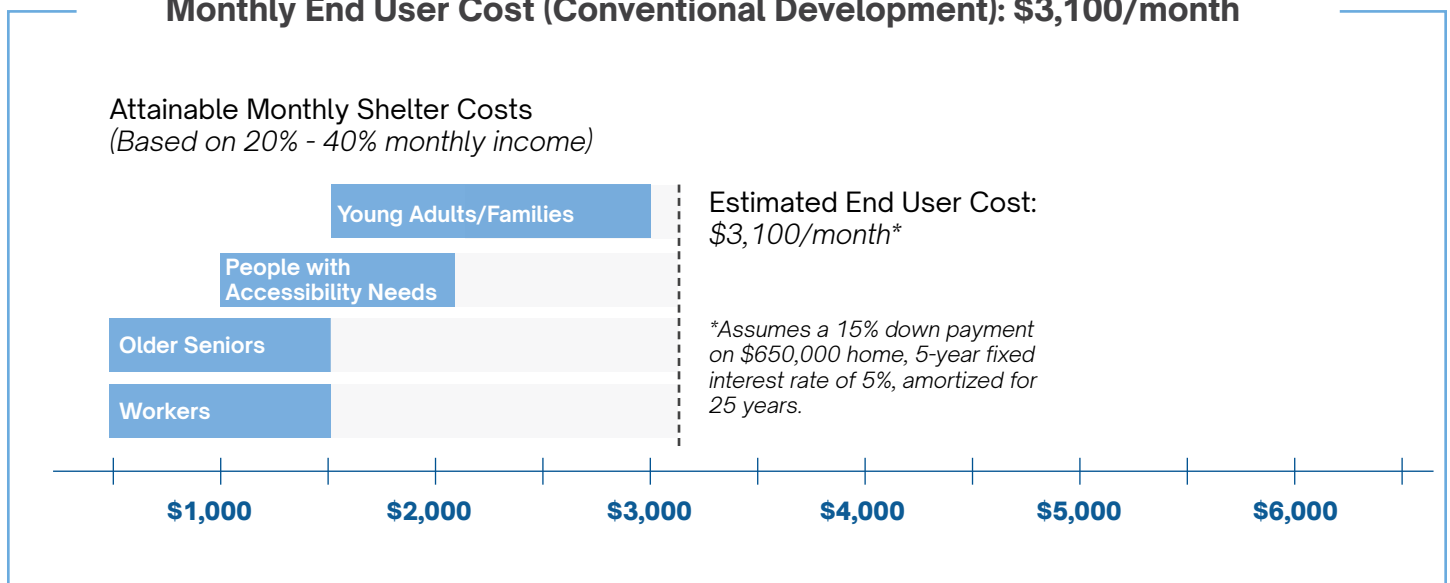
Ownership type

Fee Simple **Strata** **Rental**

Time to first unit

~26 months

Monthly End User Cost (Conventional Development): \$3,100/month

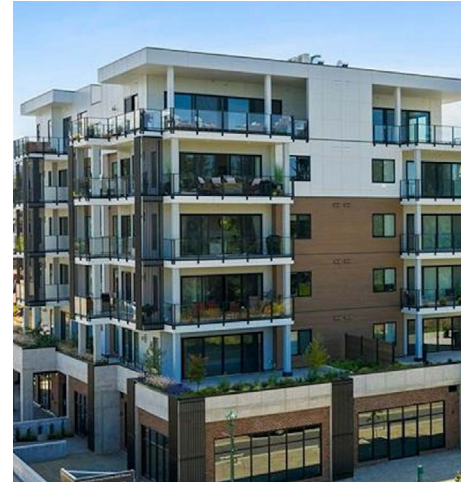


The values shown above reflect a general estimate only, based on general assumptions, and informed by a point-in-time (~March 2026). The values will change as market conditions shift, and if applied to a specific site.

Feasibility Profile #5

APARTMENTS (6-STOREY)

A six-storey apartment building achieved through consolidation of multiple lots, including a mix of unit sizes. For this form to be feasible, certain interventions would be needed, such as pre-zoning, municipal fee waiver, parking ratio reductions, and/or reduced land costs.



Assumptions and costs

- Unit size:** ~900 sq.ft
- Unit count:** ~60 units on ~4 consolidated 50' lots
- Developer equity required:** ~\$9.1 million (all units)
- Development cost/unit:** ~\$510k
- Market rental price/month:** ~\$2,700

Priority Housing Groups



Ownership type

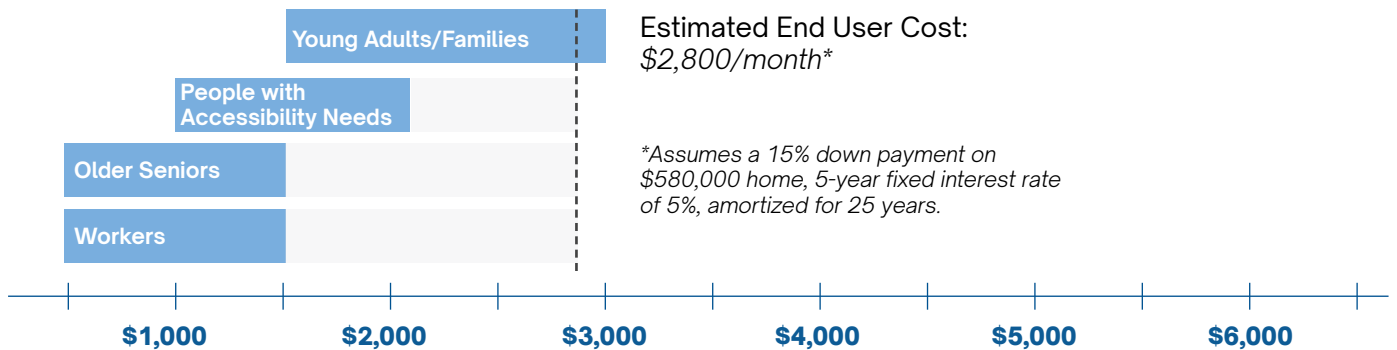


Time to first unit

~26 months

Monthly End User Cost (Conventional Development): \$2,800/month

Attainable Monthly Shelter Costs
(Based on 20% - 40% monthly income)



*Assumes a 15% down payment on \$580,000 home, 5-year fixed interest rate of 5%, amortized for 25 years.

The values shown above reflect a general estimate only, based on general assumptions, and informed by a point-in-time (~March 2026). The values will change as market conditions shift, and if applied to a specific site.

Benefits, Challenges and Considerations

Benefits

- Most efficient use of land
- Most affordable option per unit (relatively)
- Can physically meet needs of all Priority Housing Groups

Challenges

- Development can be complex and timely
- Without intervention, rental housing may not be feasible
- 4+ storey generally not permitted in zoning bylaw

Considerations

- Most suitable downtown, in the Village Neighbourhood area or in areas close to transit
- Workers may need roommates

Recommendations to Increase Attainability

The Town should focus on *improving the fundamental economics of development, streamlining the development process, and supporting rental and non-market housing*. In particular:

› Increase As-of-Right Building Heights

Anticipated impact: Essential action to make apartment forms financially feasible for the developer.

› Reduce Parking Minimums

Anticipated impact: Reduces construction costs (~\$50,000 per underground stall), making multi-family projects and rentals significantly more viable.

› Waive Municipal Fees for Target Unit Types

Anticipated impact: Reduces costs by about \$9 per square foot (for DCCs), improving the financial feasibility of development.

› Support Leasehold Models

Anticipated impact: Substantially reduces land acquisition costs for partners, securing long-term non-market housing options for Priority Housing Groups.

› Develop a Municipal Housing Authority

Anticipated impact: Supports pro-active construction without adding debt to the Town's primary municipal balance sheet.

› Support Pre-fabricated and Modular Construction

Anticipated impact: Reduces hard construction costs through economies of scale and lowers financing costs by significantly shortening timelines to market.

› Investigate Inclusionary Zoning

Anticipated impact: Leverages private market development to deliver dedicated affordable units for Priority Housing Groups.

› Provide Delegated Authority to Staff

Anticipated impact: Improves overall efficiency and streamlines processing of permits. (Variances would still require Council approval).



The Secret Sauce to Attainability

Increasing as-of-right building height to 4+ storeys will be necessary to achieve scale efficiencies, address escalating building costs and support pro-forma feasibility of apartments.



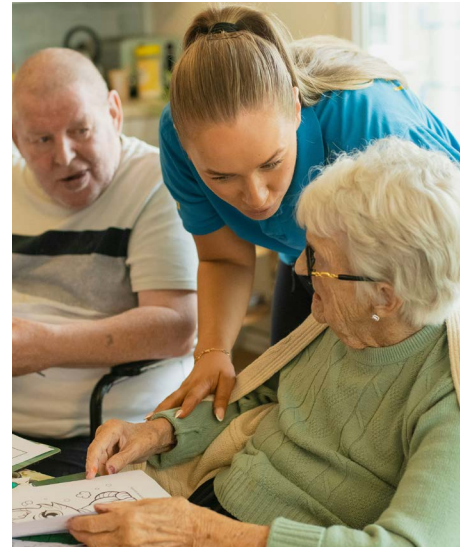
See the “Recommendations” section (page 26) for more detail.

Feasibility Profile #6

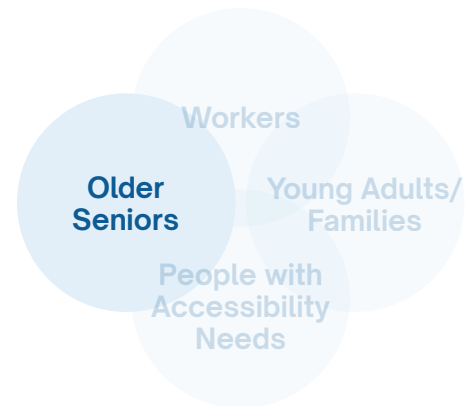
HOME CONVERSION - COMMUNAL SENIORS LIVING

Through retrofits and upgrades, there is opportunity to convert single-detached homes into a series of private bedrooms/bathrooms with shared communal spaces. These models are often operated as non-profit entities and do not provide formal care.

This model would likely be a retrofit of an existing building, as opposed to a new development. As such, it is difficult to estimate the costs with the same methodology as the other Feasibility Profiles.



Priority Housing Groups



Ownership type



The Secret Sauce to Attainability

Experienced housing operators play a major role in delivering this type of home conversion.

Benefits

- Can provide a range of supports to seniors

Challenges

- Relies on an operator
- Does not provide solutions at scale

Considerations

- Different models can support communal seniors living within single-detached homes, including the “Abbeyfield model”
- May be eligible for funding support including the BC Rebate for Accessible Home Adaptations (BC RAHA)
- Legal and operational oversight — to ensure standard of quality and scale efficiency — will be critical in delivering this model at measurable and meaningful scale.

Recommendations to Increase Attainability

While the Town has limited control to deliver this type of housing, the Town can still support the community with the following actions:

› Promote Home Share Networks

Anticipated impact: Optimizes existing housing stock through home-sharing, providing mutual support and affordability for seniors.

› Facilitate Community Care Models

Anticipated impact: Fosters collaborative, supportive housing ecosystems tailored to the community’s demographics.

› Amplify Funding and Rebate Awareness

Anticipated impact: Helps people age in place safely while potentially reducing overall household operating costs.

Recommendations

In the current policy and market context, new market-led development can help diversify the housing stock, but remains out of reach for most Priority Housing Groups.

Incentivizing smaller-scale forms of housing may be the fastest route to deliver immediate housing supply and diversity. However, these forms are still unaffordable and face challenges for development and scale of impact. Where suitable, Town-owned lands should be used for housing development, prioritizing higher-density forms (e.g. apartments) to optimize efficiency and scale. Partnerships with non-market housing providers will be essential to ensure these developments meet the specific affordability needs of Priority Housing Groups. In the immediate term, the Town can raise awareness about existing rebates and programs (such as home sharing and retrofits) to support current residents.

The following recommendations outline how the Town of Qualicum Beach can increase housing diversity and support more attainable delivery.

Improving Fundamental Economics of Development

- › **Increase As-of-Right Building Heights:** Increase permitted building heights to a minimum of four storeys in areas near transit corridors and in the Village Neighbourhood.

Anticipated impact: Essential action to make apartment forms financially feasible for the developer.

- › **Support Leasehold Models:** Consider implementing long-term leasehold ownership strategies for higher-density and non-market projects on Town-owned land.

Anticipated impact: Substantially reduces land acquisition costs for partners, securing long-term non-market housing options for Priority Housing Groups.

- › **Reduce Parking Minimums:** Conduct an analysis to reduce parking ratio requirements for apartment and rental forms in transit-accessible locations.

Anticipated impact: Reduces construction costs (~\$50,000 per underground stall), making multi-family projects and rentals significantly more viable.

- › **Waive Municipal Fees for Target Unit Types:** Explore waiving municipal fees such as application fees, development cost charges (DCCs) for below market, rental and apartment forms.

Anticipated impact: Reduces costs by about \$9 per square foot (for DCCs), improving the financial feasibility of development.

Streamlining Development Process

- › **Explore Fee-Simple Rowhouse Zoning:** Investigate amendments to the zoning bylaw and subdivision regulation to allow fee-simple rowhouse development (in addition to strata) for areas with laneway access.

Anticipated impact: Unlocks a new market segment for downsizers who want a fee-simple property, triggering a “housing cascade” that frees up single-family housing supply, to help meet needs of other Priority Housing Groups.

- › **Establish Pre-Approved Designs:** Develop a suite of pre-approved designs for diverse housing forms that reflect the unique architectural character of Qualicum Beach. For ancillary dwelling units, include siting specifications for front-yard/rear-yard configurations and consider exemptions to form and character controls for rear-yard ADUs that do not visually impact the public realm.

Anticipated impact: Lowers design fees and accelerates the municipal review and approval process.

- › **Support Pre-fabricated and Modular Construction:** Continue exploring partnerships and incentives for pre-fabricated/modular housing (e.g. preferential lease terms on Town lands, using Town own lands to support local pre-fabrication), and pilot a preferred builders/suppliers program through early adoptions.

Anticipated impact: Reduces hard construction costs through economies of scale and lowers financing costs by significantly shortening timelines to market.

- › **Provide Delegated Authority to Staff:** Including the review and approval of Development Permits, and determination of OCP consistency during rezoning applications. Variances would still require Council approval.

Anticipated impact: Improves overall efficiency and streamlines processing of permits.

Supporting Rental and Non-Market Housing

- › **Develop a Municipal Housing Authority:** Explore feasibility of a Municipal Housing Authority (MHA) to serve as the Town’s in-house, development entity to hold Town land (long-term) and leverage land assets to secure low-interest construction loans.

Anticipated impact: Supports pro-active construction of housing for Priority Housing Groups without adding debt to the Town’s primary municipal balance sheet.

- › **Investigate Inclusionary Zoning:** Explore inclusionary zoning policies that require a baseline percentage of affordable housing within new private developments.

Anticipated impact: Leverages private market development to deliver dedicated affordable units for Priority Housing Groups.

Raising Awareness and Monitoring the Market

- › **Promote Home Share Networks:** Promote existing home-share programs and support services to connect older seniors with other seniors or workers.

Anticipated impact: Optimizes existing housing stock through home-sharing, providing mutual support and affordability for Priority Housing Groups.

- › **Facilitate Community Care Models:** Build connections in the community and explore incentives to support community-led housing operators, specifically models like “Abbeyfield” (See Appendix E for case study description)

Anticipated impact: Fosters collaborative, supportive housing ecosystems tailored to the community’s demographics.

- › **Amplify Funding and Rebate Awareness:** Raise awareness about provincial and federal funding opportunities, particularly retrofits that support accessibility and livability for older seniors and people with accessibility needs.

Anticipated impact: Helps people age in place safely while potentially reducing overall household operating costs.

- › **Conduct Ongoing Financial Monitoring:** Periodically update the Town’s housing financial analysis using current appraisal and market data.

Anticipated impact: Provides up-to-date alignment between municipal policies and shifting market realities.

Appendices

Appendix A: Project Introduction	30
Appendix B: Community Context	32
Appendix C: Local Housing Market Analysis	33
Appendix D: Planning Context	36
Appendix E: Housing Opportunities: Case Studies & Community Ideas	38
Appendix F: Financial Summary	43
Appendix G: Funding Sources	45

Appendix A: Project Introduction

The purpose of the Ways to Achieve Attainable Market Housing Plan is to provide an analysis of housing solutions specific to Qualicum Beach. The Plan outlines research and analysis related to:

- The local **demographic, policy, and physical context** of Qualicum Beach.
- Defining the **Priority Housing Groups**.
- The local **housing market**.
- **Housing solutions ideas**, informed by case studies and community engagement.
- **Feasibility profiles** of typical housing forms, based on current regulation and market assumptions. These profiles also include recommendations to improve attainability.

This analysis reveals that in the current policy and market context, new market-led development can help *diversify* the housing stock, but may not be *attainable* for most Priority Housing Groups.

Incentivising smaller-scale housing forms (e.g. cottage homes, ancillary dwelling units) may be the fastest way to deliver near-term housing supply and diversity. However, these forms may not be affordable and can face development challenges. In the most immediate term, the Town can raise awareness about existing rebates and programs to support existing residents, through programs like home sharing and retrofits.

Where suitable, Town-owned lands should be used for housing development opportunities, for higher-density housing (e.g. apartment forms) to optimize efficiency and diversity of housing at scale. Partnerships with non-market housing providers will be essential to deliver this type of housing to meet the needs of Priority Housing Groups.



The Qualicum Beach Official Community Plan (OCP) identifies four Priority Housing Groups (PHGs), which were developed through discussions with the community through the OCP process. The OCP states that the Town shall prioritize housing initiatives that support workers; young adults and families; people with accessibility needs and seniors older than 75.

Project Process

The process to develop this plan included a multi-pronged approach, weaving together research, analysis and community engagement.

RESEARCH AND ANALYSIS

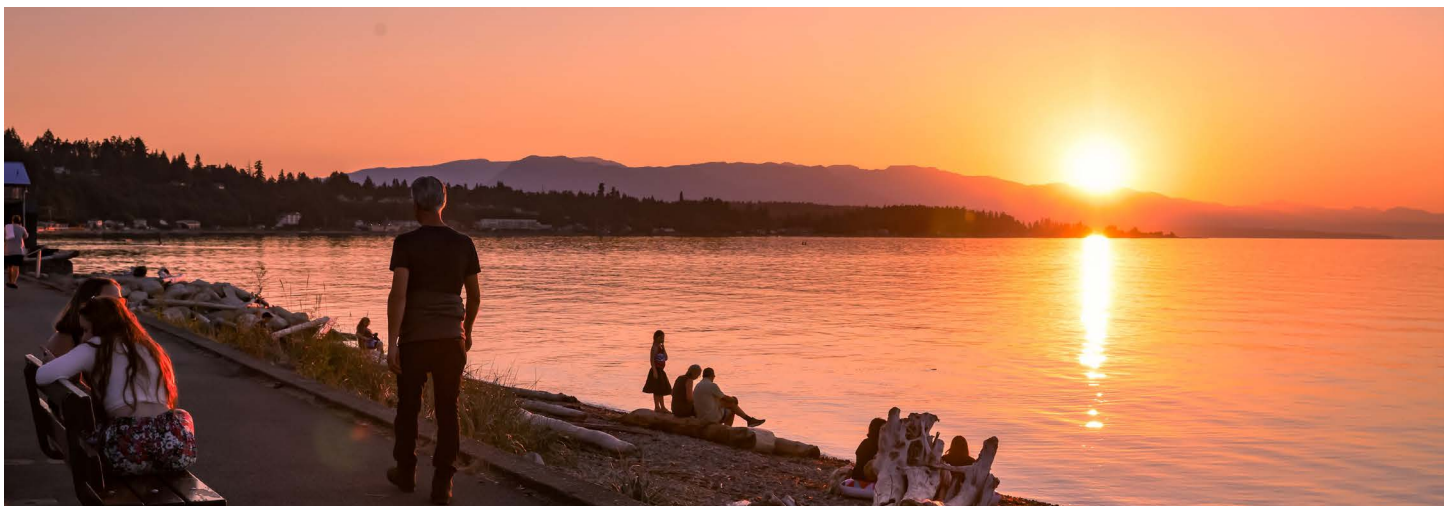
- Review the **local context** of Qualicum Beach, including examination of the community population, local planning and zoning regulation, and the frontage/depth and area of typical residential parcels in Qualicum Beach.
- Define the **Priority Housing Groups**, including assumptions about income, and housing need
- Understand the **challenges and opportunities** to delivering a range of housing typologies
- Explore **case studies** about housing solutions that fall within the Town's sphere of influence and control
- Conduct a **financial analysis** of typical housing forms, based on current regulation and market assumptions, to outline costs, revenues and return on investment for diverse housing types.

COMMUNITY ENGAGEMENT

- Collect **ideas from community** through an online survey and in-person open house

DEVELOP THE PLAN

- Weave inputs together to develop the plan, including a snapshot of feasible housing forms and recommendations for the Town.



Appendix B: Community Context

With a population of 9,303 and 4,435 total households², Qualicum Beach is an older community with an aging population. Current data illustrates:

- Over half of the population (66%) are not in the labour force, and aged 65+ (56%).
- Population projections for the Oceanside Local Health Area (which includes Parksville, Qualicum Beach and Oceanside Rural) shows a strong projected growth in the older senior population within this current decade (2021-2031).³
- By 2031-2041, projections show continued strong growth in the oldest senior age cohorts, while growth in the younger age cohorts noticeably declines.
- Most residents live in large, single-detached homes: Most dwellings (80%) are single-detached homes, and 94% of dwellings are 2 or more bedrooms.
- About half of all dwellings (48%) were built before 1990.

	Qualicum Beach (2021) ⁴	Vancouver Island and Coast
Dwelling types	80% of dwellings are single-detached	54% of dwellings are single-detached
Household Size	2.0	2.2
Large Dwellings	94% of dwellings are 2+ bedrooms	84% of dwellings are 2+ bedrooms
Smaller Households	84% of households are 1-2 person	71% of households are 1-2 person
Owner Households	87% owner households	69% owner households
Age of dwellings	48% dwellings built prior to 1990	61% dwellings built prior to 1990
Retired Population	66% not in the labour force	41% not in the labour force
Aging Population	56% of population are 65+	26% of population are 65+
Median Household Income	\$76,500	\$79,500

² Statistics Canada, Profile Table, Census Profile, 2021 Census of Population: Qualicum Beach

³ Preparing for the Wave, Planning for the Trough: Housing and BC's Non-Metropolitan Seniors, Building Foundations for the Future Report Series, Spring 2025

⁴ Statistics Canada, Profile Table, Census Profile, 2021 Census of Population: Qualicum Beach

Appendix C: Local Housing Market Analysis

The Town of Qualicum Beach is a desirable location to live, with high land value, low vacancy rates, and significant sales activity. There is demand for diverse housing types in Qualicum Beach, however due to the high cost of land and construction, the market alone will not likely diversify the housing stock at scale, nor provide housing that Priority Housing Groups can afford.

Housing Market Information

Rental Market: Among the primary rental market, the vacancy rate in Oct 2025 was 0.0%. A “healthy” vacancy rate is typically between 3-5%, showing that Qualicum Beach is in need of rental housing. In comparison, the vacancy rate for the same time period in Nanaimo was 2.2%, and the BC average was 3.5%. The average rent for a 2-bedroom apartment (October 2025) was \$1,690, and median rent (2-bedroom apartment) was \$1,625.¹⁶

Primary Rental Market (October 2025)	
Vacancy Rate (October 2025)	0.0%
Average Rent (2 Bedroom)	\$1,695
Median Rent (2 Bedroom)	\$1,625

Sales Prices: Sales prices in Qualicum Beach are on the rise across various housing forms. In December 2025, the benchmark price for a single-detached home in Parksville-Qualicum was \$903,200 (compared to \$773,000 on Vancouver Island). This price indicates approximately a 10% increase in three years. The benchmark price for an apartment in Parksville-Qualicum was \$539,000 in December 2025 (up 16% in three years), compared to \$405,400 island-wide (up 6% in three years). Townhouse benchmark price was \$643,900 in Parksville-Qualicum (up 10% in three years), and \$537,200 on Vancouver Island (up 3% in three years).¹⁷

Housing market information changes regularly. To see more up-to-date information, visit the [Vancouver Island Real Estate Board website](#) or the [CMHC Housing Market Information Portal](#).

16 CMHC Housing Market Information Portal: [https://www03.cmhc-schl.gc.ca/hmip-pimh/?_gl=1*tmn2te*_gcl_au*NTk1MDYyMTYxLjE3NzAyMzI3NTI.*_ga*MTU5ODExNzQwOS4xNzY3MDUwNzYw*_ga_7S87E8K748*cZ3NzAzMjk0OTYkbzckZzEkdDE3NzAzMjk1ODgkajUy-JGwwJGgw*_ga_CY7T7RT5C4*cZ3NzAzMjk0OTYkbzUkZzEkdDE3NzAzMjk1OTIkajMzJGwwJGgw#Profile/5921023/4/Qualicum%20Beach%20\(T\)\)](https://www03.cmhc-schl.gc.ca/hmip-pimh/?_gl=1*tmn2te*_gcl_au*NTk1MDYyMTYxLjE3NzAyMzI3NTI.*_ga*MTU5ODExNzQwOS4xNzY3MDUwNzYw*_ga_7S87E8K748*cZ3NzAzMjk0OTYkbzckZzEkdDE3NzAzMjk1ODgkajUy-JGwwJGgw*_ga_CY7T7RT5C4*cZ3NzAzMjk0OTYkbzUkZzEkdDE3NzAzMjk1OTIkajMzJGwwJGgw#Profile/5921023/4/Qualicum%20Beach%20(T)))

17 Monthly Statistics Package, December 2025, VIREB: <https://vireb.com/wp-content/uploads/2026/01/12-Dec-25-VIREB-Stats-Package.pdf>

Single Family Homes				
	Dec-25	12 months ago	3 years ago	% Change
Vancouver Island	\$ 773,000	\$ 766,400	\$ 708,400	9
Parksville/ Qualicum	\$ 903,200	\$ 878,700	\$ 818,300	10
Apartments				
	Dec-25	12 months ago	3 years ago	% Change
Vancouver Island	\$ 405,400	\$ 395,100	\$ 381,500	6
Parksville/ Qualicum	\$ 539,000	\$ 498,600	\$ 463,300	16
Townhouses				
	Dec-25	12 months ago	3 years ago	% Change
Vancouver Island	\$ 537,200	\$ 547,400	\$ 523,300	3
Parksville/ Qualicum	\$ 643,900	\$ 647,400	\$ 587,600	10

Sales Activity: In 2025, Parksville-Qualicum saw 579 unit sales for single-detached homes, a slight increase from 576 sales in 2024.¹⁸

Housing Starts and Development Permits: In 2025, Qualicum Beach saw 30 housing starts, compared to 90 starts in 2024.¹⁹ In 2025, four residential development permits were approved, including the approval to construct two dwellings with detached garages in an R1 zone, and the construction of a new building, and a fourplex in the Village Neighbourhood.²⁰ To deliver attainable market housing in a timely manner, regulatory hurdles should be examined and streamlined where possible.

Time to Build: In British Columbia as of January 2025, buildings are taking longer to complete. Smaller-scale housing forms took about 15-18 months to complete, while apartments took almost twice as long (26 months).²¹

Building Type	Months to Complete (BC)
Apartments	26
Row Homes	18
Semi-Detached	17
Single Family	15

¹⁸ Monthly Statistics Package, December 2025, VIREB: <https://vireb.com/wp-content/uploads/2026/01/12-Dec-25-VIREB-Stats-Package.pdf>

¹⁹ CMHC Starts and Completions Survey

²⁰ Town of Qualicum Beach Development Tracker: <https://gis.qualicumbeach.com/vertigisstudio/web/?app=28143ade61a244d187c-95344c03325ae>

²¹ <https://www.bcrea.bc.ca/economics/housing-monitor-dashboard/>

Development Costs

High development costs can impact the feasibility to develop a housing project. As unit costs, fees, and interest rates increase, the aggregate cost to bring housing to market exceeds what the market is able to pay, making a project not feasible. Different policy interventions can reduce the costs of development, thereby increasing the feasibility and affordability of different housing types.

Land cost is calculated by assuming the cost to purchase a typical lot in Qualicum Beach.

Hard costs are the largest cost in development, ranging from \$275-\$400+ per square foot, as well as onsite civil costs and underground parking, when applicable. Hard costs typically account for the majority of overall project costs per unit.

Soft costs can be assumed to be a percentage of hard costs, ranging from 10-20% of hard costs, depending on the complexity and timeline. Projects that require rezoning are closer to 20%. Overall, soft costs often comprise ~5-15% of total project cost per unit.

Municipal fees include application fees, development cost charges, and other amenity fees.

In the local context, **financing costs** are typically around ~\$30,000 per unit. To receive financing, financial institutions and banks typically require developers to demonstrate that a project will see a 15% return on investment. This 15% return is a threshold indicator to understand viability.

The following table highlights typical development costs and highlights how/where the Town can – and cannot – intervene to support more attainability.

Costs	Assumption	Town intervention
Land Costs	Varies	Building on Town-owned land
Hard Costs	\$275 - \$400+ per square foot	Minimal interventions
Soft Costs	10% - 20% of hard costs	Pre-zoning land (can cut soft costs in half)
Municipal Fees	Varies	Waiving or reducing fees
Financing Costs	~7-10% of other costs	Minimal interventions

Appendix D: Planning Context

This section provides a summary of the Official Community Plan, Zoning Bylaw and an overview of the Town’s parcel fabric, all of which impact the supply of housing in the Town.

OFFICIAL COMMUNITY PLAN (2025)

The 2025 Official Community Plan (OCP) provides a housing-focused update to the Town’s long-term vision. This Plan addresses new provincial housing legislation, current priorities, and offers increased clarity, accessibility, and alignment with other municipal policies.

Land Uses

The residential land uses in Qualicum Beach range from Rural and Estate Residential to Small-Scale Residential and Village Neighbourhood. About one-fifth of land area in Qualicum Beach is designated as small-scale residential, which permits four units or less per parcel.

Residential Land Use Designations, allowable density and housing typologies

Designation	Allowable Housing Types	Land Area
Village Neighbourhood	All buildings should be a maximum of three storeys in height (exceptions apply - see OCP for detail)	5% of total land area*
Small-Scale Residential	Single-detached dwellings, dwellings with secondary suites, ancillary dwelling units, duplexes, or houseplexes.	22% of total land area
Medium Density Residential	Any combination of houseplexes, townhouses, apartments and condominiums. Some of these typologies may also include ancillary dwelling units.	0.4% of total land area
Estate Residential	Single-detached dwellings, single detached dwellings with secondary suites, and detached ancillary dwelling units	3% of total land area
Rural	Subdivision of smaller rural lots not located within the Agricultural Land Reserve may be supportable where the rural form and character is preserved	29% of total land area

OCP VISION

“Qualicum Beach is a charming coastal village surrounded by rivers, forests and farmland in the shadow of Mount Arrowsmith. Our small-town character, walkability, and year-round access to recreational opportunities support a high quality of life for residents and an attractive destination for visitors. The Town will innovate in response to the social, economic and environmental challenges of the future while holding firm to those qualities that make Qualicum Beach a unique and highly desirable place to live”

*This calculation includes land areas that do not have residential uses (e.g. Institutional)

ZONING BYLAW NO. 900 (2024)

The Zoning Bylaw was amended in 2024 to reflect Provincial requirements related to Small Scale Multi-Unit Housing (SSMUH). A broad range of residential forms are defined in the Zoning Bylaw including single detached, semi-detached, suites (attached and detached), ground-oriented and apartment multi-unit residential forms.

Building Height: The maximum permitted height in the most common residential zone (R1) is 11.0m.

Parking: All residential uses require 1.0 parking stalls per unit. Within the Village Neighbourhood C1, C4, and C7 zones, the minimum number of parking spaces may be reduced in three ways: (1) By providing one electric vehicle charging station per parking stall, can lead to a reduction of two spaces; (2) by providing covered bicycle/scooter parking, one stall can be reduced; (3) for houseplexes, there is an opportunity to reduce the number of parking stalls by one space (requiring three stalls).

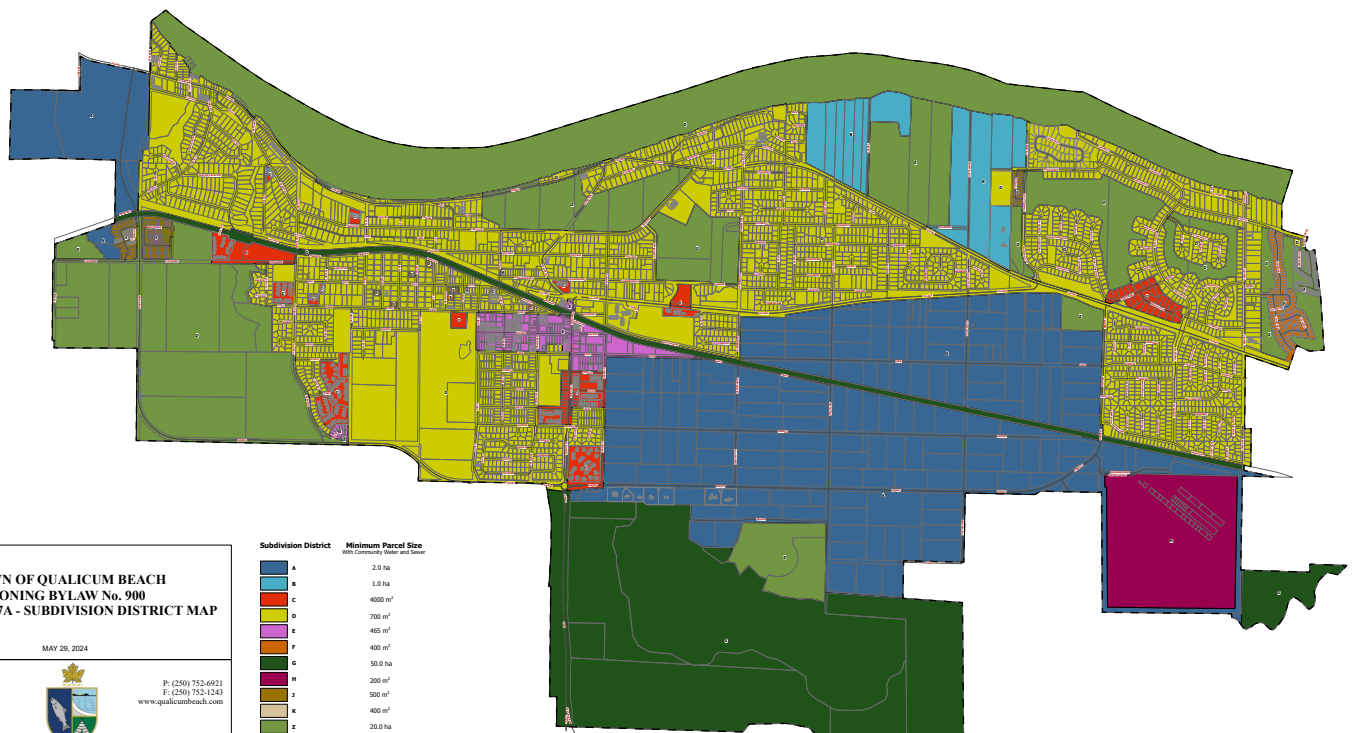
REDEVELOPMENT POTENTIAL

Based on a desktop analysis, up to 10% (over 500)* of residential lots in Qualicum Beach may have theoretical redevelopment potential for infill development or assembly. These same parcels are also appealing to first time buyers and investors looking to renovate and sell, so there is competition for purchase.

***How was this number calculated?**

This number was calculated by measuring the number of residential lots (including Village Neighbourhood, Small Scale Residential, Medium Density Residential and Estate Residential land uses) with frontages over 50'. This excludes "irregular lots", such as lots with curved frontages or irregular shapes. Among the larger lots (50' or larger), the sites with an improvement ratio below 0.45 were selected, as this value pointed to older homes, smaller homes, and/or less desirable locations.

Improvement ratio compares the value of the building to the land; a lower improvement ratio may indicate that the home is an older/smaller, while a higher improvement ratio may indicate that the home is relatively newer or renovated. For example, if a structure is valued at \$225,000, and the land is valued at \$500,000, the improvement ratio would be 0.45.



TOWN OF QUALICUM BEACH
ZONING BYLAW No. 900
SCHEDULE 7A - SUBDIVISION DISTRICT MAP

MAY 29, 2024

201 - 660 PRIMROSE ST
 PO BOX 130
 QUALICUM BEACH BC
 V9K 1S7

P: (250) 752-6921
 F: (250) 752-1243
 www.qualicumbeach.com

TOWN OF QUALICUM BEACH

Appendix E: Housing Opportunities: Case Studies & Community Ideas

The following pages weave together case studies and community ideas for housing solutions that could have a high impact in Qualicum Beach. These case studies range from housing models, housing programs and municipal tools.

HOUSING MODELS

Co-housing/Co-op Housing

Co-housing can be defined as intentional communities. Options may include combining privately owned homes or apartments with shared or commonly held property. Co-op housing is a type of residential housing option whereby the owners do not own their units outright; each resident is a shareholder in the corporation. Co-op housing is often far less expensive than market rent, and there is shared responsibility and decision-making. While co-ops can have a variety of governance structures, most Canadian models use a rental-type format that requires residents to pay housing charges each month, and there is no equity purchase.²²

Saskatoon: Co-housing for older adults

[Wolf Willow Co-housing](#) is a 21 unit condo in Saskatoon. The development is an intentional community of older adults, located within walking and biking distance to most daily needs.



Wolf Willow Co-housing

“Co-operative housing. It encourages community and can include varying levels of integration, such as shared meals and communal spaces which is more affordable for those on fixed incomes.”

North Cowichan: Shared commitment to more affordable homes

[92 co-operative rental homes](#), including 34 family-oriented townhouse units and 58 apartment units are under construction in North Cowichan and expected to be complete by early 2028. The development is made possible by [funding](#) from CMHC, BC Housing, and the Municipality of North Cowichan (in land equity and waived municipal fees).



North Cowichan

²² Definition from Housing Assessment Resource Tools (HART) BC: <https://hart.ubc.ca/housing-glossary/>

Communal Seniors Living

There are various models that support community-oriented seniors living. Beyond co-housing and co-op housing as previously mentioned, there are also models that provide private suites within a larger house or building. These models may be operated by volunteers or non-profit operators.

Small Neighbourhood Care Homes:

ExquisiCare

To provide care to seniors within existing neighbourhoods, small neighbourhood care homes can provide 24/7 care. ExquisiCare in Alberta provides personalized care to seniors within smaller single-detached homes (typically 2-6 residents).

Abbeyfield: An “Abbeyfield house” typically accommodates ~10-15 residents, with private suites within a house. There is usually a dedicated house coordinator who serves meals, coordinates household maintenance, and provides supports for residents.

“Family carehome - home modified to take in 5-6 seniors, joint facilities.”

What We Heard: Some participants talked about the “Abbeyfield” Model (as described above). Many solutions focused on building community while also increasing attainability.

Mobile or Tiny Home Clusters

What We Heard: Many participants suggested tiny / mobile home clusters. This could include neighbourhoods on town-owned land or large properties. These homes were described as high-quality and well-maintained with modest rent structures.

“The mobile home complex on Arbutus next to the railroad line always catches my eye when I drive by as a small community that is very well maintained by the people who live there and it has been that way for more than 20 years. This seems like a good model that could work in Qualicum Beach.”



Townhouses/Patio Homes

What We Heard: Townhouses/patio homes were the most common housing form shared during engagement. Some respondents mentioned Qualicum Park Village (250 First Ave West, Qualicum Beach), which provides 35 homes for people of various ages and life-stages. The village is walking distance to Downtown, parks and amenities.

“I’d like to see more small townhouses/ units such as those at Qualicum Park Village.”



HOUSING PROGRAMS

Home Conversions/Retrofits

Households may adapt their existing home to improve affordability and accessibility, through (a) conversion of underutilized areas into functional living spaces (e.g. basement suites, garage conversion); (b) energy retrofit to replace older heating systems, windows and doors with newer energy efficient solutions; (c) adapting homes to meet accessibility needs. This can improve the affordability and provide additional housing stock. However, the Town has somewhat limited control/influence to implement.

Retrofit Assist: Helping residents make their homes more comfortable and energy efficient

[Retrofit Assist](#) helps residents along their retrofit journey. The program is run by the Community Energy Association and is administered in collaboration with partner municipalities. The program is currently active in Kamloops, Roseland, Squamish, Vernon, Whistler and the East Kootenays. In the first year the [City of Kamloops](#) partnered with the program, it received 115 applications. Residents received \$58,301 in rebates, and participants saw their energy use drop by 37%.

“...make it easier to add onto my existing house for my adult children and grandchildren to live in, or for me to rent out. [...] Give me local tax relief incentives to help fund this.”

What We Heard: Multiple participants shared ideas about home conversions and supports to retrofit existing homes to become more accessible, intergenerational, or multi-unit.

Home Sharing Programs

Homesharing is a flexible housing option where an adult rents a room to another adult for a temporary amount of time. Home sharing can support **aging in place**, as it allows older adults to rent underutilized space. It can provide **flexible rental options**, ideal for seasonal workers and students and is often an **affordable rental option**, with rent at below market rates. However, the Town has **limited control/influence** to encourage homesharing initiatives, and home sharing offers a **temporary** housing solution.

Canada HomeShare: Intergenerational housing that supports aging in place

[Canada HomeShare](#) is a national non-for-profit home sharing program. The group supports older adults looking to share their home with others over the age of 18. Home providers and home seekers are arranged through an online platform and vetting process, and length of stays vary from four to twelve months. Canada HomeShare has locations in Alberta, British Columbia, Ontario and New Brunswick - often in partnership with post secondary institutions or economics development organizations.



MUNICIPAL TOOLS

Home Ownership Program

A homeownership program provides financial assistance to residents who would like to purchase a home, typically for first-time buyers.

City of Langford: Home Ownership Program for down payment assistance

The City of Langford's [Home Ownership Program](#) provides down payment assistance to residents to help them purchase a condo in new developments. It is intended to help people who may qualify for a mortgage but are unable to save the minimum down payment.

Revitalization Tax Exemptions (RTEs)

The Town can exempt municipal property taxes for eligible projects, which can improve project viability and affordability.

City of Victoria: Revitalization Tax Exemptions to support non-market rental housing

The City of Victoria's [Affordable Rental Housing Revitalization Tax Exemption \(RTE\) Bylaw](#) establishes a program to provide 10-year tax exemptions to support new non-market and market rental housing projects and encourage builders to include median-income rental units in new market rental projects.

Pre-Approved Designs

Pre-approved designs for specific housing types (e.g. infill housing) can fast track the process and reduce costs.

City of Kelowna: Pre-approved designs to fast track infill housing

Over 1,800 lots in Kelowna's City Core Area are now eligible for the [Fast Track program](#), which provides 12 pre-approved designs and aims to have applications permitted within 10 business days. Only pre-approved designs are eligible for the Fast-Track process. Approved designs allow 2 to 6 dwelling units per property. [CMHC's pre-approved designs](#) will also be added to Kelowna's catalogue in 2026.



Zoning for Affordable, Rental Housing

The Town can use tools such as inclusionary zoning and pre-zoning to support the delivery of affordable and/or rental housing. Inclusionary zoning is a land use planning tool that allows local governments to require affordable housing in new residential developments. Residential rental tenure zoning refers to zoning bylaws that require new housing in residential areas be built as rental units and ensure that existing areas of rental housing are preserved as such. This authority can only be used where multi-family residential use is permitted.

“Make a conscious effort to add new rental housing close to the village core.” - Survey respondent

“Pre-zoning could facilitate new building, but would need to be tied to a requirement for affordability.” - Survey respondent

“Expand the ‘village centre’ to permit additional higher density housing near down town.” - Survey respondent

What We Heard: Community members recognized that public funding is essential to bridge the gap between high market costs and attainable housing. Multiple respondents suggested that the Town requires a certain portion of units to be affordable/low-end-of market, and/or to require rental buildings.

Many community members identified the need to support apartment buildings, especially closer to downtown, to provide more attainable options for community members.

Municipal Housing Authority

A Municipal Housing Authority is an independent, municipally owned corporation that typically develops, manages and administers housing to meet community-specific objectives.

Whistler Housing Authority: Secure housing for Whistler’s workforce: The Whistler Housing Authority (WHA) provides a range of rental and homeownership housing options for those who work in Whistler. The WHA was created in response to a lack of local housing for employees, and now houses about 82% of the workforce. The WHA inventory includes 375 long-term rental units, with rents based on 30% of gross household income, and over 1,000 ownership units. The housing is only available to qualified employees, and supports a stable workforce and diversified community.

Burnaby Housing Authority: The Burnaby Housing Authority Corporation (BHA) was launched in 2024 to create more secure, purpose-built housing. It will act like a private developer to deliver housing for public benefit; adding to the existing housing inventory and strategically filling gaps in Burnaby’s housing supply. In 2025, the first partnership agreement between the City and BHA established the assistance the City can provide (e.g. funding, lands) and the services the BHA will provide on behalf of the City. BHA will focus on non-market and market rental housing, and may also create non-market ownership units. It is in the process of acquiring sites and developing projects to administer new housing.

Appendix F: Financial Summary

The following summary highlights the cost/revenue assumptions for each housing form shown in the Feasibility Profiles. These numbers are intended to show a general overview of costs, based on high-level assumptions, and are not associated with specific sites or development projects.

SUMMARY					
METRIC	Cottage Cluster	Detached ADU	Townhouse	Apartment - 4 storey	Apartment - 6 storey
Unit Size (Avg)	1200	900	1500	1000	900
Total Units	4	1	12	40	60
GFA (sq ft)	4800	900	18000	40000	54000
Costs					
Total Project Cost	\$2,553,733	\$401,188	\$8,870,467	\$23,899,033	\$30,484,973
Cost per Unit (\$)	\$638,433	\$401,188	\$739,206	\$597,476	\$508,083

Revenues (if for SALE)					
Gross Revenue	\$2,880,000	\$540,000	\$9,900,000	\$26,000,000	\$35,100,000
Gross Profit	\$326,267	\$138,812	\$1,029,533	\$2,100,967	\$4,615,027
Return on Cost (Profit / Total Cost)	13%	35%	12%	9%	15%

Development Cost Breakdown by Component					
Land Cost	\$500,000	\$0	\$1,500,000	\$2,000,000	\$2,000,000
Hard Cost	\$1,672,000	\$327,250	\$6,006,000	\$18,150,000	\$23,595,000
Soft Cost	\$167,200	\$32,725	\$600,600	\$1,815,000	\$2,359,500
Municipal Fees	\$47,200	\$12,100	\$166,000	\$364,000	\$490,000
RDN DCCs (sewage/	\$46,636	\$8,744	\$174,884	\$388,632	\$524,653
Financing Costs	\$120,697	\$20,368	\$422,983	\$1,181,401	\$1,515,820

Costs per unit					
Land Cost	\$100,000	\$0	\$125,000	\$50,000	\$33,333
Hard Cost	\$334,400	\$327,250	\$500,500	\$453,750	\$393,250
Soft Cost	\$33,440	\$32,725	\$50,050	\$45,375	\$39,325
Municipal Fees	\$9,440	\$12,100	\$13,833	\$9,100	\$8,167
Financing Costs	\$24,139	\$20,368	\$35,249	\$29,535	\$25,264

Cost to Consumer					
Monthly rental cost per unit	\$3,600	\$2,700	\$4,500	\$3,000	\$2,700
Purchase cost per unit	\$720,000	\$540,000	\$825,000	\$650,000	\$585,000

ADU
Assumption:
Land cost is
\$0

In these scenarios for Apartment forms, it is assumed that the land is pre-zoned, parking ratios are reduced to 0.75 stalls/unit, and municipal application fees are waived.

See additional assumptions on the following page.

ANALYSIS ASSUMPTIONS

The following assumptions were used to estimate the cost of development and sale/rental rates of different housing solutions. These assumptions were informed by a local real estate appraiser (February 2026) and data from the Vancouver Island Real Estate Board (December 2025). The actual values for development vary based on specific scenarios. With a dynamic market, these assumptions are subject to significant change and should be considered for general reference only.

Land cost per lot (50' by 120'): \$500,000

Hard costs for construction: \$275-\$350/square foot

Soft costs: 10-20% of hard costs

Development permit application: \$4,000

Rezoning/OCP Amendment Fee: \$6,500 (when applicable)

Municipal Development Cost Charges: ~\$9/square foot

Regional District Development Cost Charges: ~\$10/square foot

Sale price: \$550 - \$650/square foot

Monthly rent: \$3/square foot

Capitalization rate: 5.25%

Financing rate: 7%

Appendix G: Funding Sources

Existing Funding for Municipalities

Many federal and provincial funding programs began about 10-years ago, and as a result, many of these programs are now closed or close to reaching their allotted budget. Some of the programs that are still active are listed below.

Program	Government	Description
Apartment Construction Loan Program (ACLP)	Federal (CMHC)	A tax-advantaged savings account works for any qualifying home. Residents can contribute \$8,000 per year.
Build Canada Homes	Federal	Build Canada Homes (BCH) helps finance proposed mixed-income and affordable housing projects from public, non-profit, and indigenous, and private proponents through public capital and investments from private, philanthropic, and other government orders. It helps accelerate development on federal lands to reduce costs by shortening delivery timelines.
Co-op housing development program	Federal (CMHC)	Supports rental co-op housing with a combination of forgivable loans and low-interest repayable loans. The program is now closed.
Early support grant for sustainable affordable housing projects	Federal	Funds the development of deliverables required in applications for additional funding (e.g., GMF's Sustainable Affordable Housing (SAH) study grant) as you progress through the next stages of energy-efficient affordable housing projects.
BC Builds	Provincial (BC Housing)	This program provides low-interest, repayable loans and grants for non-profits, co-ops, public housing and First Nations to achieve 20% of units at 20% below market.
Build Canada Homes	Federal	Build Canada Homes (BCH) helps finance proposed mixed-income and affordable housing projects from public, non-profit, indigenous, and private proponents through public capital and investments from private, philanthropic, and other government orders. It helps reduce costs by shortening development timelines on federal lands

Existing Funding & Incentives for Residents

There are various incentives, rebates, and tax programs to support residents with home ownership, retrofits and renovations. Some of these programs are listed below.

Program	Government Level	Description	Priority Housing Group
First Home Savings Account (FHSA)	Federal	A tax-advantaged savings account works for any qualifying home. Residents can contribute \$8,000 per year.	Young Families, Workers
Home Buyers' Plan (HBP)	Federal	Residents can withdraw up to \$60,000 from their RRSP and repay over 15 years.	Young Families, Workers
Home Buyers' Amount (HBTC)	Federal	The home buyers' amount is a non-refundable tax credit that helps first-time home buyers with some of the costs of purchasing a qualifying home.	Young Families, Workers
CMCH Home Start	Federal	CMHC Home Start offers lenders mortgage loan insurance for borrowers who are either first time homebuyers or purchasing newly built homes.	Young Families, Workers
B.C. First Time Home Buyers' Program (PTT Exemption)	Provincial	The first time home buyers' program reduces or eliminates the amount of property transfer tax residents pay when purchasing a first home. If residents qualify for the program, they may be eligible for either a full or partial exemption from the tax.	Young Families, Workers
B.C. Newly Built Home Exemption (PTT)	Provincial	The newly built home exemption reduces or eliminates the property transfer tax on qualifying purchases of a principal residence.	Young Families, Workers
Better Homes BC Heat Pump Rebates	Provincial	Residents can receive up to \$24,500 to cover the costs of heat pump installation, including electrical upgrades.	All
BC Rebates for Accessible Home Adaptations (RAHA) program	Provincial	The BC Rebate for Accessible Home Adaptations (BC RAHA) program provides financial help in the form of rebates to eligible low-income households to complete home adaptations for independent living.	People with Accessibility Needs, Older Seniors
Shelter Aid for Elderly Renters (SAFER)	Provincial	The Shelter Aid for Elderly Renters (SAFER) program helps make rents affordable for BC seniors with low to moderate incomes. SAFER provides monthly cash payments to subsidize rents for eligible BC residents who are age 60 or over.	Older Seniors
Property Tax Deferral Program (PTD) Program	Provincial	The tax deferral program is a loans program available to eligible B.C. homeowners. It allows you to defer your current year property taxes.	All (as homeowners)



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 3900.20.900.11

TO: Luke Sales, Director of Planning

FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Rebecca Augustyn, Senior Planner

SUBJECT: Zoning Amendment | 1025 Qualicum Road

GOVERNANCE DECISION

Council is asked to decide whether to advance, refuse, or make changes to the proposed “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026”.

RECOMMENDATION

1. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” be introduced and read a first time.
2. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” be read a second time.

PURPOSE

To consider a Zoning Amendment application for 1025 Qualicum Road to increase the floor area ratio and parcel coverage of the existing Comprehensive Development Zone 5 (CD5) to permit a new pool and fitness amenity building, as well as to replace the existing machinery facility, cart barn, and maintenance building.

BACKGROUND

The owner of 1025 Qualicum Road has submitted a Zoning Amendment application to amend the Comprehensive Development Zone 5 (CD5). The subject property is currently zoned CD5 and is located within Development Permit Area C12: Rural Destination Resort. In 2022, the subject property underwent Zoning and Official Community Plan (OCP) Amendments. At that time, a total of 225 units were approved, 185 of which were to be used as either residential dwellings, or tourist accommodations, and 40 of which were to be held by the developer/operator and used as daily, weekly, or monthly rentals. Other non-residential or tourist uses were included as part of that Zoning Amendment, such as a clubhouse, brew pub, golf shop, recreation facility, outdoor recreation, and swimming pool. Prior to the Zoning Amendment being approved, a Section 219 Covenant was registered on title to ensure the development would proceed as proposed. In 2023, two Development Permit (DP) applications

were made for the subject property, one application for the Clubhouse, Brew Pub and a 40-unit Lodge, and another application for 79 villa strata lots. Both Development Permits were subsequently approved in 2023 and 2024.

The current Zoning Amendment application is proposing to increase the floor area ratio from 0.17 to 0.19 and the parcel coverage from 11% to 13%. Increasing the floor area ratio and parcel coverage has been requested to permit construction of a new pool and fitness amenity building, as well as to allow the replacement of the machinery facility, cart barn, and maintenance building. All the proposed uses are permitted in the current zoning and none of the permitted uses are proposed to change as part of this Zoning Amendment. The owner has not currently applied for a Development Permit in addition to the Zoning Amendment; however, a Development Permit will be required when new buildings and/or subdivisions are proposed in the future.

On June 24, 2026, the application went before Council and the following resolution was adopted:

- THAT Council considers the proposed Zoning Amendment application for 1025 Qualicum Road to be compliant with the “Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025”.

Since Council determined that this Zoning Amendment application is compliant with the Official Community Plan (OCP), no Public Hearing is permitted as per Bill 44 legislation, *Housing Statutes (Residential Development) Amendment Act*. At time of writing this memo, Staff have met the legislative requirements for notification, including publishing a notice in the local newspaper and delivering notices to properties within 100m of the subject property indicating a Public Hearing is not permitted.

DISCUSSION

Following is a comparison of the existing CD5 zone and the proposed changes to the CD5 zone.

Zoning Provision	Zoning Comparison	
	Existing Zoning (CD5)	Proposed Changes to CD5
Permitted Uses	a) Golf Clubhouse b) Golf Shop c) Resort Accommodation i) Hotel/Stacked Condominium/Lodge ii) *Cottages iii) *Villas d) Restaurant e) Neighbourhood Pub f) Golf Teaching Centre g) Camping Spaces h) Outdoor Recreation i) Outdoor Private Assembly j) Personal Care Facility k) Public Assembly l) Recreation Facility	No Change

	m) Seasonal Outdoor Theatre n) Seasonal Outdoor Market o) Accessory uses customarily ancillary to a Resort use including: i) Gift Shop ii) Convenience Store iii) Recreation Rentals iv) Laundry Facility v) Turf Maintenance vi) Swimming Pool vii) Employee Daycare Facility viii) Bed & Breakfast ix) Lock off Suite Accommodation	
Height	Height Clubhouse and Conference Building 18.0m Spa/Fitness Centre 18.0m Hotel/Stacked Condominium/Lodge 18.0m All other Buildings 12.0m	No Change
Floor Area Ratio	0.17	0.19
Parcel Coverage	11%	13%
Front lot line Setback	20.0m	No Change
Exterior lot line Setback	20.0m	No Change
Interior lot line Setback	20.0m	No Change
Rear lot line Setback	6.0m	No Change
Parking	See Zoning Schedule '3B', Table 1	No Change

Should this application proceed, staff will be recommending an amendment to the existing Section 219 Covenant between the Town and the property owner to require the pool and fitness building to be built as a result of the increase in floor area ratio and parcel coverage.

2025 Official Community Plan (OCP):

The subject property is designated as Commercial with an additional “Destination Resort” designation. The following policy in Section 4.6: Rural, references the subject property:

Policy: 4.6.5: “The Town supports the location of a destination resort (‘Pheasant Glen Golf Resort’) located near the south boundary of the Town, as indicated on map ‘Schedule 2.1’.”

Staff Comment: The increase to the floor area ratio and parcel coverage would allow a pool and fitness amenity building to be built, as well as the replacement of the existing machinery facility, cart barn, and maintenance buildings. From a land use planning perspective, staff find these buildings will support the golf course and the creation of a destination resort.

The property also falls within the Development Permit Area C12 – Rural Destination Resort, which means that a Development Permit will be required when new buildings and/or subdivisions are proposed in the future.

FINANCIAL IMPLICATIONS

There are no financial implications anticipated from this Report.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

INFORM:

- The public is informed of this proposal through the presentation of this Planning Report.
- The property owner will be notified of Council’s decision.

STRATEGIC PLAN ALIGNMENT

Council’s Strategic Plan Focus Area(s) supported by this initiative:

- *Good Governance: To govern for the public interest of our community while managing competing interests, ensuring availability of transparent and accessible information, fostering respectful public engagement, and demonstrating ethical values.*

SUMMARY

A Zoning Amendment application has been received for 1025 Qualicum Road to increase the floor area ratio and parcel coverage in the CD5 zone. If approved, the floor area ratio would increase from 0.17 to 0.19 and the parcel coverage from 11% to 13% in the CD5 zone. Staff recommend that the “Town of Qualicum Beach Zoning Bylaw No. 900, 2024” Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” be introduced and given first and second readings at this time. Since Council determined that the “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” was compliant with the “Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025”, no Public Hearing is permitted and Council may proceed with subsequent readings of “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” at a future Council meeting.

ALTERNATIVE OPTIONS

1. **THAT** Council requests the following changes to the proposed development at 1025 Qualicum Road: *[insert changes]*.
2. **THAT** Council denies the zoning amendment application for 1025 Qualicum Road.
3. **THAT** Council provides alternative direction to staff.

APPROVALS

Report respectfully submitted by Rebecca Augustyn, MCIP, RPP, Senior Planner



Rebecca Augustyn, MCIP, RPP
Senior Planner
Report Author



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence

REFERENCES

- Attachment 1: Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026
- Attachment 2: Submitted Plans for 1025 Qualicum Road
- Attachment 3: Public Notice for Zoning Amendment Bylaw
- Attachment 4: Public Notice Notification Map

**TOWN OF QUALICUM BEACH
BYLAW NO. 900.11**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH
ZONING BYLAW NO. 900, 2024**

The Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

- (1) This Bylaw may be cited for all purposes as “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026”.
- (2) “Town of Qualicum Beach Zoning Bylaw No. 900, 2024” is amended as follows:
 - (a) Part 6 – Land Use Regulations, Section 3.4.44 – Comprehensive Development Zone 5 (CD5) Size of Buildings and Structures by striking “Parcel Coverage 11%” and inserting “Parcel Coverage 13%” and striking “Floor Area Ratio 0.17” and inserting “Floor Area Ratio 0.19” as shown on Schedule ‘A’, which is attached to and forms part of this Bylaw.

READ A FIRST TIME this day of, 2026.

READ A SECOND TIME this day of, 2026.

Notice published pursuant to Section 467 of the *Local Government Act* on the day of, 2026, and the day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

Teunis Westbroek,
Mayor

Heather Svensen,
Director of Corporate Services/Deputy CAO

Schedule 'A' – Bylaw No. 900.11

Section 3.4.44

COMPREHENSIVE DEVELOPMENT ZONE 5**CD5****Permitted Uses, Maximum No. Units and Maximum Floor Area**

Permitted Use	Maximum No. of Units	Maximum Floor Area of Unit
a) Golf Clubhouse	n/a	n/a
b) Golf Shop	1	200m ²
c) Resort Accommodation	225	
i) Hotel/Stacked Condominium/Lodge	n/a	139m ²
ii) *Cottages	100	110m ²
iii) *Villas	100	232m ²
* The combined number of Cottage and Villa units shall not exceed one (1) unit until the following is completed:		
<ul style="list-style-type: none"> • A blanket easement must be registered on title to secure public access through the property; and, • An affordable housing contribution with a minimum value of \$2,000 per unit (\$450,000) will be made to the Town of Qualicum Beach or the property owner will construct (2) two 110sq.m. (1,100sq.ft.) resort cabins for the use of employees of the resort or other qualified residents of the Town. 		
* The combined number of Cottage and Villa units shall not exceed 100 units.		
* The following must be constructed within the CD5 Zoning Boundary within the first phase of development, prior to any further development:		
<ul style="list-style-type: none"> • A Clubhouse; • A Brew Pub or Taphouse; • A Lodge/Hotel/Stacked Condominium building, or multiple buildings, with a minimum of 40 rooms; • 60 units of Villas and/or Cottages; 		
d) Restaurant	2	n/a
e) Neighbourhood Pub	1	n/a
f) Golf Teaching Centre	n/a	n/a
g) Camping Spaces	10	n/a
h) Outdoor Recreation	n/a	n/a
i) Outdoor Private Assembly	n/a	n/a
j) Personal Care Facility	n/a	n/a
k) Public Assembly	n/a	n/a
l) Recreation Facility	n/a	n/a
m) Seasonal Outdoor Theatre	n/a	n/a
n) Seasonal Outdoor Market	n/a	n/a
o) Accessory uses customarily ancillary to a Resort use including:		
i) Gift Shop		
ii) Convenience Store		
iii) Recreation Rentals		
iv) Laundry Facility		
v) Turf Maintenance		
vi) Swimming Pool		
vii) Employee Daycare Facility		
viii) Bed & Breakfast		
ix) Lock off Suite Accommodation		

Size of Buildings and Structures

Height	Clubhouse and Conference Building	18.0m
	Spa/Fitness Centre	18.0m
	Hotel/Stacked Condominium/Lodge	18.0m
	All other Buildings	12.0m
Parcel Coverage		13%
Floor area ratio		0.19

Minimum Setback Requirements

	Front lot line (Nenzel Road)	20.0m
	Exterior side lot line (Qualicum Road)	20.0m
	Interior side lot line	20.0m
	Rear lot line (Golf Course Lands)	6.0m

Where an interior lot line is formed between parcels zoned Comprehensive Development CD5, the interior lot line setback is 0.0m.

Subdivision

Notwithstanding the regulations for minimum parcel size within this Bylaw, minimum parcel size in the CD5 zone is 0.2 hectares, except that the minimum parcel size for bare land strata lots is 150m².

Definitions

For the purpose of the CD5 zone, the following definitions are applicable:

maximum floor area means the sum total of the gross horizontal area of each floor of a building as measured from the outermost perimeter of the building walls, and does not include covered patios or outdoor living space attached to a villa unit to a maximum combined building footprint of 278sq.m. (3,000sq.ft.)

resort accommodation means the use of land, buildings, or structures for the purpose of providing both tourist oriented accommodation and/or year round residential occupancy, and which may include sleeping, cooking, laundry and recreational facilities, and includes stacked condominium, hotel and villa and cabin;

hotel/stacked condominium means a resort accommodation building or group of buildings providing three or more separate dwelling units, and which may be subdivided pursuant to the *Strata Property Act* and amendments thereto, providing accommodation on a permanent or temporary basis, and includes resort or lodge;

cottage means one self-contained resort accommodation unit with a separate entrance intended for providing accommodation on a permanent or temporary basis with complete living facilities for one or more persons, including provisions for living, sleeping, cooking and sanitation; but excludes a mobile home; recreational vehicle or tent;

villa means a self-contained resort accommodation unit with a separate entrance intended for providing accommodation on a permanent or temporary basis that may share some of its exterior walls in common with another dwelling unit, with complete living facilities for one or more persons, including provisions for living, sleeping, cooking and sanitation;

resort amenity building means a building providing space for resort amenities and services including but not limited to wellness facilities, concierge service, housekeeping, entertainment, restaurant, licensed lounge, conference centre, spa and fitness centre, auditorium, theatre, recreation facility, gift shop, convenience store, recreation rentals, laundry facility, swimming pool.

Parking

Parking requirements for resort accommodation units will meet the requirements under Schedule '3B', Table 1: All Zones outside the 'Village Neighbourhood', Residential: multi-family dwelling unit excluding duplexes.



Attention Luke Sales Director of Planning

Town of Qualicum Beach

Dear Mr. Sales,

Further to our recent discussions, please find below a covering letter and an application.

Zoning Amendment Application – CD-5 Zoning District Updates / Housekeeping Changes

This Zoning Amendment Application is intended to update the existing CD-5 Zoning District to:

1. Mitigate land use restrictions imposed on the Town of Qualicum Beach / PGGR by the Province of BC through recent legislation;

Our Request

We are seeking an incremental increase in Floor Area Ratio to .19 and Lot Coverage to .13 for two reasons:

1. **To allow the construction of a new Pool and Fitness Amenity building**
Pool of 5,550 square feet and,
2. **To allow the replacement of existing golf course buildings which are at the end of their economic life on the CD5 site:**

Existing Machinery Facility	5,600 square feet
Existing Cart Barn	2,750 square feet
Existing Maintenance Building	2,000 square feet

The Reasons for Our Application

Provincial Downzoning – Mitigating Imposed Land Use Restrictions

Through recent legislation, the province has essentially forced Pheasant Glen Golf Resort (PGGR) into a primarily residential housing product with a hotel component of 40 rooms.

This provincial short Term Rental Act has resulted in a standard long term residential subdivision housing form for the Villas. The housing form desired for long term residential homes requires maximizing habitable floor space and providing additional garage & storage area. All the Villas units to date have been built to their maximum size of 232sq.m. / 2,497sq.ft., clearly revealing the market demand and preferred unit size despite the option to choose from many other plans of a smaller size.

A single family home has a lesser value and a significantly lower return on investment timeline for potential buyers than the optional short term rental or dedicated tourism unit potential that PGGR had intended, rezoned for, provided financial amenities for, and was approved by the Town. This application seeks to mitigate the financial deficit created by provincial legislation and recoup financial amenity contribution burdens born from the prior rezoning based on a now irrelevant uplift calculation.

To allow the existing golf course cart barn, maintenance building and machine storage on CD5 land.

Qualicum Beach Golf Destination Potential

The Town has recently purchased a second Golf Course within the Municipal Boundary – Eaglecrest Golf Club. PGGR will be the only privately owned and operated golf course in Qualicum Beach and the development plan, the proposed amenities and the existing 18 hole Championship layout will compliment the two nine-hole Town owned courses. Qualicum Beach is positioned to become “the” golf destination of Oceanside and one of the best on Vancouver Island.

We are requesting a small incremental increase in density overall site coverage from 11% to 13 %, to accommodate the rebuilding of existing golf course maintenance and operations buildings which have reached the end of their economic life and build a new 5,500 square foot pool and fitness building.

This building will be a membership-based facility open to Lodge guests, Pheasant Glen residents and Qualicum Beach residents. Notwithstanding the proposed increase, PGGR’s density will still be significantly lower than Eaglecrest’s density.

The main difference between the zoning of the two projects, Eaglecrest and PGGR, is that there are numerous restrictions on housing development at PGGR, including restricted floor area and lot

coverage for the Villas (Single Family Homes). The Town's Eaglecrest Single Family Residential has been granted full R1 – Residential 1 Zoning.

Closing

This proposal will allow Pheasant Glen to relocate existing buildings within the property very much like Eaglecrest is doing on its site right now. Just as importantly, it will allow for the construction of an important community amenities to compliment and increase the existing pool and fitness capacity in the community. Together they help ensure the full spectrum of resort amenities the Town of Qualicum Beach planned prior to provincial use restrictions.

This amendment also includes an option for the town planning department to create a CD-Zoning District with distinct sub-zones (specified FAR / Coverage) based on current/proposed fee simple parcels.

Finally, another important advantage of the additional Lot Coverage will be a reduction the massing of the Condominium structures. This would reduce building heights from 6 stories to 4 stories, which has long been a preferred format in Qualicum Beach planning.

Sincerely,



Craig Dutton

The Golf Clan Holdings Inc.

Pheasant Glen Golf Resort

**SKETCH SHOWING POTENTIAL SUBDIVISION
OVER REM LOT A, PLAN EPP101642.**

BOGS 92F.039

1
PLAN
VIP 41413

2
PLAN
VIP 41413

NENZEL ROAD

2
BLOCK
14
PLAN
1694

3
PLAN
42931

3
BLOCK
14
PLAN
1694

A
PLAN
VIP 83306

REM A
PLAN EPP101642

QUALICUM ROAD

VIEW ROAD

4
BLOCK
14
PLAN
1694

1
BLOCK
20
PLAN
1694

PT 144
PLAN
309R



REM 1
PLAN 11091

CD-5 Zone Totals:

Allowable Floor Area:
39,569sq.m. / 425,918sq.ft.

Allowable Lot Coverage:
26,034sq.m. / 280,226sq.ft.

Allowable Floor Area:
10,410sq.m. / 112,060sq.ft.

Allowable Lot Coverage:
4,941sq.m. / 53,179sq.ft.

Allowable Floor Area:
10,832sq.m. / 116,595sq.ft.

Allowable Lot Coverage:
2,767sq.m. / 29,783sq.ft.

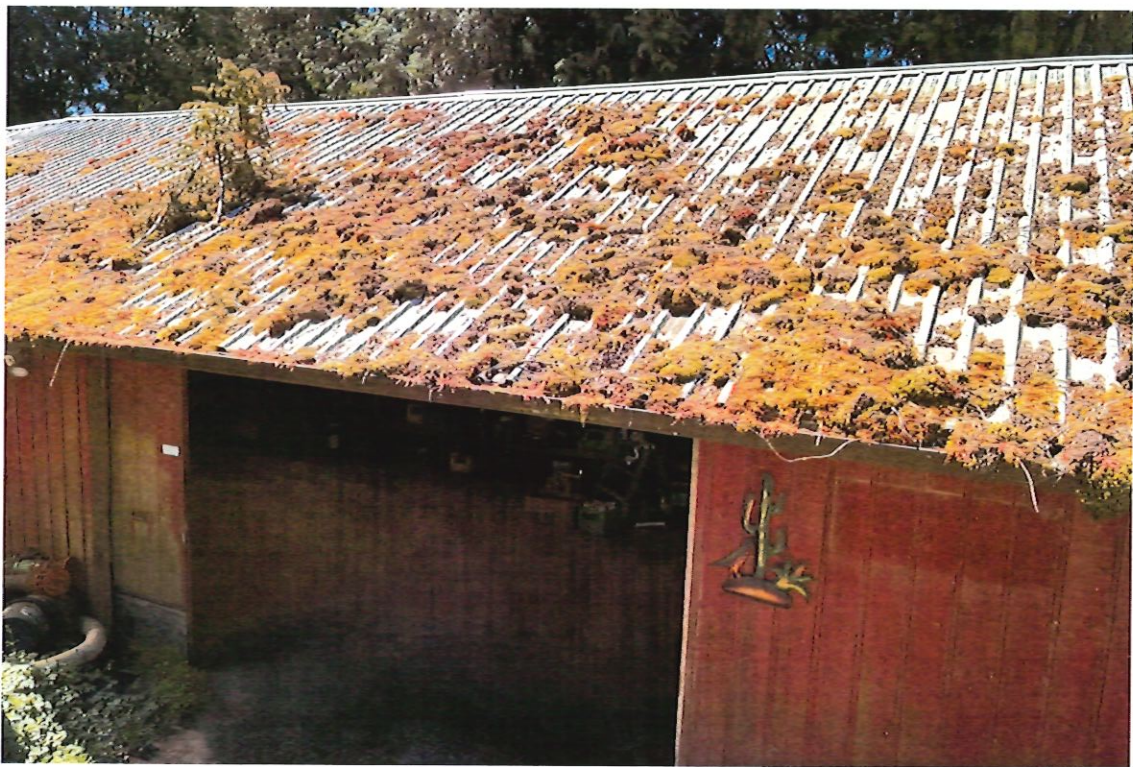
Allowable Floor Area:
18,328sq.m. / 197,281sq.ft.

Allowable Lot Coverage:
18,328sq.m. / 197,281sq.ft.

1
PLAN EPP123992
79 LOT BARE
LAND STRATA
(PROPOSED)

J.E. ANDERSON & ASSOCIATES
B.C. # 503 - 177 Mead St. PO Box 247
Pentikville, BC V8P 2C4
250-248-3725 pentikville@anderson.com
File : 61634-10-1

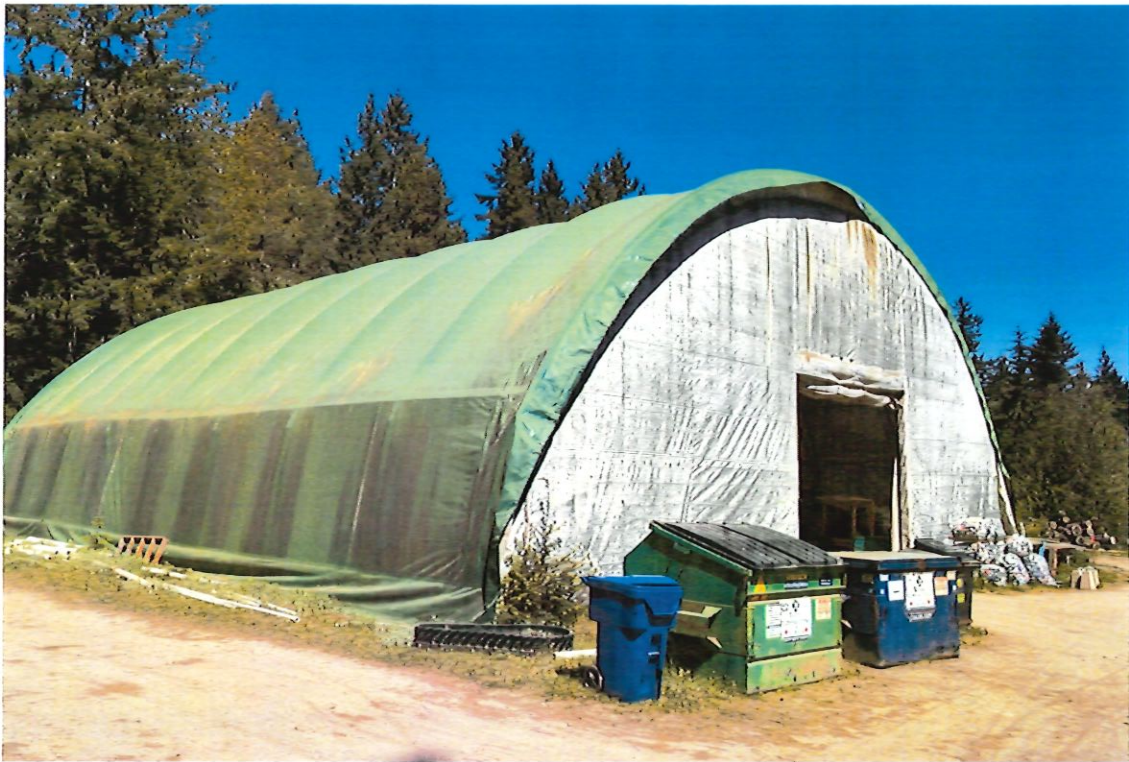
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF
THE INTENDED LOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 360mm
IN HEIGHT (3 SIDES) WITH ROUNDED AT A SCALE OF 1:1500



Maintenance Building



MAINTENANCE BUILDING



MACHINERY TENT 5600 sq. ft.



Machinery Tent



Machinery Tent

June 12, 2000

Reply to the attention of Gordon Bednard

Glengary Golf Links
1025 Qualicum Road,
Qualicum Beach, B.C. V9K 1M5

Attention: Mr. Barry McWha, Executive Professional

Dear Mr. McWha:

*Re: Proposed Greenhouse and Tent Cover for Turf Equipment
Our File #S-23549*

This will acknowledge receipt of your June 10, 2000 letter as well as confirm your brief meeting with our Mr. Colin Fry on June 12, 2000.

Be advised that the Land Reserve Commission (the "Commission") has no objection to you placing a 5,000 ft² tent cover on the property to store turf equipment out of the weather.

Furthermore, the Commission has no objections to the development of a greenhouse operation to grow bedding plants for use on the golf course or for the wholesale and retail markets. However, if you wish to expand sales to include products grown offsite, you must either comply with the Commission's General Order #726/95 (*Farm Retail Sales in the Agricultural Land Reserve*) or make an application pursuant to section 22 of the *Agricultural Land Reserve Act*. A copy of the General Order is attached.

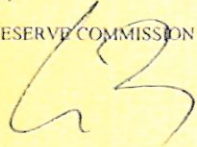
The Commission acknowledges the proposed location of the tent cover and greenhouse as shown on the map attached to your letter.

The Commission trusts this clarifies its position.

Yours truly,

LAND RESERVE COMMISSION

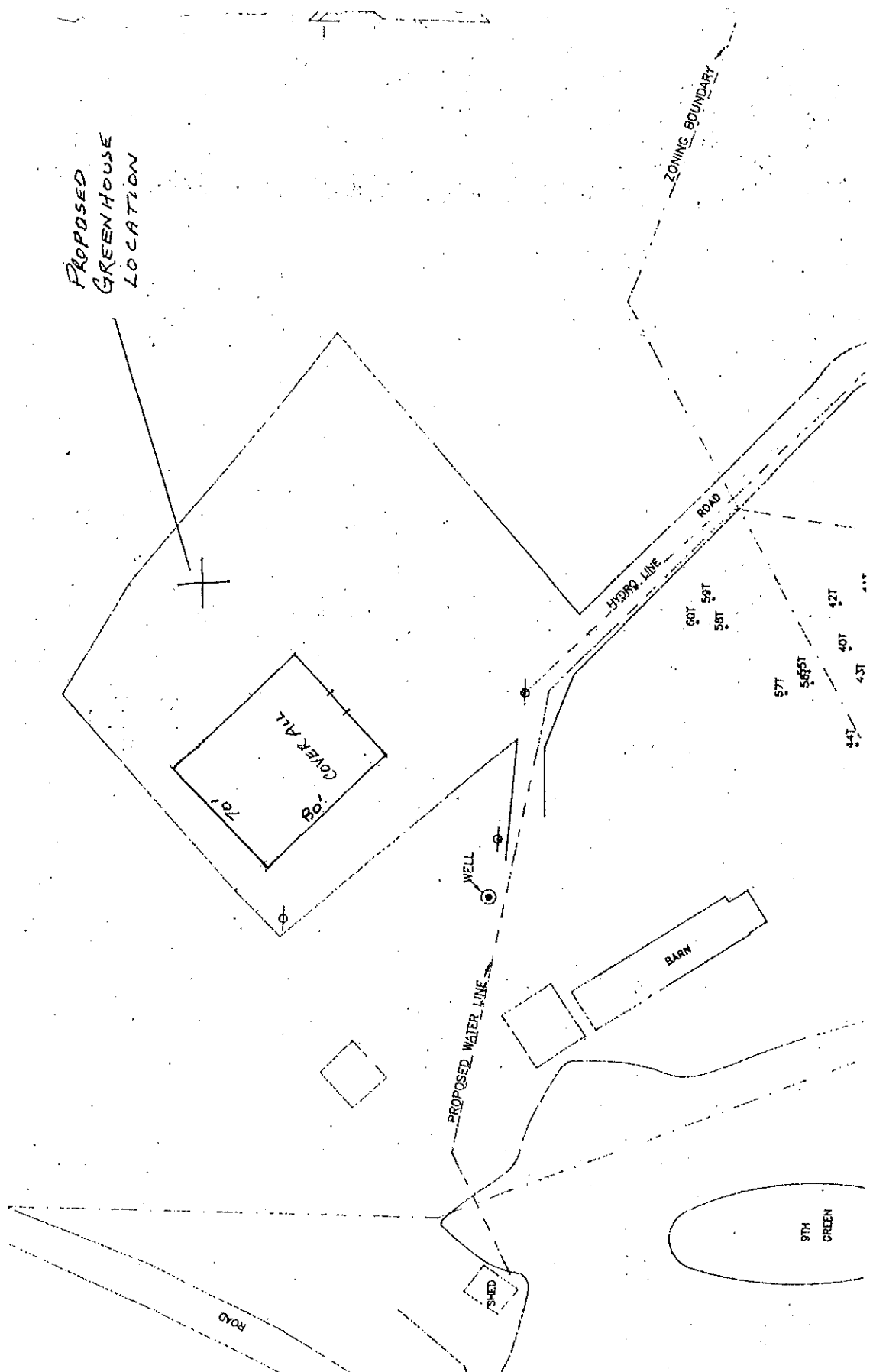
Per:



K.B. Miller, Chief Executive Officer

cc: Regional District of Nanaimo
B.C. Assessment Authority - Nanaimo

CF/iv/Encl.
I:23549m1.doc



PROPOSED GREENHOUSE LOCATION

COVER ALL
701
702
703

BARN

WELL

PROPOSED WATER LINE

HYDRO LINE
ROAD

ZONING BOUNDARY

9TH GREEN

ROAD

SHED

ALR ORIGINAL APPROVAL LAYOUT



"CART BARN" TENTS



"CART BARN"

PUBLIC NOTICE | ZONING AMENDMENT BYLAW

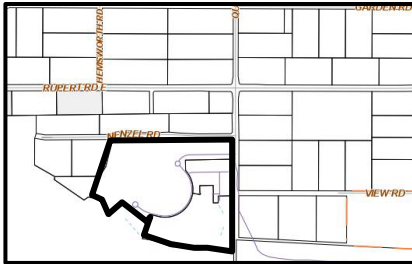
“Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026”

Pursuant to s. 94 of the *Community Charter* and s.467 of the *Local Government Act*, Notice is hereby given that Council, at its regular meeting to be held on Wednesday, July 15, 2026 at 10:00 am in the Council Chamber – Municipal Office, 660 Primrose Street, Qualicum Beach, BC, will be asked to consider First Reading to “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026”.

Address: 1025 Qualicum Road

Zone: Comprehensive Development Zone 5 (CD5)

Purpose: To increase the parcel coverage and floor area ratio in the CD5 zone to permit a pool and fitness amenity building, as well as replace the existing machinery facility, cart barn, and maintenance building.



**Rezoning Site Sketch,
“Town of Qualicum Beach Zoning Bylaw No.
900, 2024, Amendment (1025 Qualicum Road)
Bylaw No. 900.11, 2026”**

How do I Get More Information?

The report related to the proposed Zoning Amendment Bylaw is available for inspection in Qualicum Beach Municipal Office during regular business hours or on the Town’s website: qualicumbeach.com/planning-notices. If you have questions relating to the proposed Zoning Amendment Bylaw, please contact the Planning Department at 250.752.6921 or planning@qualicumbeach.com.

How to Participate

If you wish to provide written comments to staff for consideration on this proposed Zoning Amendment Bylaw prior to the meeting, please cite “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (1025 Qualicum Road) Bylaw No. 900.11, 2026” and email corporateservices@qualicumbeach.com.

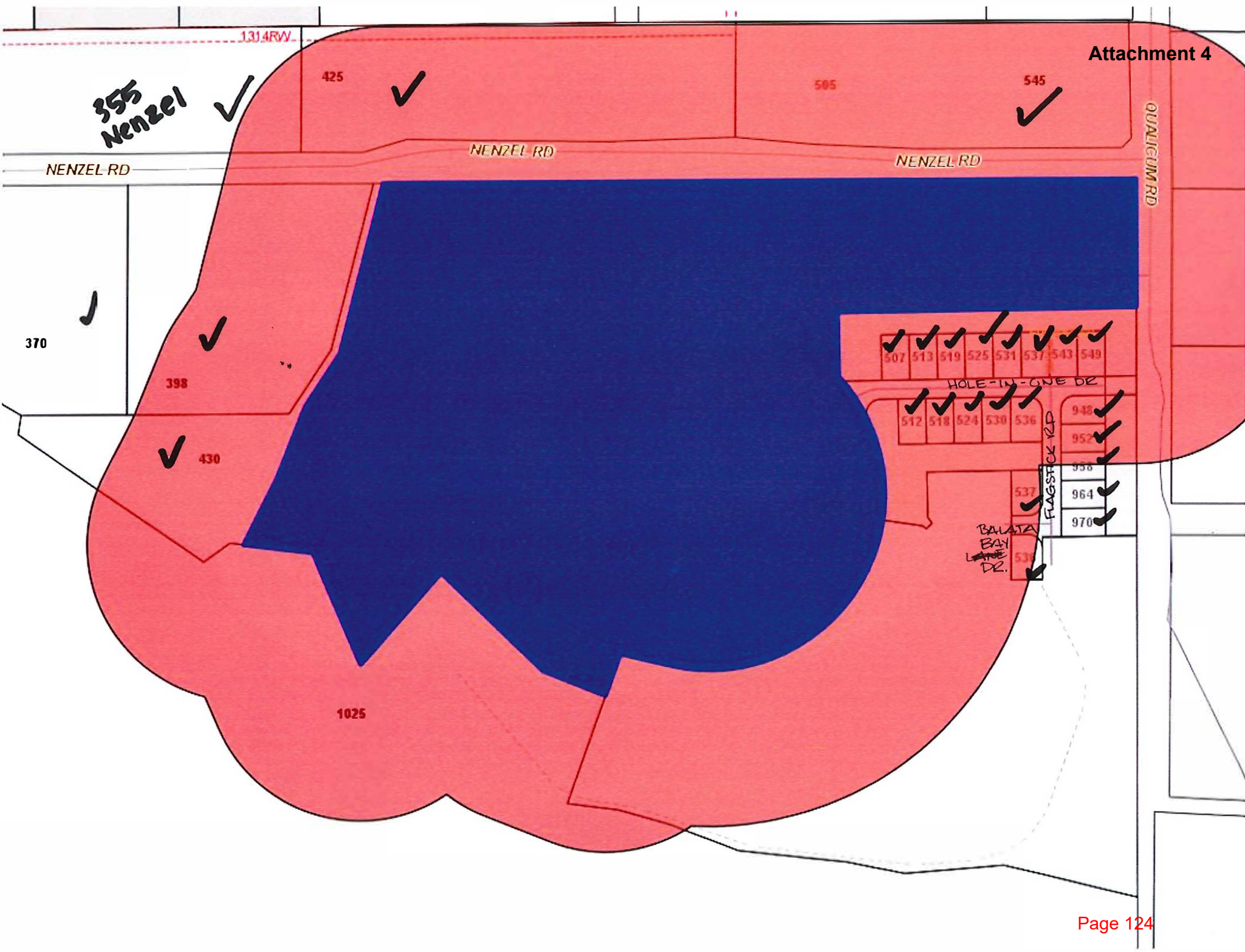
Written letters will also be accepted and can be mailed, or hand delivered to: Corporate Administration, 660 Primrose Street, Qualicum Beach, BC, V9K 1S7.

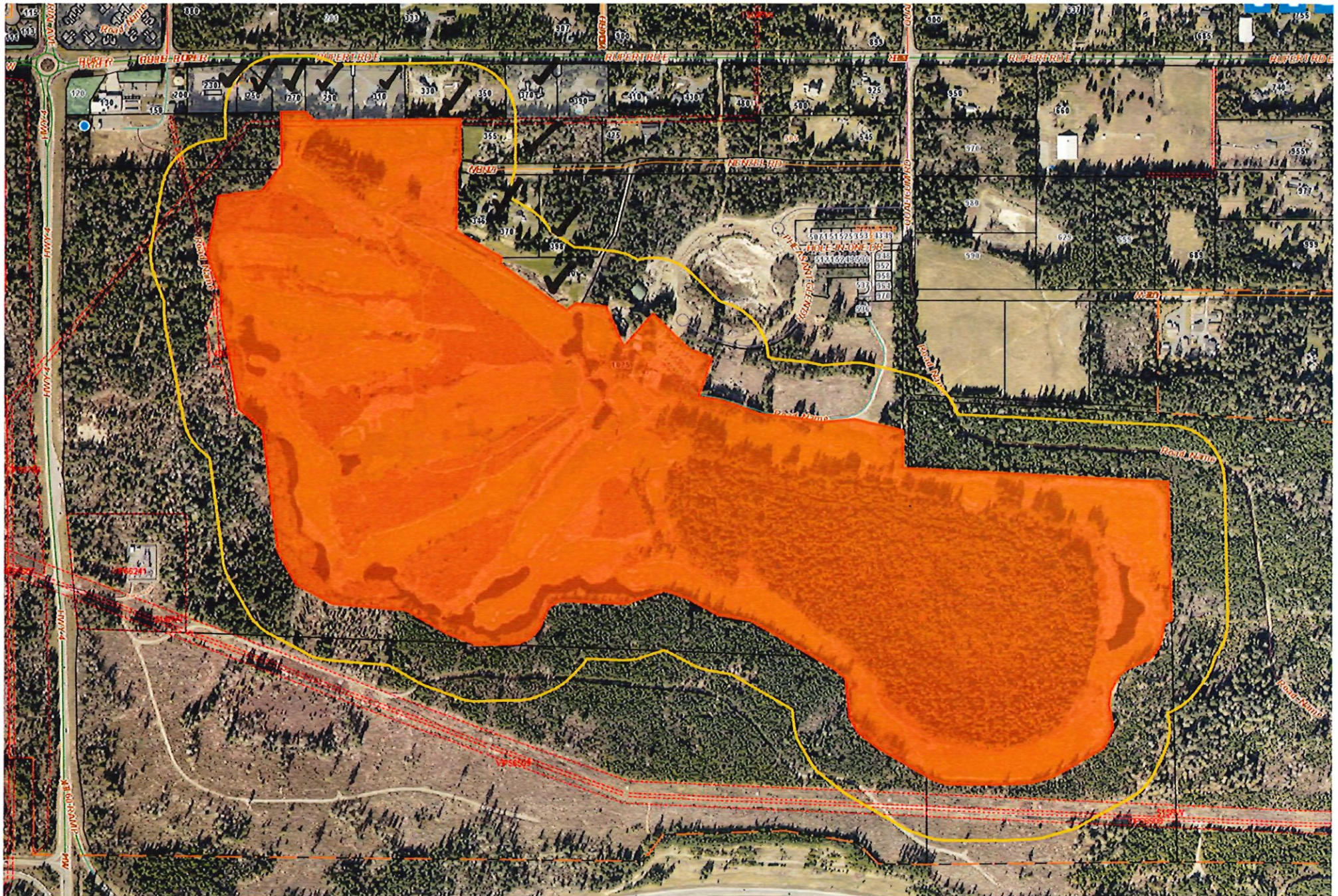
Written submissions received by 10:00 am on July 6, 2026 will be included in the publicly available Council Correspondence Log of the July 15, 2026 regular Council meeting. Written submissions received after 10:00 am on July 6, 2026, will be circulated to Council but will not be part of the July 15, 2026 Correspondence Log.

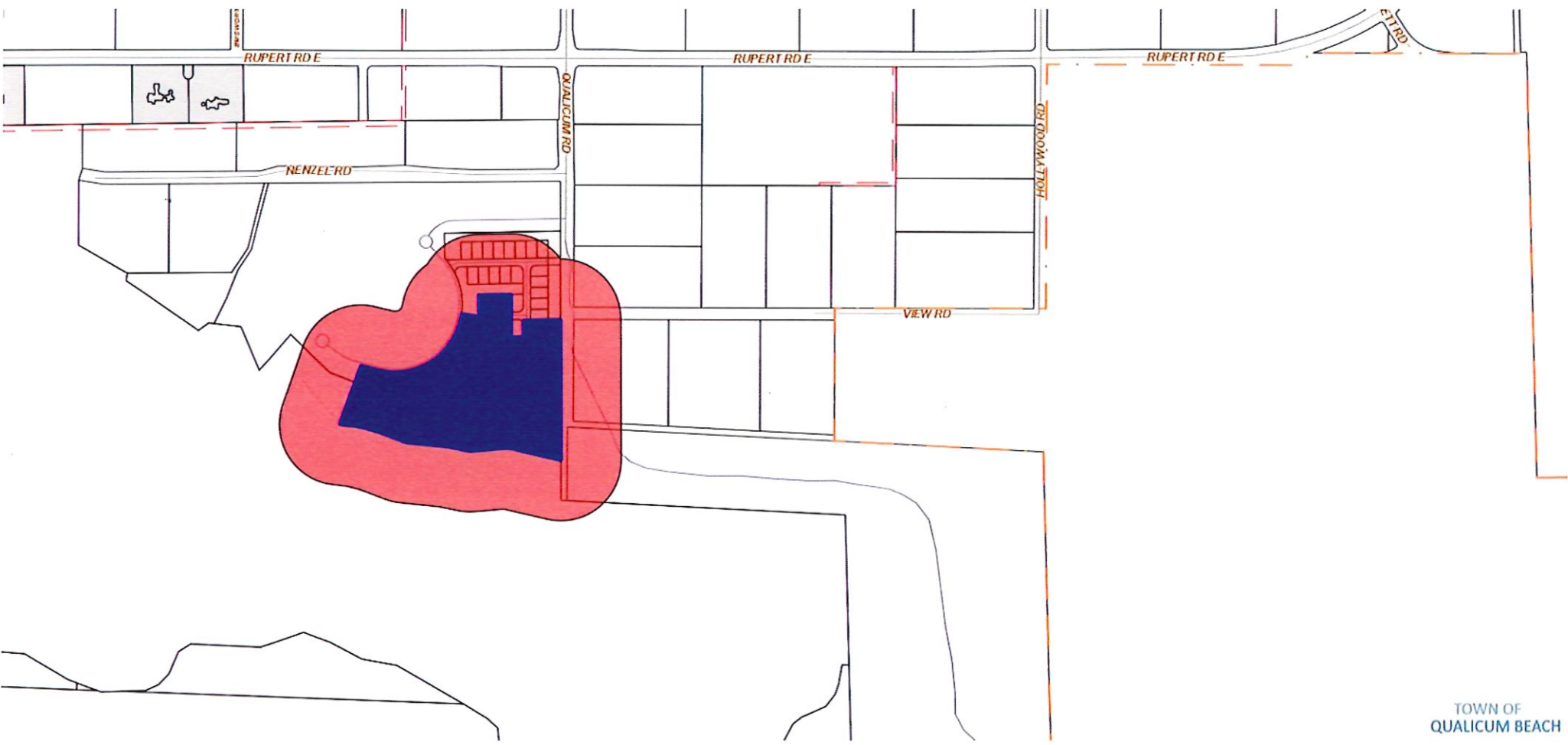
All written submissions must include the author’s name and address and will form part of the permanent public record in accordance with the *Freedom of Information and Protection of Privacy Act*.

ADDITIONAL INFORMATION: As a Public Hearing is not being held for this proposed Zoning Amendment Bylaw (in accordance with the *Local Government Act*), requests to appear as a delegation before Council in respect to the proposed Zoning Amendment Bylaw will not be accepted. Further, correspondence received in response to this Public Notice will appear only in the Council Correspondence Log and/or directed to designated department staff to ensure receipt and acknowledgment. Page 1 of 3 When an active public engagement opportunity period is underway.

Heather Svensen, Corporate Administrator







TOWN OF
QUALICUM BEACH



TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 3900.20.900.10

TO: Luke Sales, Director of Planning and Community Development

FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Rebecca Augustyn, Senior Planner

SUBJECT: Zoning Amendment | 673 Fir Street

GOVERNANCE DECISION

Council is asked to decide whether to advance, refuse, or make changes to the proposed “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026” for 673 Fir Street. If advanced, the accompanying Development Permit would be considered at a future meeting of Council.

RECOMMENDATIONS:

1. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026” be introduced and read a first time.
 2. **THAT** “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026” be read a second time.
-

PURPOSE

To consider a Zoning Amendment application for 673 Fir Street that would facilitate a mixed-use development with 745m² of ground-floor commercial along Fir Street and 69 residential units above.

BACKGROUND

The owner of 673 Fir Street has submitted a Zoning Amendment application and a Development Permit application to permit a mixed-use development with ground-floor commercial and 69 residential units. The subject property is currently zoned Comprehensive Development Zone 7 (CD7), is identified as East Village in the “Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025” and falls within Development Permit Area C1 – Downtown Commercial.

In addition to the proposed Zoning Amendment, a Development Permit is required for the proposed development. Following Council’s consideration of the Zoning Amendment application, and if Council chooses to proceed, the Development Permit application would subsequently be presented to Council for consideration after adoption of the Zoning Amendment.

The subject property is located at the corner of Fir Street and Second Avenue East and is surrounded by the railway tracks to the north, commercial buildings to the east and west, and a

warehouse, as well as two mixed-use buildings, to the south (see Figure 1). The proposed Zoning Amendment would amend the CD7 zone for the subject property.

On April 29, 2026, the application was presented to the Committee of the Whole, consistent with best practices identified in the Development Approvals Process Review.

On June 24, 2026, the application went before Council and the following resolutions were adopted:

- THAT Council deems the Zoning Amendment application for 673 Fir Street to be compliant with the “Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025”.
- THAT Council refers the Zoning Amendment application for 673 Fir Street to the Advisory Planning Commission for comment on:
 - (a) the presence of ground floor residential use along Second Avenue East;
 - (b) building height;
 - (c) residential density;
 - (d) form and character; and
 - (e) parking entry location.

It should be noted that Second Avenue East is designed so that the street can be completely closed between Berwick Road and Fir Street. As such, vehicular access would not be permitted within this area. Staff concur with the approach to provide access to the underground parking from Fir Street rather than from the east end of the site on Berwick Road. This support is conditional on improvements to the intersection located at Harlech Road and Memorial Avenue. The applicant has initiated a traffic study that includes an assessment for the proposed development and an analysis of the Memorial Avenue and Harlech Road intersection. Once the traffic study has been completed, staff will provide the study to Council at a future Council meeting.

Since Council determined that this Zoning Amendment application is compliant with the Official Community Plan (OCP), no Public Hearing is permitted as per Bill 44 legislation, *Housing Statutes (Residential Development) Amendment Act*. At time of writing this memo, Staff have met the legislative requirements for notification, including publishing a notice in the local newspaper and delivering notices to properties within 100m of the subject property.

Advisory Planning Commission

At the time of writing this memo, the application is scheduled to go before the Advisory Planning Commission on July 8, 2026. The minutes from the meeting, along with the motions, will be attached to this Report at time of agenda publication.



Figure 1: Subject Property

DISCUSSION

Following is a comparison of the existing zoning and the proposed changes.

Zoning Provision	Zoning Comparison	
	Existing Zoning	Proposed Development
Zoning	Existing Comprehensive Development 7 Zone (CD7)	Amended Comprehensive Development 7 Zone (CD7)
Density	Maximum 42 residential units, subject to conditions outlined in the zone.	Maximum 69 residential units.
Parcel Coverage	46%	60%
Height	Three storeys with underground parking.	Five storeys with underground parking, or 18.6m in height.
Front Setback (Second Avenue)	Setbacks are based on the site plan associated with the CD7 zone.	Setbacks are based on the site plan associated with the CD7 zone, which is proposing a 0.75m setback.
Exterior Side Setback (East)	Setbacks are based on the site plan associated with the CD7 zone.	Setbacks are based on the site plan associated with the CD7 zone, which is proposing a 0.30m setback.
Exterior Side Setback (West)	Setbacks are based on the site plan associated with the CD7 zone.	Setbacks are based on the site plan associated with the CD7 zone, which is proposing a 0.75m setback.
Rear Setback (Railway Corridor)	Setbacks are based on the site plan associated with the CD7 zone.	Setbacks are based on the site plan associated with the CD7 zone, which is proposing a 0m setback.
Parking (off-street)	45 off-street parking spaces.	A total of 88 off-street parking spaces will be provided, including 69 residential and 19 commercial spaces.

2025 Official Community Plan (OCP)

The property is designated as East Village in the 2025 Official Community Plan (OCP). The subject property is also located within the Development Permit Area C1 – Downtown Commercial, and as such, requires a Development Permit. If the Zoning Amendment Bylaw proceeds to adoption, staff will subsequently bring forward the Development Permit application, which will include an analysis of the Development Permit Guidelines. For the purposes of the Zoning Amendment Bylaw, below are the policies specific to the “East Village” designation in the “Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025”:

Policy 3.8.1 The Town will consider rezoning applications for multi-unit residential uses with accessory commercial uses within the area designated ‘East Village’, as shown on map ‘Schedule 2.2’.

Staff Comment: The proposed development includes 69 residential units with ground-floor commercial uses. From a land use planning perspective, staff consider the proposed development to meet this policy.

Policy 3.8.2 Commercial uses within this area shall be located and oriented so as to maintain the compactness and pedestrian continuity of the uptown commercial core.

Staff Comment: The commercial uses are primarily located along Fir Street and provide a continuity with the uptown commercial core. From a land use planning perspective, staff find the commercial uses along Fir Street sufficient to meet this policy.

Policy 3.8.3 The maximum density for residential dwellings in the East Village shall be up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, underground parking, ‘green’ buildings, adaptable design features, public amenities and public open space as part of medium-density residential development within the “Village Neighbourhood”.

Staff Comment: The proposed density is 166 dwellings/ha, which significantly exceeds the base density of 80 dwellings/ha identified in this policy. However, the OCP explicitly anticipates density bonusing within the Village Neighbourhood to support objectives such as underground parking, adaptable design, and other community benefits. The proposed development meets the definition of underground parking and is eligible for density bonuses. Density alone is not the most important determinant of neighbourhood fit; rather, compatibility is more influenced by building design, massing, and streetscape integration. In this context, reducing the number of units would not necessarily materially improve compatibility. For comparison, the development on the south side of Second Avenue East has an approximate density of 156 dwellings/ha, which supports a similar built form in the area.

Policy 3.8.4 The East Village should be developed as a unique mixed-use neighbourhood with a form and character that is distinct from the rest of the uptown commercial core.

Staff Comment: The proposed development incorporates a design that is unique from the uptown commercial core, while drawing influence from both areas and helping to bridge the design of the uptown commercial core and the East Village. From a land use planning perspective, staff consider the form and character of the building to be aligned with this policy.

FINANCIAL IMPLICATIONS

There are no financial implications anticipated in this Planning Report.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International

INFORM:

- The public is informed of this proposal through the presentation of this Planning Report.

STRATEGIC PLAN ALIGNMENT

- Housing: *To ensure residents have access to housing alternatives that meet a diversity of needs, lifestyles and income levels.*

SUMMARY

A Zoning Amendment application has been received for 673 Fir Street. The proposal is for a mixed-use building with 745m² of ground-floor commercial along Fir Street and 69 residential units above. The proposed development aligns with the “Town of Qualicum Beach Official Community Plan Bylaw No. 918, 2025” East Village policies in terms of uses and building design; however, the proposed density is higher than what is outlined in Policy 3.8.3. Given the context and eligibility for density bonuses, staff find the proposed density to be reasonable from a land use planning perspective. Staff recommend the Zoning Amendment Bylaw be introduced and given first and second reading at this time. Since Council determined that the Zoning Amendment Bylaw was compliant with the 2025 OCP, no Public Hearing is required and Council may proceed with subsequent readings of the Zoning Amendment Bylaw.

ALTERNATIVE OPTIONS

1. **THAT** Council requests the following changes to the proposed development at 673 Fir Street: *[insert changes]*.
2. **THAT** Council denies the zoning amendment application for 673 Fir Street.
3. **THAT** Council provides alternative direction to staff.

APPROVALS

Report respectfully submitted by Rebecca Augustyn, MCIP, RPP Senior Planner



Rebecca Augustyn, MCIP, RPP
Senior Planner
Report Writer



Luke Sales, MCIP, RPP
Director of Planning and
Community Development
Concurrence



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence

REFERENCES

- Attachment 1: Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026
Attachment 2: Submitted Plans for 673 Fir Street
Attachment 3: Advisory Planning Commission Minutes (July 8, 2026)
Attachment 4: Public Notice for Zoning Amendment Bylaw
Attachment 5: Public Notice Notification Map

**TOWN OF QUALICUM BEACH
BYLAW NO. 900.10**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH
ZONING BYLAW NO. 900, 2024**

The Council of the Town of Qualicum Beach, in open meeting assembled, enacts as follows:

- (1) This Bylaw may be cited for all purposes as “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026”.
- (2) “Town of Qualicum Beach Zoning Bylaw No. 900, 2024” is hereby amended by deleting “3.4.46 Comprehensive Development Zone 7 (CD7)” in its entirety and replacing it with ‘Schedule ‘A’ as attached hereto and forming part of this Bylaw.

READ A FIRST TIME this day of , 2026.

READ A SECOND TIME this day of , 2026.

Notice published pursuant to Section 467 of the *Local Government Act* on the day of , 2026, and the day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

Teunis Westbroek,
Mayor

Heather Svensen,
Director of Corporate Services/Deputy CAO

Schedule 'A' – Bylaw No. 900.10

Section 3.4.46 Comprehensive Development Zone (CD7)	
Comprehensive Development Zone	CD7
General The CD7 Zone shall be developed in substantial compliance with the plans attached as Schedule 'DP03.00', 'DP12.00', 'DP40.00', 'L1.01', and 'L1.02'.	
Permitted Uses <ul style="list-style-type: none"> a) Office b) Personal Service c) Public Assembly d) Recreation Facility e) Restaurant f) Retail Store g) Residential 	
Maximum Number and Size of Buildings and Structures	
Maximum Number of Dwelling Units	69
Height	As shown on Schedule 'DP03.00', and 'DP40.00'
Parcel Coverage	As shown on Schedule 'DP03.00'
Floor Area Ratio	As shown on Schedule 'DP03.00'
Minimum Setback Requirements Minimum setbacks to all property lines shall be in accordance with the site plan attached as Schedule 'As shown on Schedule 'DP03.00'.	
Landscape Requirements Landscaping and screening shall be in accordance with the Site Plan attached as Schedule 'L1.01 and L1.02'	
Parking Parking and storage for motor vehicles, bicycles and scooters shall be in accordance with Schedule 'DP03.00' and 'DP21.00'.	

QUALICUM BEACH CENTRAL - RUM REVIEW

PROJECT ADDRESS
 MUNICIPAL ADDRESS: 673 FIR STREET
 QUALICUM BEACH, BC
 LEGAL ADDRESS: LOT 1, DISTRICT 1, SECT 15
 PLAN 01720000

ZONING
 MUNICIPAL ZONING: COMMERCIAL
 DISTRICT ZONING: COMMERCIAL
 DISTRICT ZONING: COMMERCIAL

PROPOSED ZONE
 COMMERCIAL
 DISTRICT ZONING: COMMERCIAL
 DISTRICT ZONING: COMMERCIAL

BUILDING STATISTICS

LEVEL	COMMERCIAL	RESIDENTIAL	TOTAL
FIRST FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
SECOND FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
THIRD FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
FOURTH FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
FIFTH FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
SIXTH FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
SEVENTH FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
EIGHTH FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
NINTH FLOOR AREA	2,118 sq. ft.	1,121 sq. ft.	3,239 sq. ft.
TOTAL	18,162 sq. ft.	9,768 sq. ft.	27,930 sq. ft.

UNIT COUNT

LEVEL	1 BR	2 BR	TOTAL
FIRST FLOOR	1	1	2
SECOND FLOOR	1	1	2
THIRD FLOOR	1	1	2
FOURTH FLOOR	1	1	2
FIFTH FLOOR	1	1	2
SIXTH FLOOR	1	1	2
SEVENTH FLOOR	1	1	2
EIGHTH FLOOR	1	1	2
NINTH FLOOR	1	1	2
TOTAL	9	9	18

PARKING COUNT

REQUIREMENT	ON	OFF	TOTAL
REQUIREMENT	93	93	186
PROVISION	93	93	186
TOTAL	93	93	186

PROJECT INFORMATION

LITTLE GIANT
 PROJECT MANAGER: [Name]
 CONTACT: [Phone/Email]

CLIENT
 KELLAND HOLDINGS - WINDLEY CONTRACTING



NOT FOR CONSTRUCTION
 This document is a preliminary review and is not intended for use in construction. It is subject to change without notice.

PROJECT
 QUALICUM BEACH CENTRAL
 PROJECT ADDRESS: 673 FIR STREET
 QUALICUM BEACH, BC
 LEGAL ADDRESS: LOT 1, DISTRICT 1, SECT 15
 PLAN 01720000

DATE
 2024-03-27

REVISIONS
 SHEET: DP03.00

QUALICUM BEACH CENTRAL - RUM REVIEW

1 DP40.00 SOUTH ELEVATION
1:100' = 1" = 4'

2 DP40.00 WEST ELEVATION
1:100' = 1" = 4'

3 DP40.00 EAST ELEVATION
1:100' = 1" = 4'

4 DP40.00 NORTH ELEVATION
1:100' = 1" = 4'

NOT FOR CONSTRUCTION

CLIENT:
KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT:
QUALICUM BEACH CENTRAL

DESIGN TEAM:
PROJECT ARCHITECT: [Name]
PROJECT ARCHITECT: [Name]
PROJECT ARCHITECT: [Name]

DATE:
DATE: 11-14-24

SCALE:
SCALE: 1" = 100'

PROJECT NO.:
PROJECT NO. DP40.00

PROJECT CONSULTANT:
LITTLE GIANT
ARCHITECTS
1000 BAYVIEW AVENUE, SUITE 200
VICTORIA, BC V8W 2E7
TEL: 250-363-3333
WWW.LITTLEGIANTARCHITECTS.COM

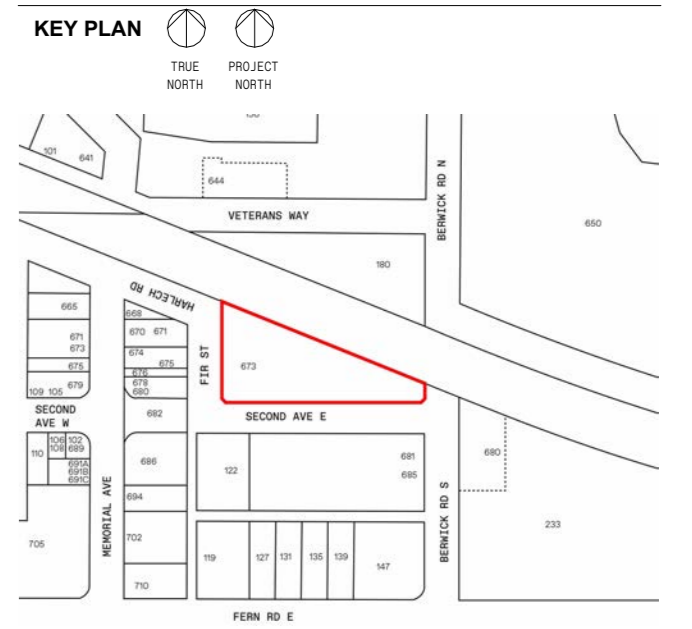
NOTES:
1. ALL ELEVATIONS SHOWN INCLUDING ALL MATERIALS AND FINISHES.
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE TOWN OF QUALICUM BEACH.
3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE TOWN OF QUALICUM BEACH.
4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE TOWN OF QUALICUM BEACH.

DATE:
DATE: 11-14-24

NOTES

DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.

KEY PLAN



ISSUED

NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2026-03-27

SEAL

NOT FOR CONSTRUCTION

CLIENT

KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT

QUALICUM BEACH CENTRAL

MUNICIPAL ADDRESS: 673 FIR STREET
QUALICUM BEACH, BC
LEGAL ADDRESS: LOT 3 DISTRICT
LOT 78 NEWCASTLE DISTRICT
PLAN EP118896

DRAWING TITLE

COVER

DRAWING INFORMATION

PROJECT NO 28019
STARTED 09 / 2025
SCALE
DRAWN SAK
CHECKED

REVISION

A

SHEET

DP00.0

QUALICUM BEACH CENTRAL

issued for: ZONING AMENDMENT & DEVELOPMENT PERMIT

DP ARCHITECTURAL

- DP00.0 COVER
- DP03.00 INFORMATION SHEET
- DP11.00 SITE SURVEY
- DP12.00 SITE PLAN
- DP21.00 PARKADE PLAN
- DP40.00 ELEVATIONS
- DP50.00 BUILDING SECTIONS

DP CIVIL

DP LANDSCAPE

QUALICUM BEACH CENTRAL - BYLAW REVIEW

PROJECT ADDRESS

MUNICIPAL ADDRESS	673 FIR STREET QUALICUM BEACH, BC
LEGAL ADDRESS	LOT 1 DISTRICT LOT 79 NEWCASTLE DISTRICT PLAN EPP120506

ZONING

APPLICABLE BYLAW	ZONING BYLAW, NO. 900, 2024
COMMUNITY	VILLAGE NEIGHBOURHOOD - EAST VILLAGE
EXISTING ZONING	CD7-COMPREHENSIVE DEVELOPMENT ZONE
SITE AREA	0.415 HA / 4,150 sm / 44,670 sf

PROPOSED ZONING REQUIREMENTS

PROPOSED ZONE	NEW ZONE	
GROSS FLOOR AREA	10,590 sm	114,000 sf
COMMERCIAL	745 sm	8,015 sf
RESIDENTIAL	9,845 sm	105,985 sf
FLOOR AREA RATIO	2.65	
LOT COVERAGE MAX	60%	
LANDSCAPE AREA MIN	25%	
FRONT SETBACK (SOUTH PL)	0.75 m	(2'-6")
REAR SETBACK (NORTH PL)	0 m	(0")
SIDE SETBACK (WEST PL)	0.75 m	(2'-6")
SIDE SETBACK (EAST PL)	0.30 m	(1'-0")
COMBINED SIDE	1.0 m	(6'-0")
BUILDING HEIGHT	18.6 m	(61'-0")
# STOREYS	5 STOREY	
RESIDENTIAL PARKING	1.0 STALL PER UNIT	
COMMERCIAL PARKING	1 STALL PER 40 sm	
LOADING STALL	1 STALL PER 2000 sm	

BUILDING STATISTICS

GROSS FLOOR AREA	LEVEL	COMMERCIAL	RESIDENTIAL	TOTAL
PARKADE	-	-	-	3,733 sm 40,185 sf
1	642 sm	6,908 sf	1,755 sm 18,890 sf	2,937 sm 25,798 sf
2	103 sm	1,106 sf	2,154 sm 23,184 sf	2,257 sm 24,291 sf
3	-	-	2,154 sm 23,184 sf	2,154 sm 23,184 sf
4	-	-	2,154 sm 23,184 sf	2,154 sm 23,184 sf
5	-	-	1,490 sm 16,037 sf	1,490 sm 16,037 sf
ROOFTOP	-	-	139 sm 1,505 sf	139 sm 1,505 sf
TOTAL	745 sm	8,015 sf	9,846 sm 105,985 sf	10,590 sm 114,000 sf

UNIT COUNT	LEVEL	1 BED + DEN	2 BED	TOTAL
1	1	9	10*	
2	2	14	16	
3	2	14	16	
4	2	14	16	
5	3	8	11	
TOTAL	10	59	69	

*GROUND-ORIENTED UNITS

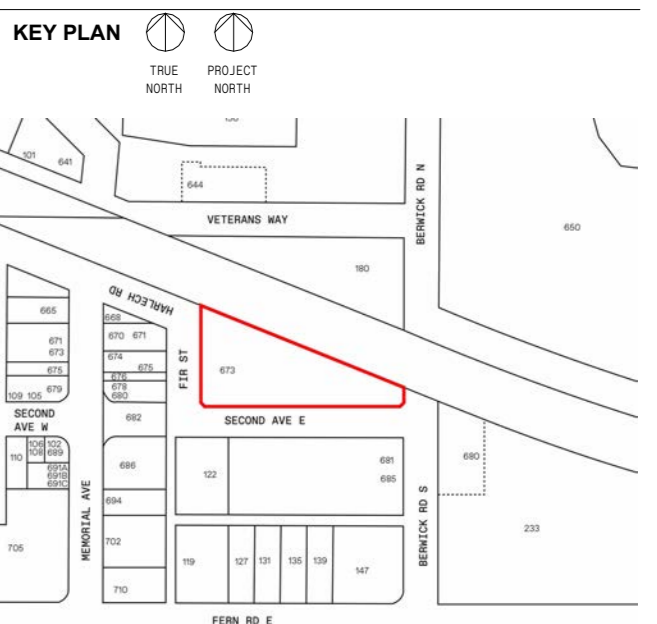
PARKING COUNT	REQUIRED	PROVIDED
RESIDENTIAL	69	69
COMMERCIAL	19	19
TOTAL	88	88
LOADING	1	1
BICYCLE	TBC	TBC
SCOOTER	TBC	TBC

PRIME CONSULTANT
LITTLE GIANT

CALGARY 418 - 12 avenue SW T2G 0W4
CALGARY 536 senanus dr victoria bc calgary alberta V6W 1S6

NOTES

DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.



NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2026-03-27

SEAL

NOT FOR CONSTRUCTION

CLIENT
KELLAND HOLDINGS + WINDLEY CONTRACTING

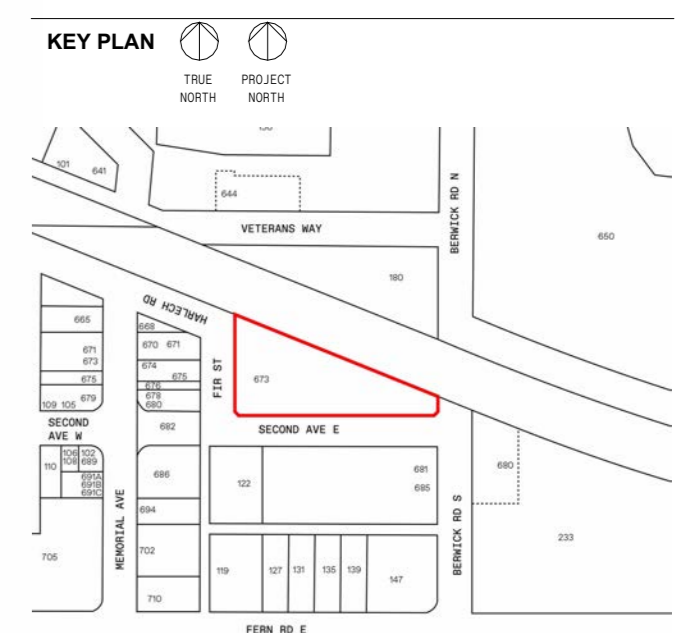
PROJECT
QUALICUM BEACH CENTRAL
MUNICIPAL ADDRESS: 673 FIR STREET QUALICUM BEACH, BC
LEGAL ADDRESS: LOT 1 DISTRICT LOT 79 NEWCASTLE DISTRICT PLAN EPP120506

DRAWING TITLE
INFORMATION SHEET

PROJECT NO	28019
STARTED	09 / 2025
SCALE	12" = 1'-0"
DRAWN	SAK
CHECKED	

REVISION SHEET
A **DP03.00**

NOTES
 DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
 COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.



NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2026-03-27

SEAL
 NOT FOR CONSTRUCTION

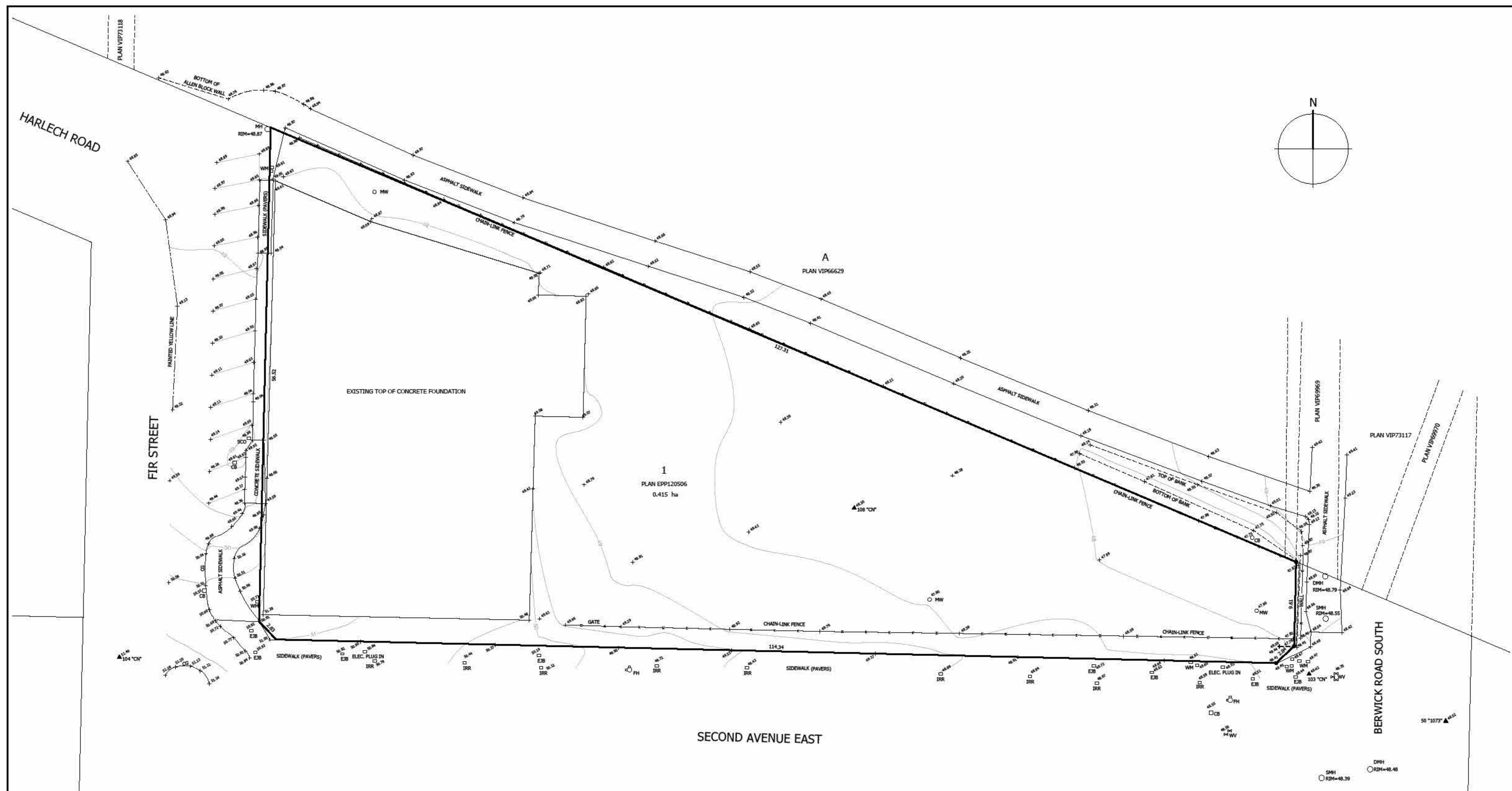
CLIENT
 KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT
 QUALICUM BEACH CENTRAL
 MUNICIPAL ADDRESS: 673 FIR STREET, QUALICUM BEACH, BC
 LEGAL ADDRESS: LOT 3, DISTRICT LOT 78, HINGSFIELD DISTRICT, PLAN EPP120506

DRAWING TITLE
 SITE SURVEY

DRAWING INFORMATION	
PROJECT NO	250519
STARTED	09 / 2025
SCALE	
DRAWN	SAK
CHECKED	Checker

REVISION SHEET
 A **DP11.00**



<p>SCALE 1:200</p>		<p>PROJECT: 673 FIR STREET, QUALICUM BEACH LOT 1, PLAN EPP120506</p> <p>CLIENT: WINDLEY PROJECTS INC.</p> <p>DRAWING: TOPOGRAPHIC</p> <p>DATE: SEPT. 8/25</p> <p>SCALE: 1:200</p> <p>DRAWN: CH</p> <p>FILE: 25051-1 TOPO</p> <p>BASEPLAN: 22105</p>																																																																																																							
<p>LEGEND</p> <table border="0"> <tr> <td>+ 123.45</td> <td>SPOT ELEVATION.</td> <td>○ HP</td> <td>HYDRO POLE.</td> <td>○ WW</td> <td>WATER VALVE.</td> </tr> <tr> <td>●</td> <td>STANDARD CONTROL MONUMENT FOUND.</td> <td>○ TP</td> <td>TEL POLE.</td> <td>○ FH</td> <td>FIRE HYDRANT.</td> </tr> <tr> <td>▲ TH</td> <td>STANDARD IRON POST FOUND.</td> <td>○ HTP</td> <td>HYDRO AND TEL POLE.</td> <td>○ WM</td> <td>WATER METER.</td> </tr> <tr> <td></td> <td>TRANSVERSE IRON SET.</td> <td>○ AP</td> <td>ANCHOR POLE.</td> <td>○ IR</td> <td>IRRIGATION BOX.</td> </tr> <tr> <td>○ SMH</td> <td>SANITARY SEWER MANHOLE.</td> <td>— SL</td> <td>POLE ANCHOR.</td> <td>○ MW</td> <td>MONITORING WELL.</td> </tr> <tr> <td>○ SCO</td> <td>SANITARY SEWER CLEANOUT.</td> <td>— OH</td> <td>STREET LIGHT ATTACHED TO HYDRO POLE.</td> <td>○ GV</td> <td>GAS VALVE.</td> </tr> <tr> <td>SS</td> <td>SANITARY SEWER SERVICE.</td> <td>— OT</td> <td>OVERHEAD HYDRO LINE.</td> <td>— G</td> <td>GAS LINE.</td> </tr> <tr> <td></td> <td>SANITARY SEWER LINE.</td> <td>— OT</td> <td>OVERHEAD TEL LINE.</td> <td>— EPV</td> <td>EDGE OF PAVEMENT.</td> </tr> <tr> <td>○ DMH</td> <td>DRAINAGE (STORM SEWER) MANHOLE.</td> <td>— OH/T</td> <td>OVERHEAD HYDRO AND TEL LINE.</td> <td>— SH</td> <td>SHOULDER.</td> </tr> <tr> <td>○ DCO</td> <td>DRAINAGE (STORM SEWER) CLEAN OUT.</td> <td>— LAMP</td> <td>LAMP STANDARD.</td> <td>— SR</td> <td>EDGE OF GRAVEL/TRAVELED ROAD.</td> </tr> <tr> <td>○ CB</td> <td>CATCH BASIN.</td> <td>○ HJ</td> <td>HYDRO JUNCTION BOX.</td> <td>— CG</td> <td>CURB & GUTTER (GUTTER LINE).</td> </tr> <tr> <td>DS</td> <td>DRAINAGE (STORM SEWER) SERVICE.</td> <td>○ LPT</td> <td>HYDRO LOW PROFILE TRANSFORMER.</td> <td>— YL</td> <td>YELLOW PAINT LINE.</td> </tr> <tr> <td>—</td> <td>DRAINAGE (STORM SEWER) LINE.</td> <td>○ EJB</td> <td>ELECTRIC JUNCTION BOX.</td> <td>— TB</td> <td>TOP OF BANK.</td> </tr> <tr> <td>—</td> <td>DETCH LINE.</td> <td>○ TJB</td> <td>TEL JUNCTION BOX.</td> <td>— BB</td> <td>BOTTOM OF BANK.</td> </tr> <tr> <td></td> <td></td> <td>— UH</td> <td>UNDERGROUND HYDRO LINE.</td> <td>—</td> <td>CONTOURS (0.5 METRE INTERVAL).</td> </tr> <tr> <td></td> <td></td> <td>— UT</td> <td>UNDERGROUND TEL LINE.</td> <td></td> <td></td> </tr> </table>		+ 123.45	SPOT ELEVATION.	○ HP	HYDRO POLE.	○ WW	WATER VALVE.	●	STANDARD CONTROL MONUMENT FOUND.	○ TP	TEL POLE.	○ FH	FIRE HYDRANT.	▲ TH	STANDARD IRON POST FOUND.	○ HTP	HYDRO AND TEL POLE.	○ WM	WATER METER.		TRANSVERSE IRON SET.	○ AP	ANCHOR POLE.	○ IR	IRRIGATION BOX.	○ SMH	SANITARY SEWER MANHOLE.	— SL	POLE ANCHOR.	○ MW	MONITORING WELL.	○ SCO	SANITARY SEWER CLEANOUT.	— OH	STREET LIGHT ATTACHED TO HYDRO POLE.	○ GV	GAS VALVE.	SS	SANITARY SEWER SERVICE.	— OT	OVERHEAD HYDRO LINE.	— G	GAS LINE.		SANITARY SEWER LINE.	— OT	OVERHEAD TEL LINE.	— EPV	EDGE OF PAVEMENT.	○ DMH	DRAINAGE (STORM SEWER) MANHOLE.	— OH/T	OVERHEAD HYDRO AND TEL LINE.	— SH	SHOULDER.	○ DCO	DRAINAGE (STORM SEWER) CLEAN OUT.	— LAMP	LAMP STANDARD.	— SR	EDGE OF GRAVEL/TRAVELED ROAD.	○ CB	CATCH BASIN.	○ HJ	HYDRO JUNCTION BOX.	— CG	CURB & GUTTER (GUTTER LINE).	DS	DRAINAGE (STORM SEWER) SERVICE.	○ LPT	HYDRO LOW PROFILE TRANSFORMER.	— YL	YELLOW PAINT LINE.	—	DRAINAGE (STORM SEWER) LINE.	○ EJB	ELECTRIC JUNCTION BOX.	— TB	TOP OF BANK.	—	DETCH LINE.	○ TJB	TEL JUNCTION BOX.	— BB	BOTTOM OF BANK.			— UH	UNDERGROUND HYDRO LINE.	—	CONTOURS (0.5 METRE INTERVAL).			— UT	UNDERGROUND TEL LINE.			<p>GENERAL NOTES:</p> <p>DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATION DATUM IS DERIVED USING THE PRECISE POINT POSITIONING (PPP) SERVICE OF NATURAL RESOURCES CANADA.</p> <p>THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCEL(S).</p> <p>THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE SUBJECT PARCEL(S).</p> <p>FIELD SURVEY COMPLETED AUGUST 14, 2025.</p> <p>LOT ALIGNMENT DERIVED FROM REGISTERED PLANS AND FIELD SURVEY.</p> <p>THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS: - PERMITS EX/204, EX/2225, FA30462, PB279991; - COVENANT FEN/2127. THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>SEPTEMBER 8, 2025</td> <td>FIRST ISSUE.</td> </tr> </tbody> </table>		NO.	DATE	REVISION	01	SEPTEMBER 8, 2025	FIRST ISSUE.
+ 123.45	SPOT ELEVATION.	○ HP	HYDRO POLE.	○ WW	WATER VALVE.																																																																																																				
●	STANDARD CONTROL MONUMENT FOUND.	○ TP	TEL POLE.	○ FH	FIRE HYDRANT.																																																																																																				
▲ TH	STANDARD IRON POST FOUND.	○ HTP	HYDRO AND TEL POLE.	○ WM	WATER METER.																																																																																																				
	TRANSVERSE IRON SET.	○ AP	ANCHOR POLE.	○ IR	IRRIGATION BOX.																																																																																																				
○ SMH	SANITARY SEWER MANHOLE.	— SL	POLE ANCHOR.	○ MW	MONITORING WELL.																																																																																																				
○ SCO	SANITARY SEWER CLEANOUT.	— OH	STREET LIGHT ATTACHED TO HYDRO POLE.	○ GV	GAS VALVE.																																																																																																				
SS	SANITARY SEWER SERVICE.	— OT	OVERHEAD HYDRO LINE.	— G	GAS LINE.																																																																																																				
	SANITARY SEWER LINE.	— OT	OVERHEAD TEL LINE.	— EPV	EDGE OF PAVEMENT.																																																																																																				
○ DMH	DRAINAGE (STORM SEWER) MANHOLE.	— OH/T	OVERHEAD HYDRO AND TEL LINE.	— SH	SHOULDER.																																																																																																				
○ DCO	DRAINAGE (STORM SEWER) CLEAN OUT.	— LAMP	LAMP STANDARD.	— SR	EDGE OF GRAVEL/TRAVELED ROAD.																																																																																																				
○ CB	CATCH BASIN.	○ HJ	HYDRO JUNCTION BOX.	— CG	CURB & GUTTER (GUTTER LINE).																																																																																																				
DS	DRAINAGE (STORM SEWER) SERVICE.	○ LPT	HYDRO LOW PROFILE TRANSFORMER.	— YL	YELLOW PAINT LINE.																																																																																																				
—	DRAINAGE (STORM SEWER) LINE.	○ EJB	ELECTRIC JUNCTION BOX.	— TB	TOP OF BANK.																																																																																																				
—	DETCH LINE.	○ TJB	TEL JUNCTION BOX.	— BB	BOTTOM OF BANK.																																																																																																				
		— UH	UNDERGROUND HYDRO LINE.	—	CONTOURS (0.5 METRE INTERVAL).																																																																																																				
		— UT	UNDERGROUND TEL LINE.																																																																																																						
NO.	DATE	REVISION																																																																																																							
01	SEPTEMBER 8, 2025	FIRST ISSUE.																																																																																																							

NOTES

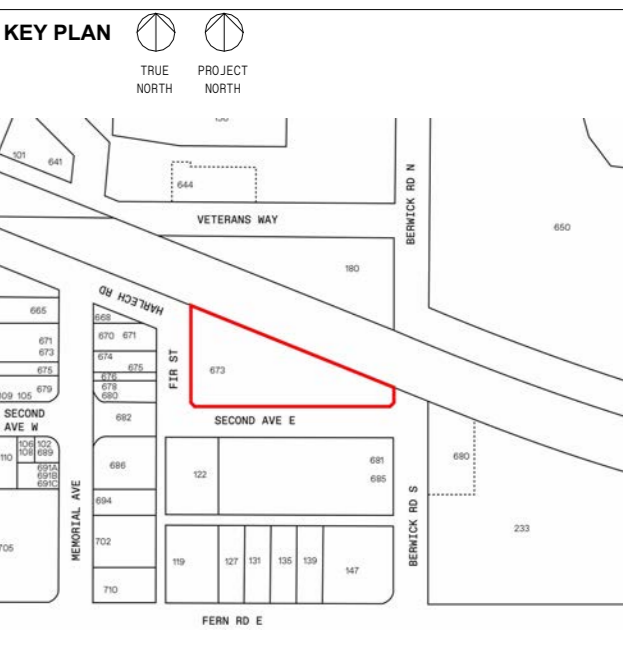
DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.

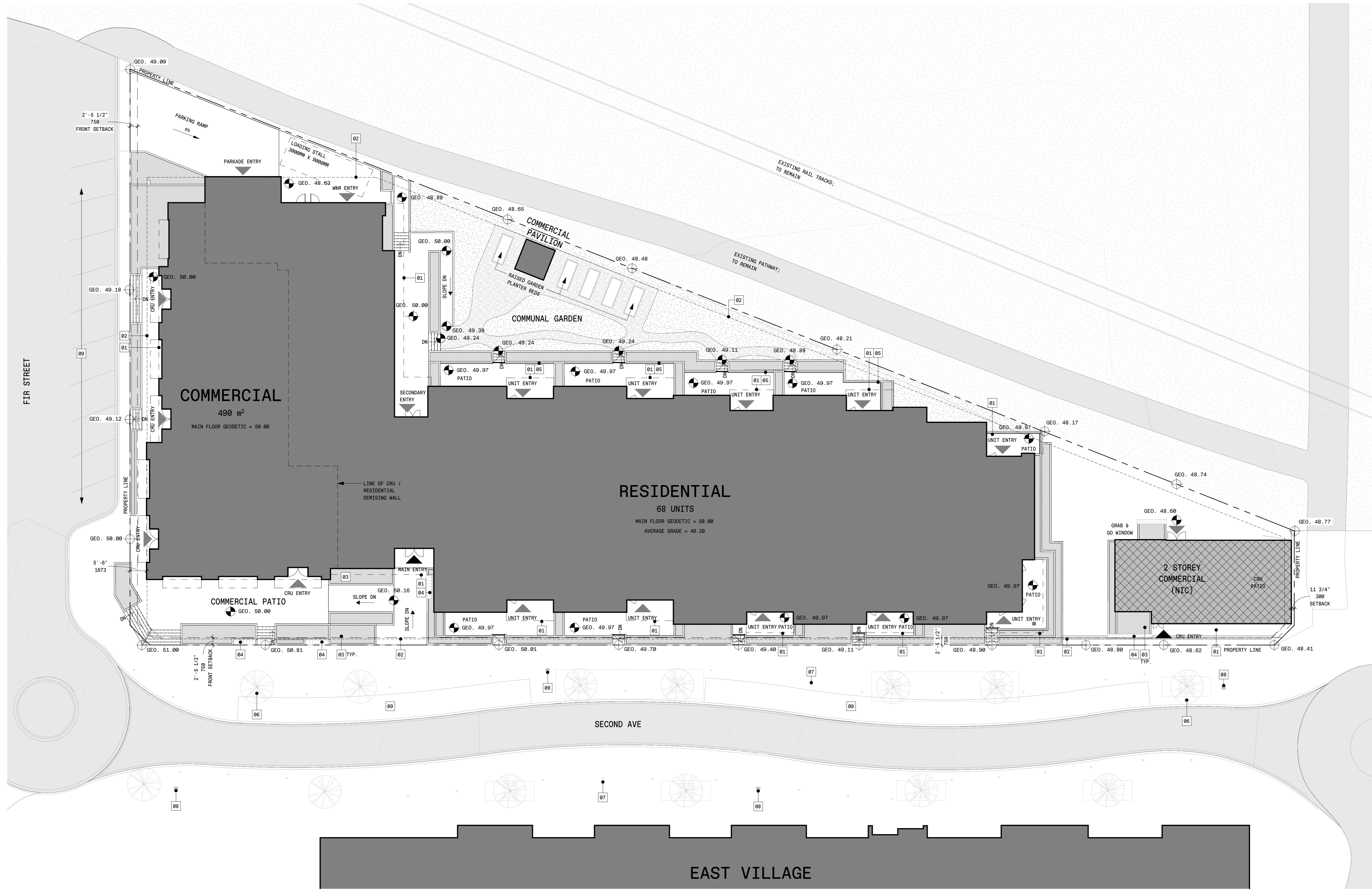
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.



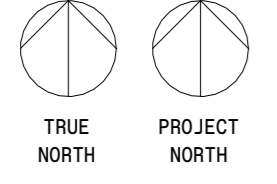
ISSUED

NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2026-03-27



1 DP12.00 SITE PLAN

1/16" = 1'-0"

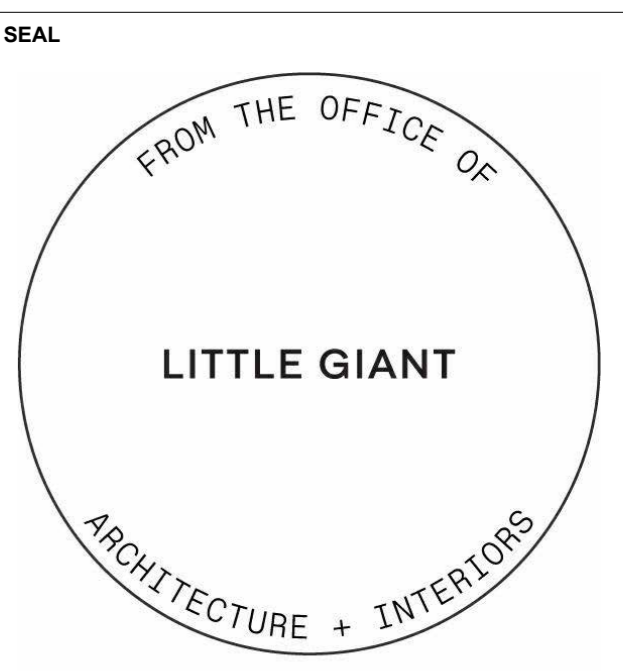


SITE PLAN - LEGEND

- BUILDING FOOTPRINT
- EXISTING GEODETIC
- PROPOSED GEODETIC
- BUILDING MAIN ENTRY
- BUILDING SECONDARY ENTRY
- ROUND BOLLARD
- FIRE HYDRANT
- CONCRETE / STONE PAVERS; REFER TO LANDSCAPE PLAN
- LANDSCAPED PLANTING BED; REFER TO LANDSCAPE PLAN
- SOFTSCAPING; REFER TO LANDSCAPE PLAN
- POROUS LANDSCAPE PAVES; REFER TO LANDSCAPE PLAN
- ASPHALT (ROADS + DRIVEWAYS)

SITE PLAN - KEYNOTES

- 01** LINE OF CANOPY / BALCONY / ROOF EAVE ABOVE
- 02** LINE OF PARKADE BELOW
- 03** CIP CONCRETE PLANTER; COLOUR: TBC; FINISH: TBC
- 04** EXTERIOR BUILT-IN BENCH; COLOUR: TBC; FINISH: TBC
- 05** METAL GUARDRAIL; COLOUR: TBC; FINISH: TBC
- 06** EXISTING BOULEVARD TREE TO REMAIN (TYP.)
- 07** EXISTING BOLLARDS TO REMAIN (TYP.)
- 08** EXISTING HYDRANT TO REMAIN
- 09** EXISTING STREET PARKING TO REMAIN



NOT FOR CONSTRUCTION

CLIENT
KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT
QUALICUM BEACH CENTRAL

MUNICIPAL ADDRESS: 673 FIR STREET
LEGAL ADDRESS: LOT 1 DISTRICT
QUALICUM BEACH, BC LOT 78 NEWCASTLE DISTRICT
PLAN EP120080

DRAWING TITLE
SITE PLAN

DRAWING INFORMATION

PROJECT NO	25819
STARTED	09 / 2025
SCALE	As Indicated
DRAWN	SAK
CHECKED	Checker

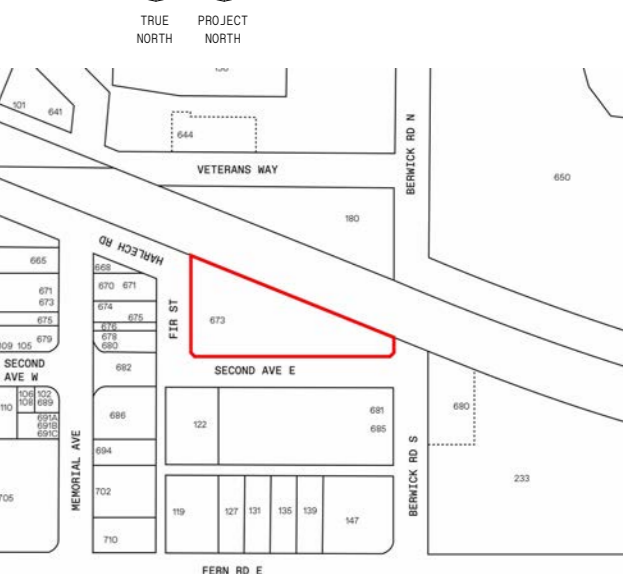
REVISION SHEET

A	DP12.00
----------	----------------

NOTES

DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.

KEY PLAN



ISSUED

NO	ISSUE / REVISION	DATE

SEAL



NOT FOR CONSTRUCTION

CLIENT

KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT

QUALICUM BEACH CENTRAL
MUNICIPAL ADDRESS: 673 FIR STREET
LEGAL ADDRESS: LOT 78 NEWCASTLE DISTRICT
QUALICUM BEACH, BC LOT 78 NEWCASTLE DISTRICT PLAN EP120080

DRAWING TITLE

PARKADE PLAN

DRAWING INFORMATION

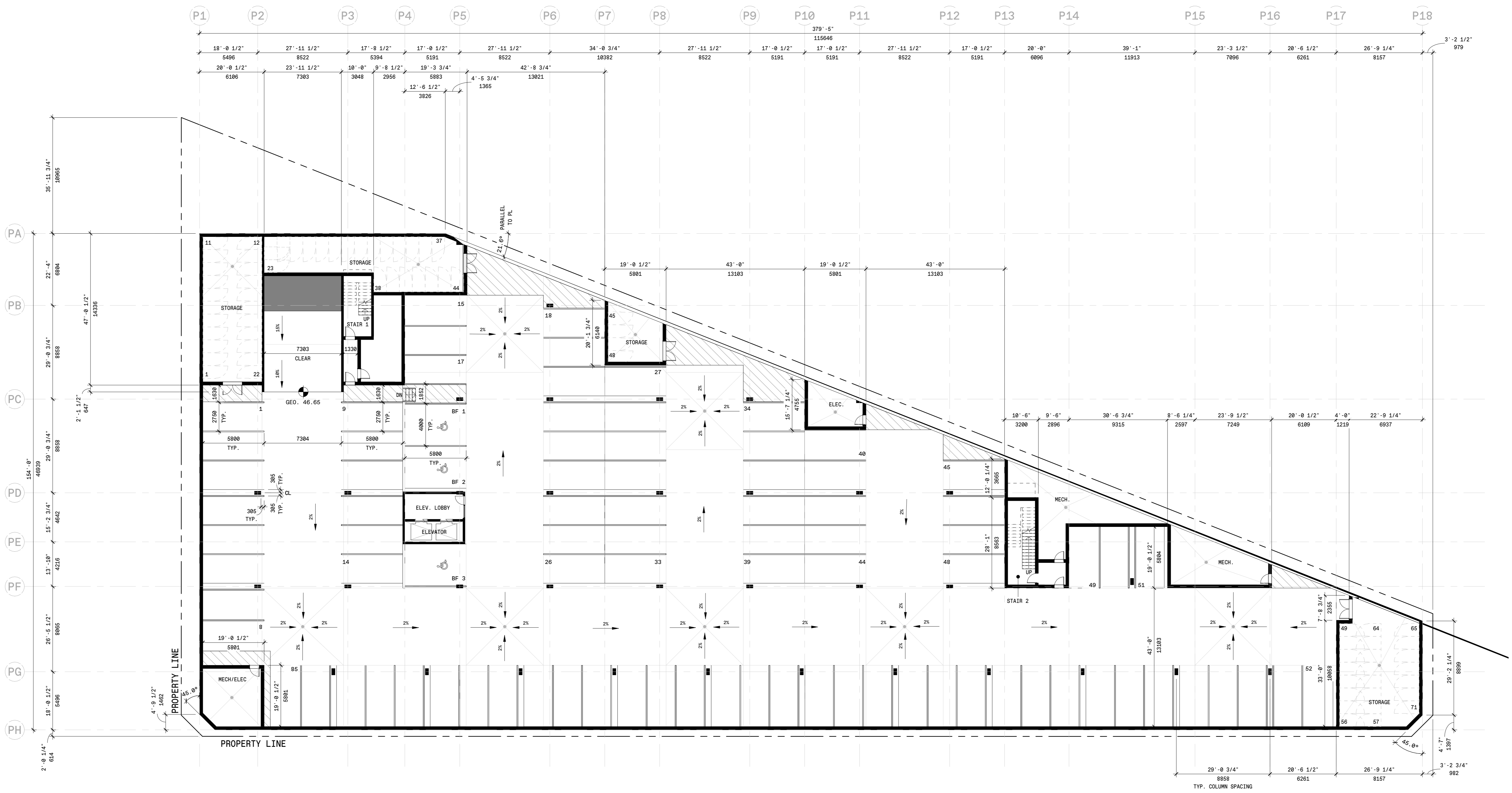
PROJECT NO: 25019
STARTED:
SCALE: 1/16" = 1'-0"
DRAWN: SK
CHECKED: Checker

REVISION

SHEET

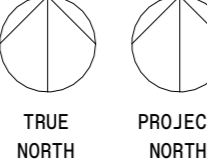


DP21.00

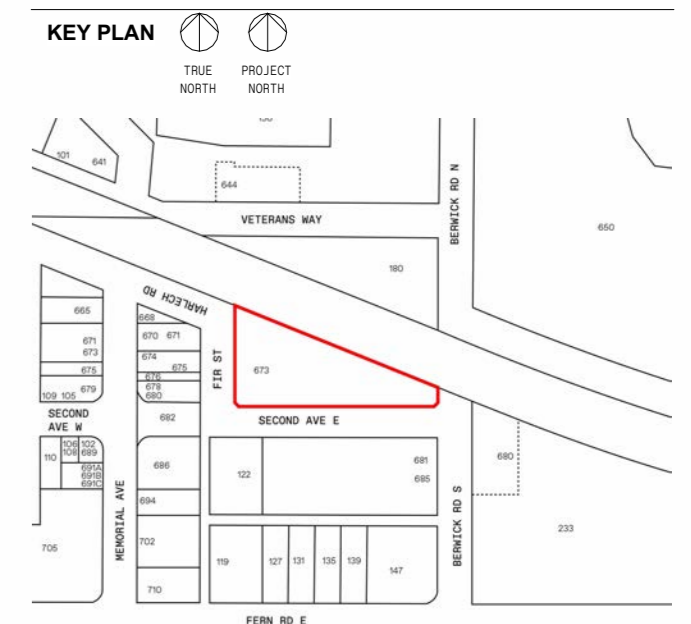


01 DP21.00 PARKADE PLAN

1/16" = 1'-0"



NOTES
 DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
 COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.



NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2026-03-27

SEAL
 NOT FOR CONSTRUCTION

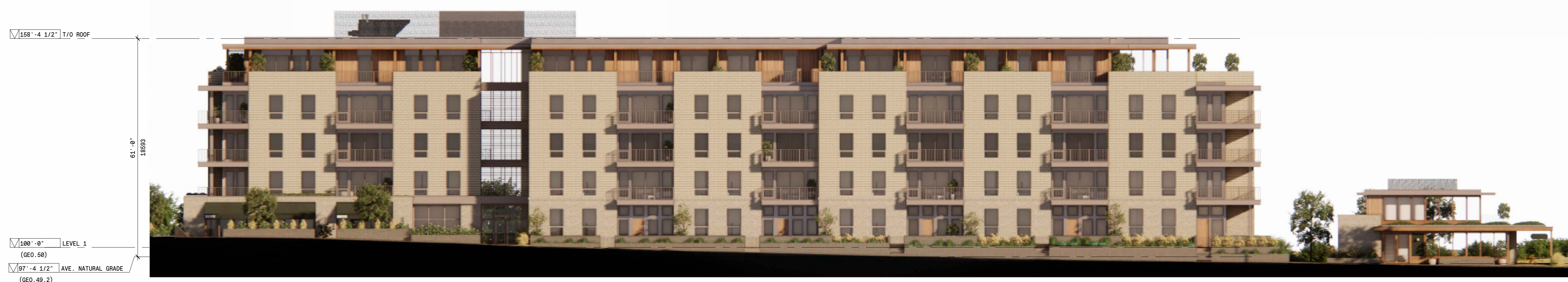
CLIENT
 KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT
 QUALICUM BEACH CENTRAL
 MUNICIPAL ADDRESS: 673 FIR STREET QUALICUM BEACH, BC
 LEGAL ADDRESS: LOT 3 DISTRICT LOT 78 HICKSFIELD DISTRICT PLAN EPP128586

DRAWING TITLE
ELEVATIONS

DRAWING INFORMATION	
PROJECT NO	25819
STARTED	09 / 2025
SCALE	1/16" = 1'-0"
DRAWN	SAK
CHECKED	

REVISION SHEET
 A **DP40.00**



1 DP40.00 SOUTH ELEVATION
 1/16" = 1'-0"



2 DP40.00 WEST ELEVATION
 1/16" = 1'-0"



3 DP40.00 EAST ELEVATION
 1/16" = 1'-0"

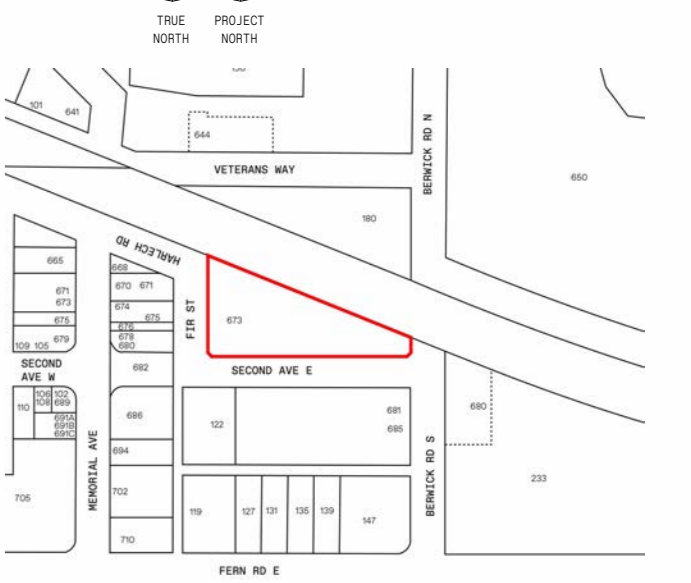


4 DP40.00 NORTH ELEVATION
 1/16" = 1'-0"

NOTES

DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR DISCREPANCIES TO THE PRIME CONSULTANT IMMEDIATELY.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.

KEY PLAN



ISSUED

NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2026-03-27

SEAL

NOT FOR CONSTRUCTION

CLIENT

KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT

QUALICUM BEACH CENTRAL

MUNICIPAL ADDRESS: 673 FIR STREET
QUALICUM BEACH, BC
LEGAL ADDRESS: LOT 3 DISTRICT
LOT 78 HICKSFIELD DISTRICT
PLAN EPP18886

DRAWING TITLE

BUILDING SECTIONS

DRAWING INFORMATION

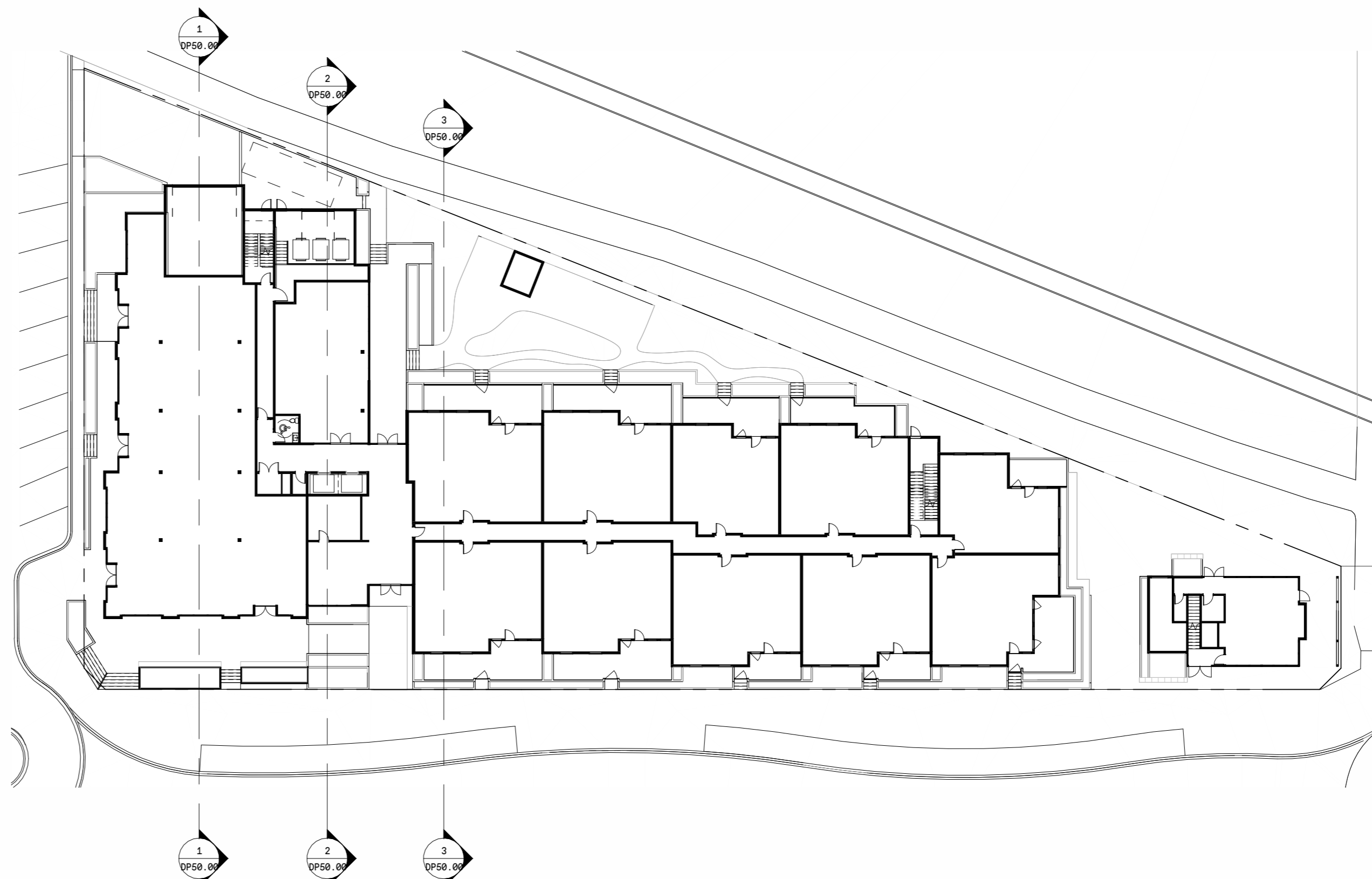
PROJECT NO 28019
STARTED 09 / 2025
SCALE As Indicated
DRAWN SAK
CHECKED

REVISION

A

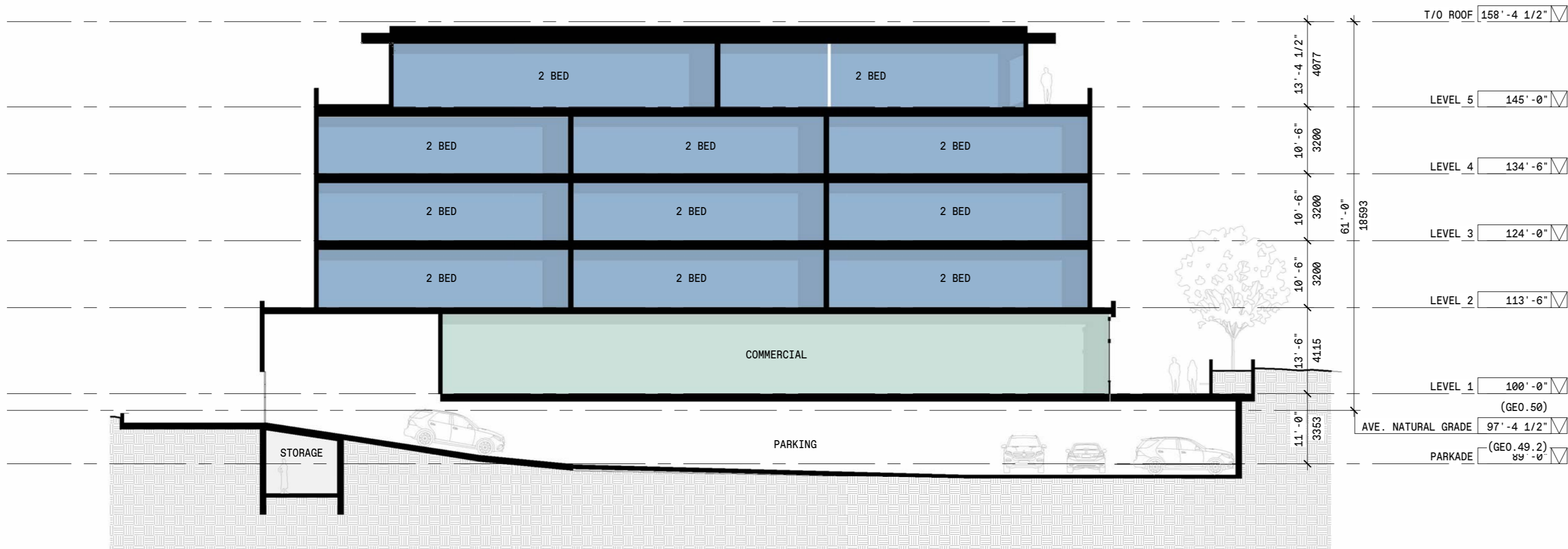
SHEET

DP50.00



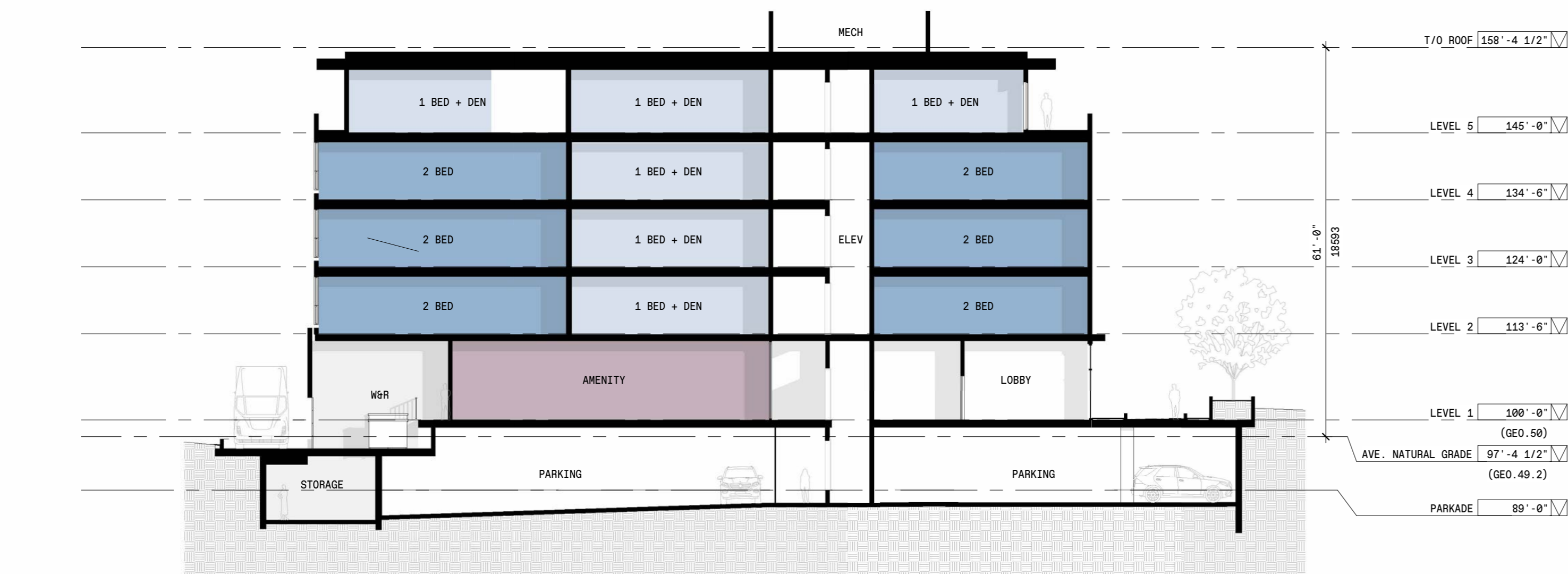
4 DP50.00 KEY PLAN

1/32" = 1'-0"



1 DP50.00 SECTION 1

1/16" = 1'-0"



2 DP50.00 SECTION 2

1/16" = 1'-0"



3 DP50.00 SECTION 3

1/16" = 1'-0"

LITTLE GIANT

Architecture + Interiors

Qualicum Beach Central Multi-Family
Written Rationale
Zoning Amendment Application - First Reading
June 24th, 2026



CONTENTS

1. Project Introduction
2. Site Analysis
3. Concept Drivers
4. Concept Implementation
5. Massing Strategy
6. Site Plan & Elevations
7. Exterior Views
8. OCP 2025 Alignment
9. Submitted Drawing Package

PROJECT INTRODUCTION



PROJECT INTRODUCTION

This project is a new mixed-use, multi-family development located in the East Village neighbourhood of Qualicum Beach. It is a purpose-built rental building designed to meet the growing demand for housing in the area, particularly for older adults looking to downsize. The development will add approximately 69 new units, the majority of which are two-bedroom layouts.

The building offers adaptable and universally designed units, ensuring accessibility and independent living for a wide range of residents. Its residential focus is complemented by a mix of commercial spaces along the pedestrian streets, creating an active street scape and contributing to the unique character of East Village. Residential units are oriented along the existing pedestrian pathway and include garden spaces, fostering a sense of community and connection to the outdoors.

Rooted in the charm and character of a village garden, this design approach is expressed throughout the project, from site planning and landscape design to architectural features and program layout. The goal is to create a development that harmonizes with both the established character of Qualicum Beach and the distinctive identity of East Village, resulting in a cohesive, vibrant, and livable neighbourhood.

SITE ANALYSIS

CONTEXT MAP - TOWN CONTEXT

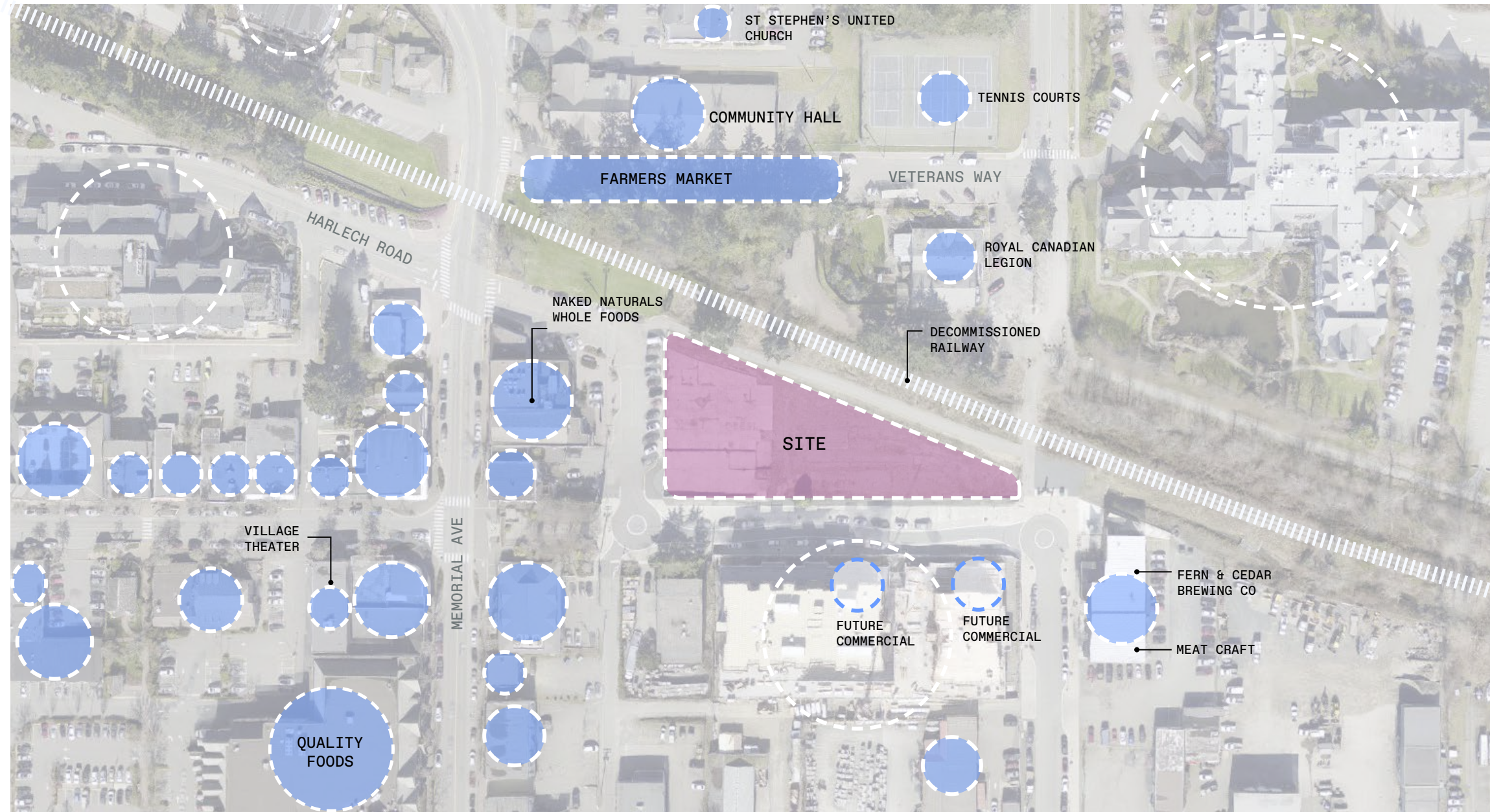




CONTEXT MAP - RESIDENTIAL

The proposed development is a five-storey building thoughtfully situated within an established and growing residential context. Within a two- to three-block radius, there are four other buildings exceeding four storeys, including the Gardens, Berwick, and East Village. Centrally located among these comparable developments, the site is uniquely positioned to complement an existing network of seniors-oriented housing. By introducing additional residences designed specifically for seniors, the project strengthens an already supportive community, allowing residents to remain close to friends, family, and familiar surroundings. This proximity fosters meaningful daily interactions and helps sustain a vibrant, connected lifestyle

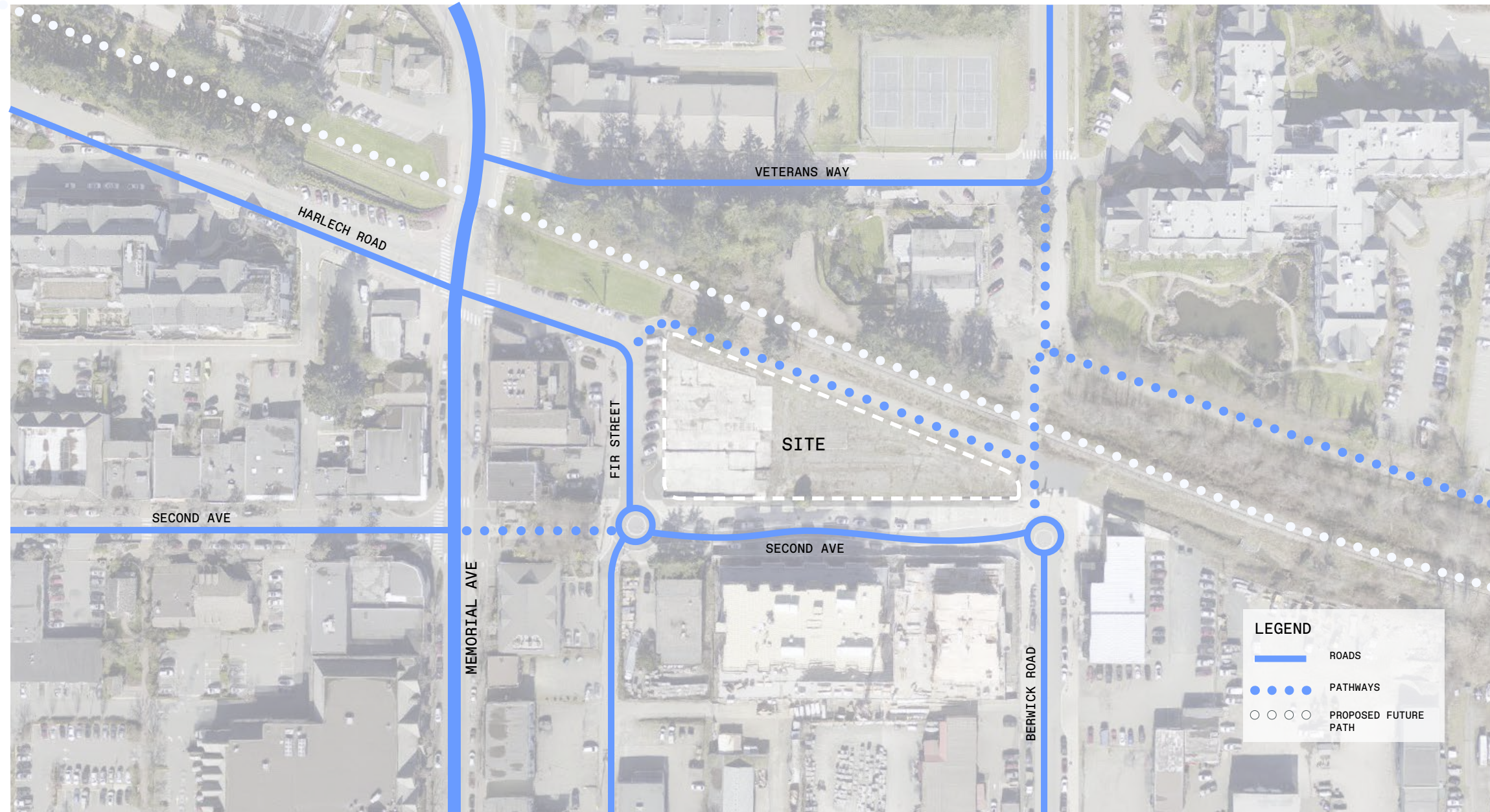




**CONTEXT MAP -
COMMERCIAL / PUBLIC**

The location is exceptionally well suited for multi-family development. In addition to being within walking distance of similar residential communities, the site enjoys close proximity to Uptown, a lively and walkable commercial area offering grocery stores, cafés, and a wide range of essential services. It is also directly adjacent to key institutional and recreational amenities, including the farmers market, the Royal Canadian Legion, and local tennis courts. East Village further contributes a mix of commercial and residential uses. Together, these elements create a rich and complete neighbourhood fabric, and the proposed development builds upon this foundation by adding both housing and thoughtfully integrated commercial space, enhancing convenience, vitality, and everyday quality of life.

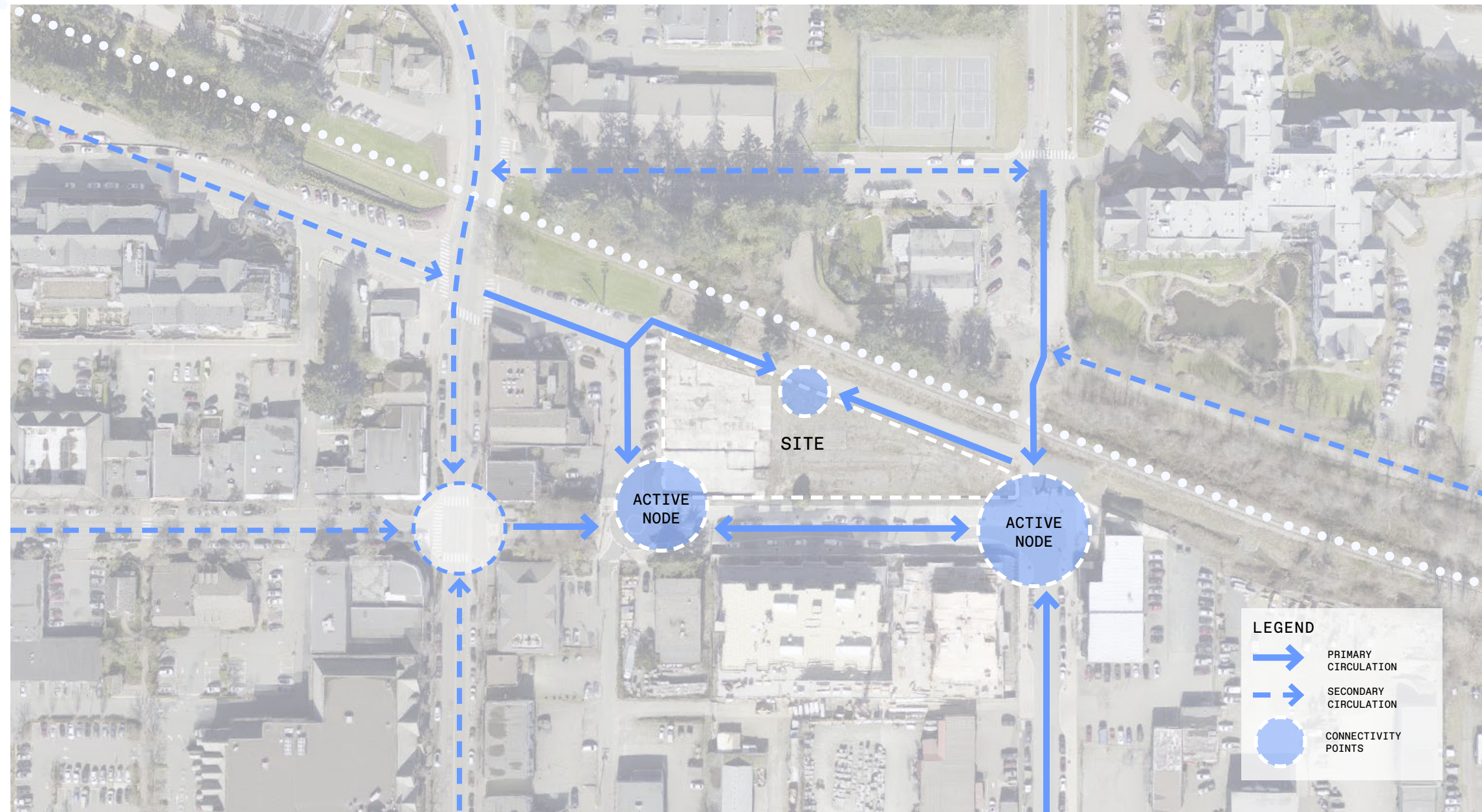




CONTEXT MAP - SITE CIRCULATION

The site benefits from excellent connectivity to the broader town. Located directly off Memorial Avenue, it is easily accessible while also supporting strong pedestrian movement. Second Avenue extends westward from the site, linking directly to the shops and services of Uptown. Existing pedestrian pathways to the north further strengthen this network. The adjacent railway corridor presents a future opportunity for conversion into a pedestrian pathway, offering the potential for even greater connectivity. Altogether, these features ensure that residents can move easily, safely, and enjoyably throughout their community.





OPPORTUNITIES - CREATE CONNECTIVITY POINTS

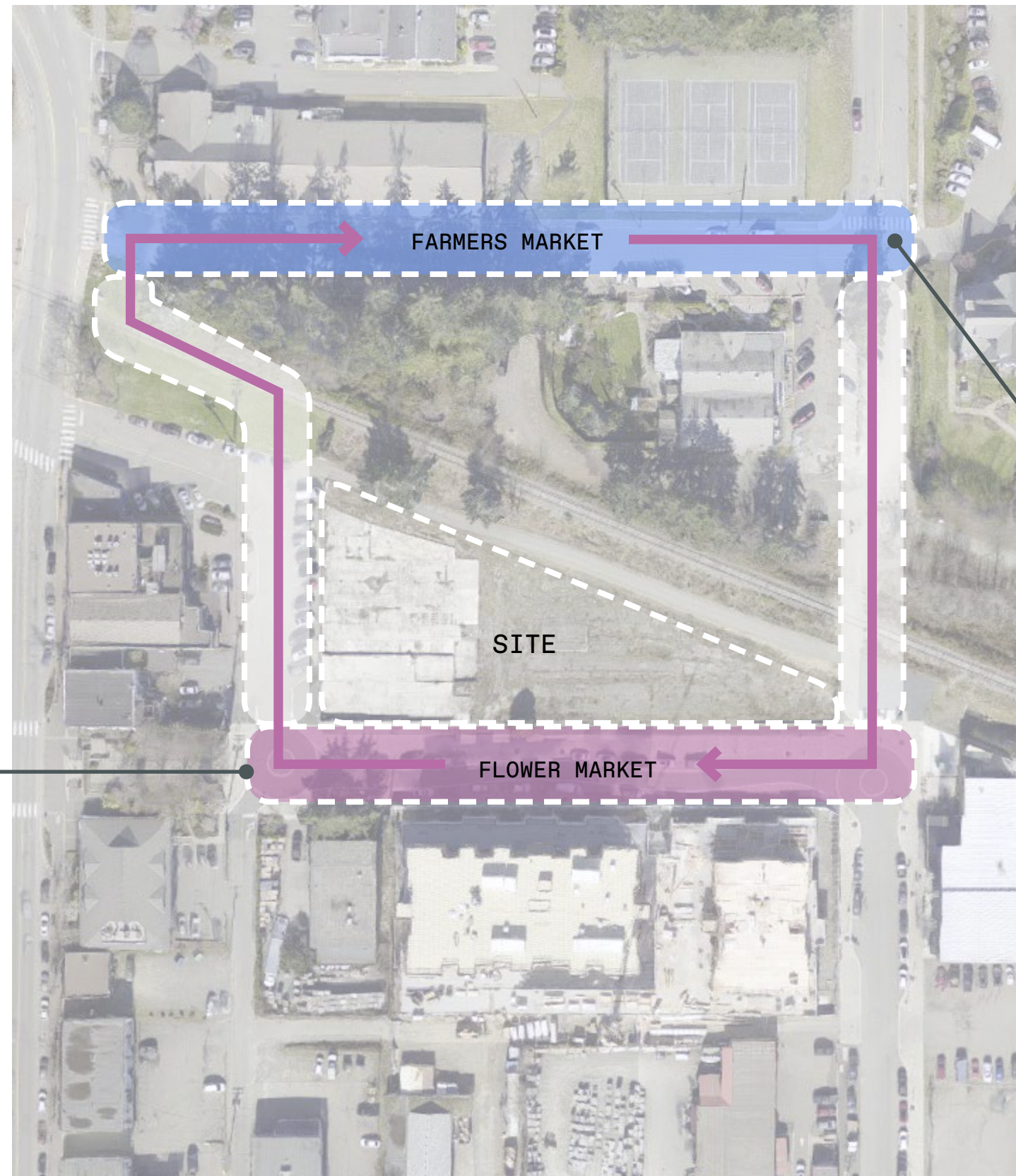
The surrounding network of streets and pathways naturally creates a series of active nodes where community life can flourish. Key intersections, including the roundabouts at Fir Street and Second Avenue, and Berwick Road and Second Avenue, serve as focal points for movement and gathering. The proposed development seeks to enhance these nodes by incorporating commercial uses and welcoming public spaces at grade. These spaces are envisioned as places where neighbours can meet, linger, and connect which extends the energy of the established commercial hub at Memorial Avenue and Second Avenue and contributing to a more cohesive and animated public realm.



OPPORTUNITIES - EXPANSION ON FARMERS MARKET



Opportunity for second street to be known as the "flower market" - provides connection to garden on site and would be closely linked to the farmers market



Existing farmers market presents an opportunity to create an identity for the development



CONTEXTUAL PHOTOS

The proposed site is one of the final parcels to be redeveloped within East Village, offering a unique opportunity to thoughtfully complete this evolving neighbourhood. Street infrastructure along Second Avenue has already been upgraded to prioritize pedestrians, featuring flush curbs, landscaped pavers, pedestrian-scale lighting, and a continuous row of boulevard trees. This carefully designed street scape extends from the tree-lined Clock Tower Plaza and gently leads to a finely crafted wood bench, creating a welcoming and human-scaled public realm.



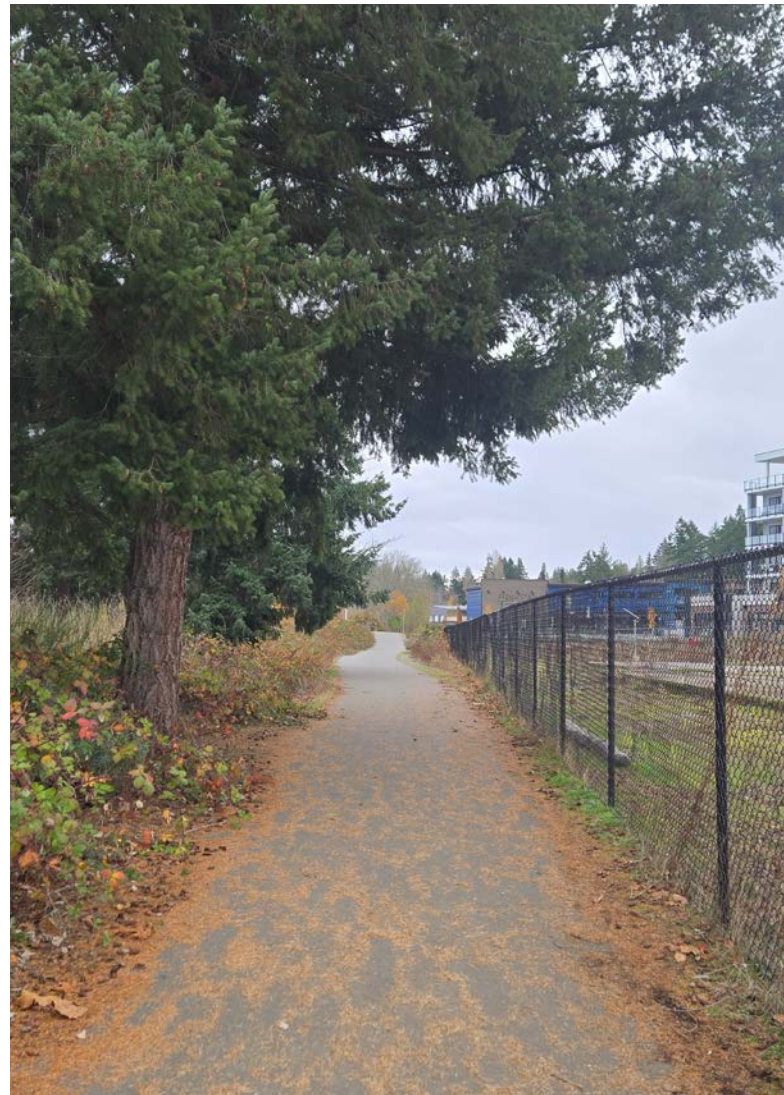
VIEW EAST FROM CLOCK TOWER



VIEW OF THE SOUTH WEST CORNER



VIEW EAST FROM MID PATHWAY



VIEW EAST DOWN PATHWAY



VIEW WEST ACROSS FIR STREET



VIEW EAST ACROSS BERWICK TRAFFIC CIRCLE

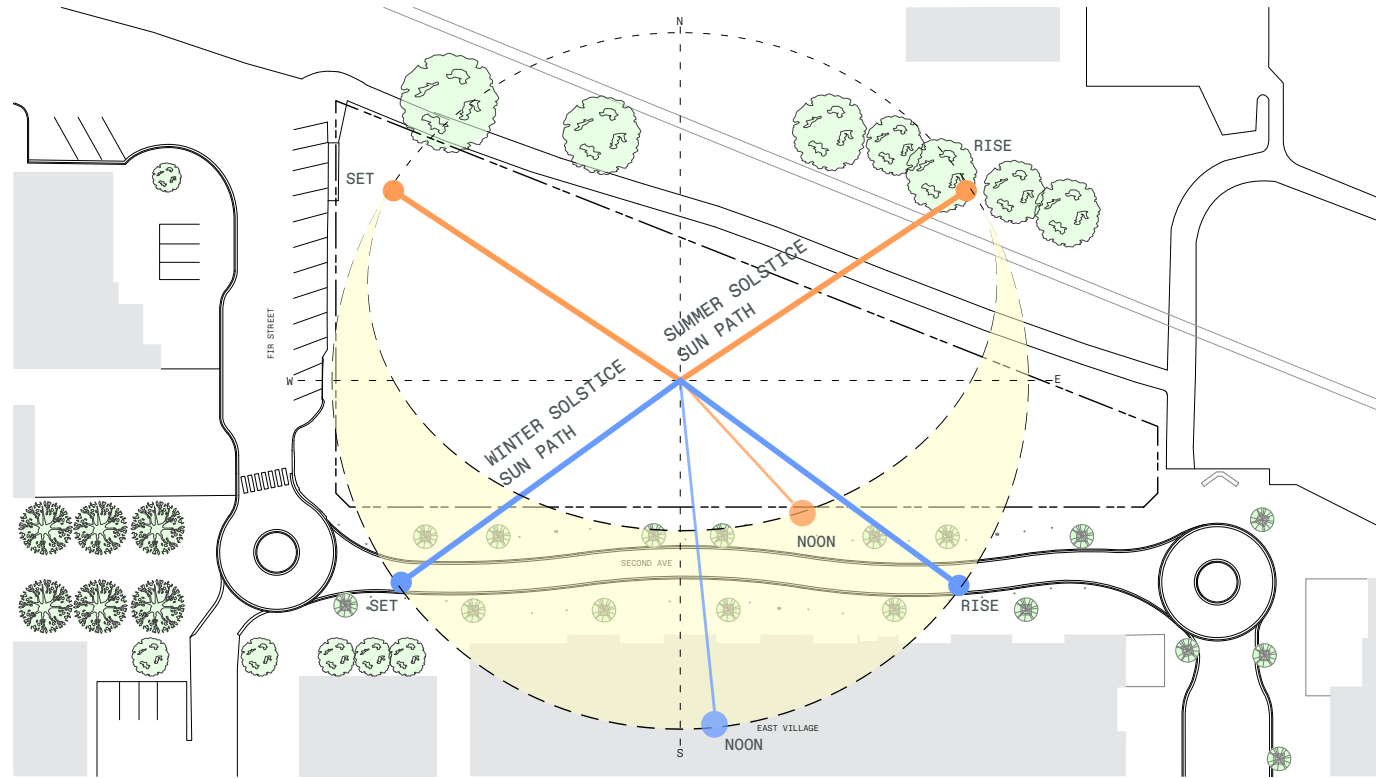


VIEW WEST DOWN SECOND AVE



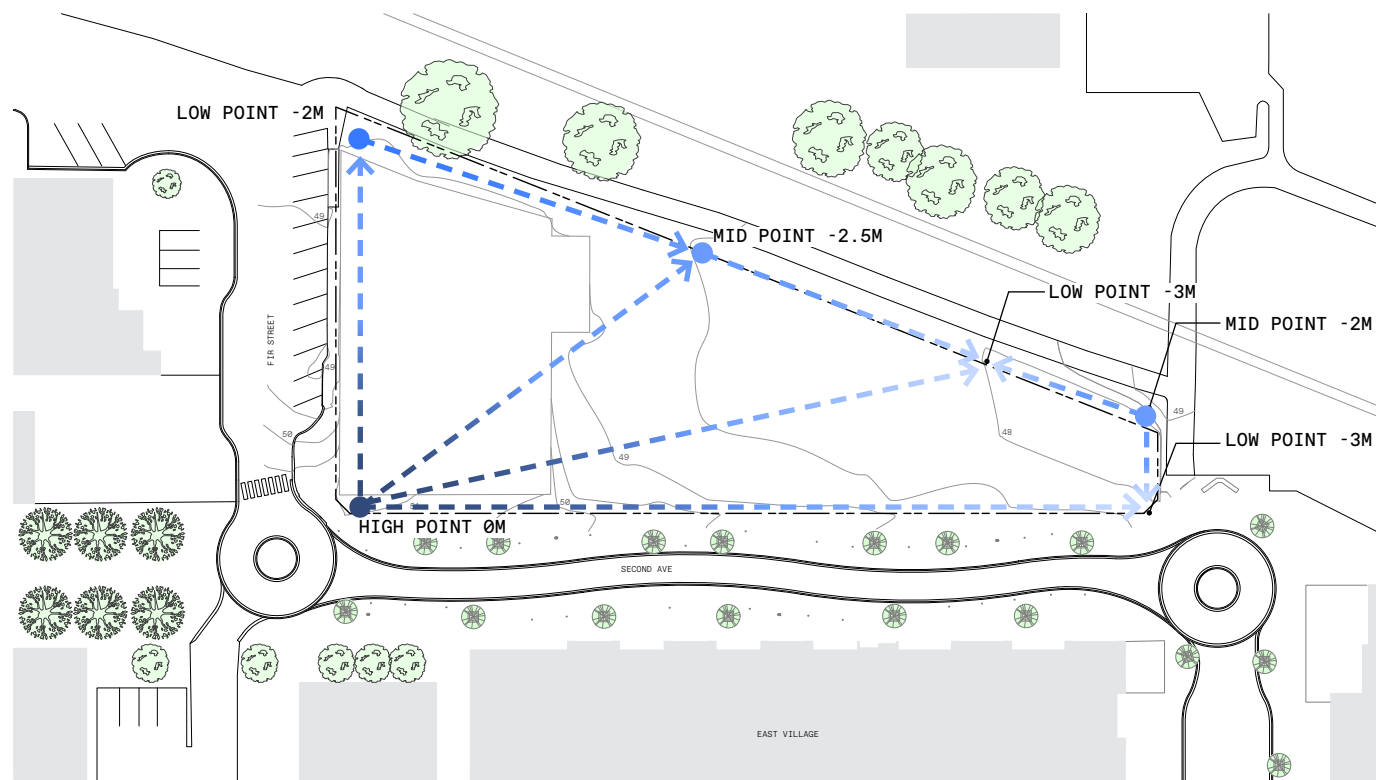
SCULPTURAL BENCH FEATURE NEAR RAIL CROSSING

SITE STUDIES



SUN PATH

The site's orientation offers excellent solar exposure, particularly during the morning and evening hours. The relatively low-profile buildings to the east and west minimize shadowing, allowing natural light to reach the site throughout the day. Existing trees and the railway corridor to the north provide a natural buffer from adjacent properties, creating a sense of openness while ensuring that neighbouring buildings will not experience significant shadow impacts from the proposed development.



SITE GRADING

The site's topography presents both a challenge and an opportunity. With its high point at the southwest corner, the land slopes gently downward to the north and east. The building has been carefully positioned to work with this natural grade, reducing its perceived height while maintaining a comfortable and human-scaled presence. At the same time, this approach allows for clear, accessible entrances for both residential and commercial uses, ensuring that the building is welcoming, intuitive, and easy to navigate for all users.

CONCEPT DRIVERS

CONCEPT DRIVERS

Rooted in the charm and character of a village garden, this design approach is expressed throughout the project, from site planning and landscape design to architectural features and program layout. The goal is to create a development that harmonizes with both the established character of Qualicum Beach and the distinctive identity of East Village, resulting in a cohesive, vibrant, and livable neighbourhood.

At the heart of this approach is a careful distillation of what defines both “garden” and “village.” These qualities, including intimacy, walkability, layered greenery, human-scaled spaces, and a sense of discovery, have been thoughtfully interpreted and applied across all scales of the project. From the arrangement of buildings and pathways, to the detailing of façades, to the integration of planting and outdoor spaces, each element contributes to a consistent and immersive experience.

By layering these characteristics throughout the development, the design reinforces a strong sense of place. Spaces feel connected rather than isolated, and transitions between public and private realms are softened and naturalized. This multi-scalar approach enhances how the development is experienced day to day, creating moments that feel both intentional and effortless. The result is a community that not only fits within its context, but feels inherently part of it, inviting, cohesive, and enduring.



GARDEN

+



VILLAGE

GARDEN



VILLAGE



SUSTAINABLE

Create shared garden spaces that support social interaction and sustainable practices.



POTTING SHED

As both a formal driver, building amenity, and opportunity to provide connection



FLOWER MARKET

Introduce a flower market that complements the nearby farmers' market, enhancing community engagement and drawing visitors to the area



NEIGHBOURHOOD PANTRY

Integrate a deli and bakery to provide convenient, high-quality food options



COMMUNITY LIVING

Enhanced living through conveniently accessible shared amenities



RIGHTSIZING

Moving into what is right for the current stage of life, including accessible living



SITE DRIVERS

Village Oriented
Garden Oriented
Site Terracing



ARCHITECTURAL DRIVERS

Village proportions
Residential Detailing



PROGRAMMING DRIVERS

Accessible access
Gathering Spaces

SITE DRIVERS

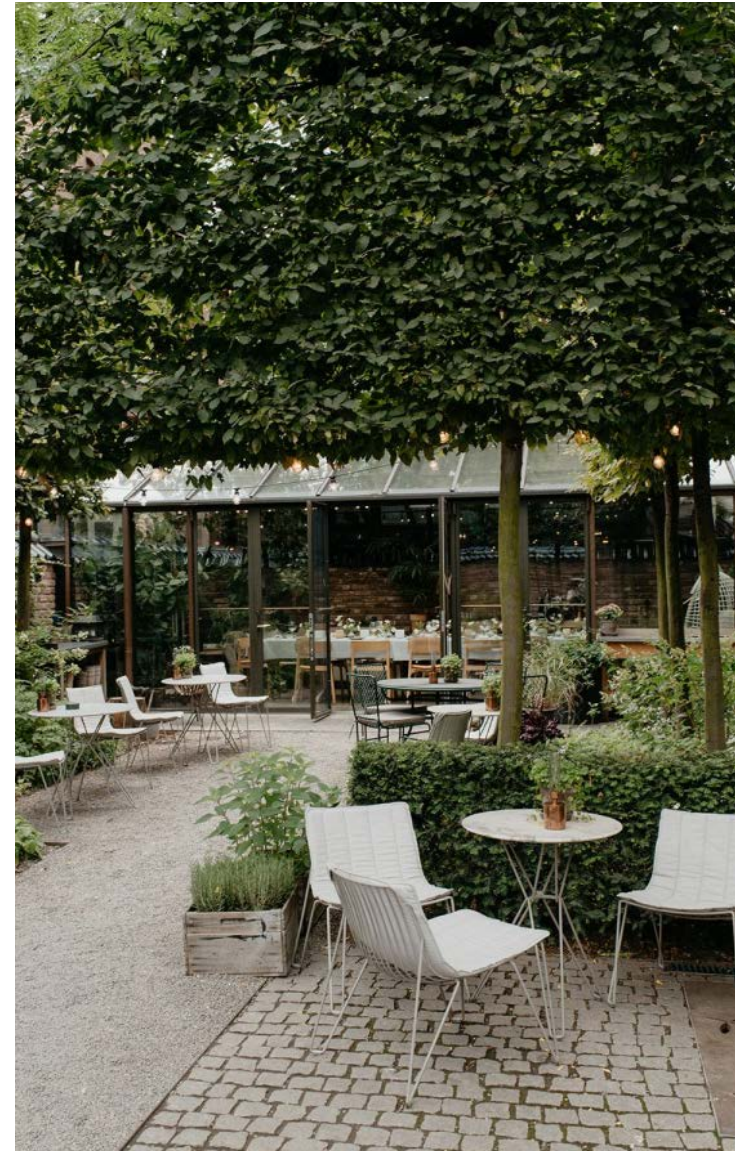
VILLAGE ORIENTED



Social streets



Garden Gathering Spaces



Village Gathering Spaces



Defined Storefronts

GARDEN ORIENTED



Community Focused



Wandering Garden Paths



Engages Residential and Commercial



Terraced Landscaping

ARCHITECTURAL DRIVERS

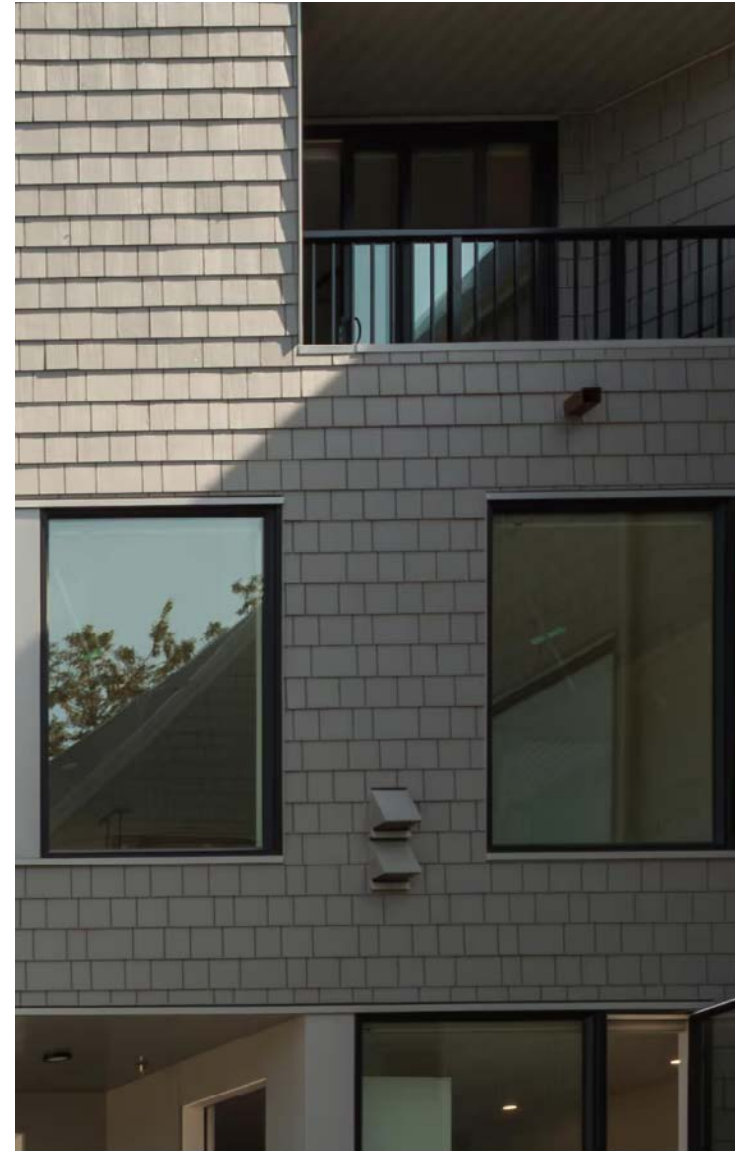
VILLAGE PROPORTIONS



Residential Scale Entryways



Rhythmic street frontage



Residential Scale Glazing



Buffered Entry Conditions

RESIDENTIAL DETAILING



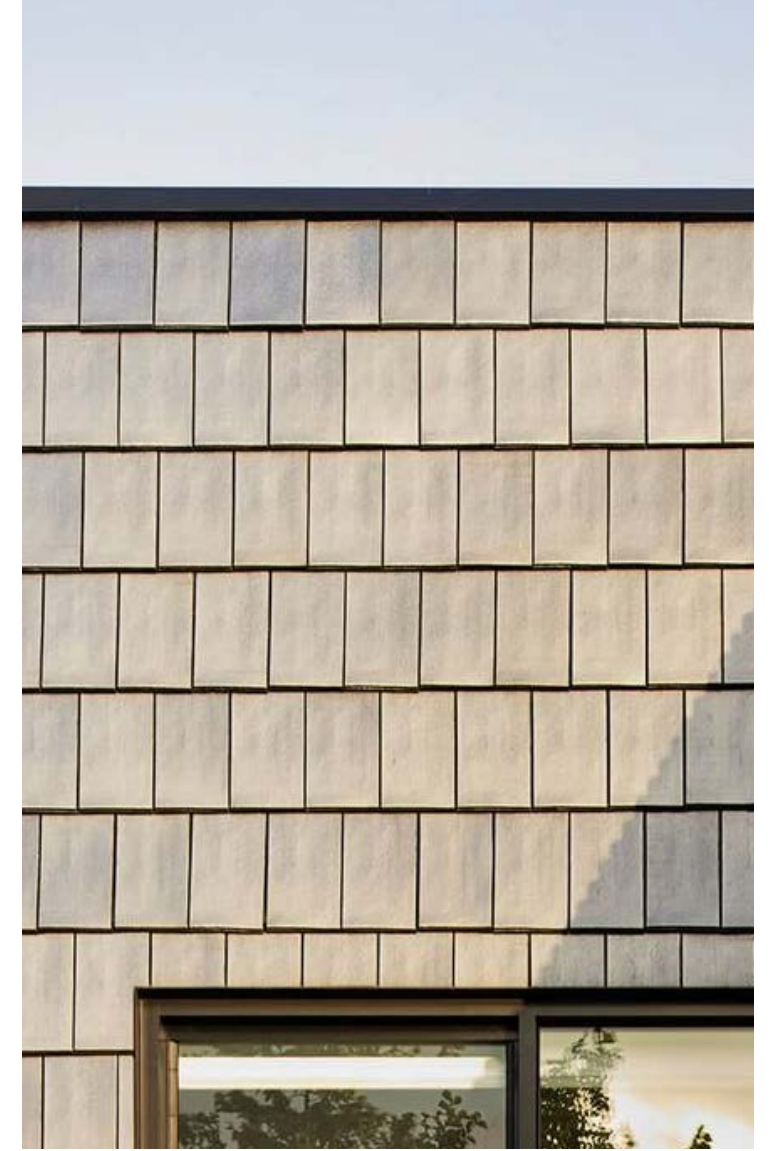
Detailed



Layered



Minimal



Familiar

MATERIAL PALETTE



Milner Garden House

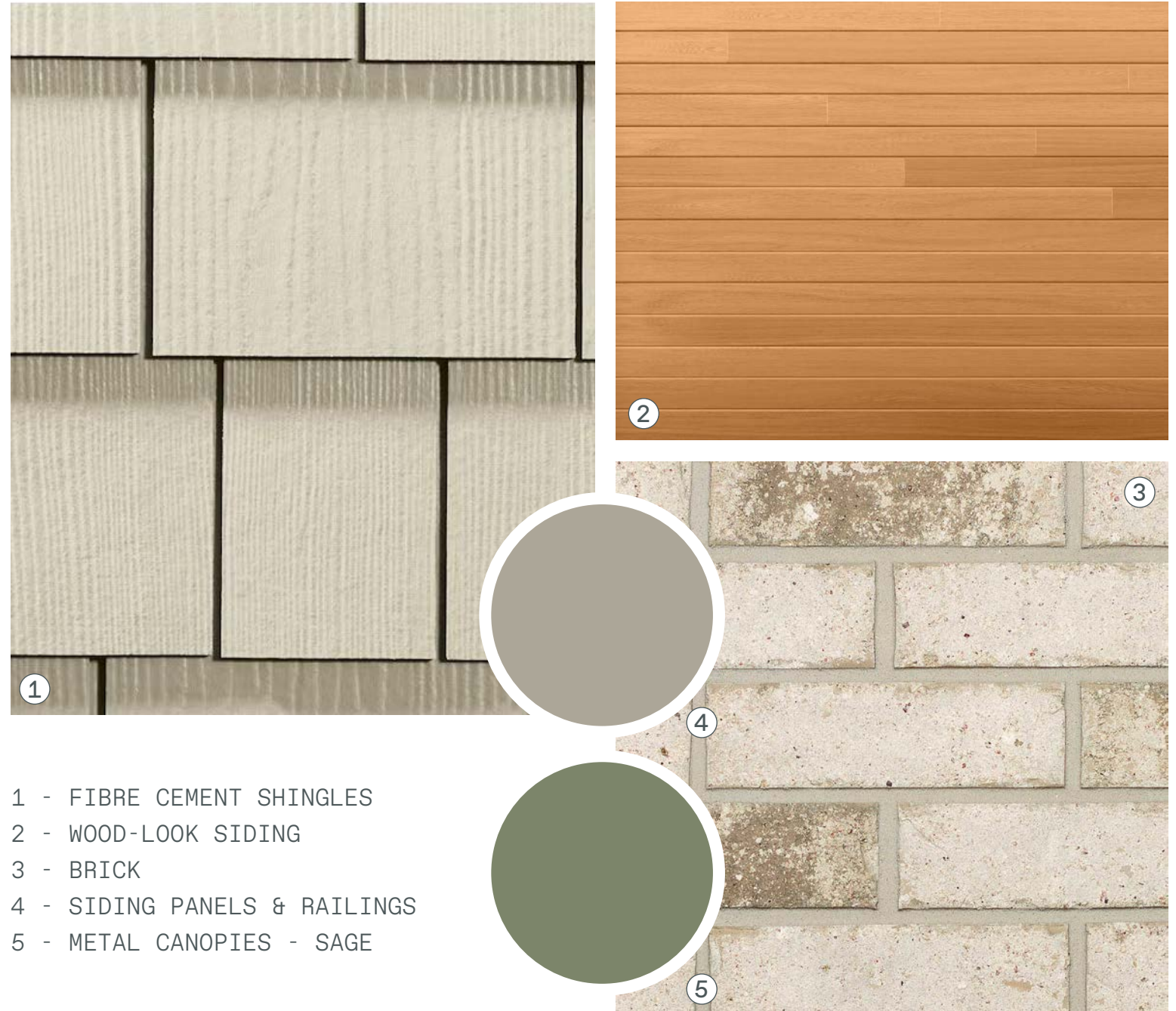


Soft, Natural, Textural, Robust



MATERIAL PALETTE

The exterior material palette has been carefully selected to reflect a natural, grounded character that is both durable and contextually responsive. Brick forms the base of the building, providing a strong visual foundation while offering texture and detail at the human scale. This material choice also establishes continuity with the brick base seen across the street in East Village, helping to visually tie the development into its surroundings. Above, shingle cladding introduces a more residential expression, reinforcing the village-inspired character of the project. Wood elements are incorporated throughout to reflect the West Coast setting, adding warmth and a connection to the natural environment. Together, these materials are unified by a soft, natural colour palette that allows the buildings to sit comfortably within the landscape, creating an architecture that feels both rooted in place and complementary to its setting.



- 1 - FIBRE CEMENT SHINGLES
- 2 - WOOD-LOOK SIDING
- 3 - BRICK
- 4 - SIDING PANELS & RAILINGS
- 5 - METAL CANOPIES - SAGE

PROGRAMMING DRIVERS

ACCESSIBLE



Rest Areas



Defined Way finding



Strategic Entry Locations



Accessible Pathways

GATHERING SPACES



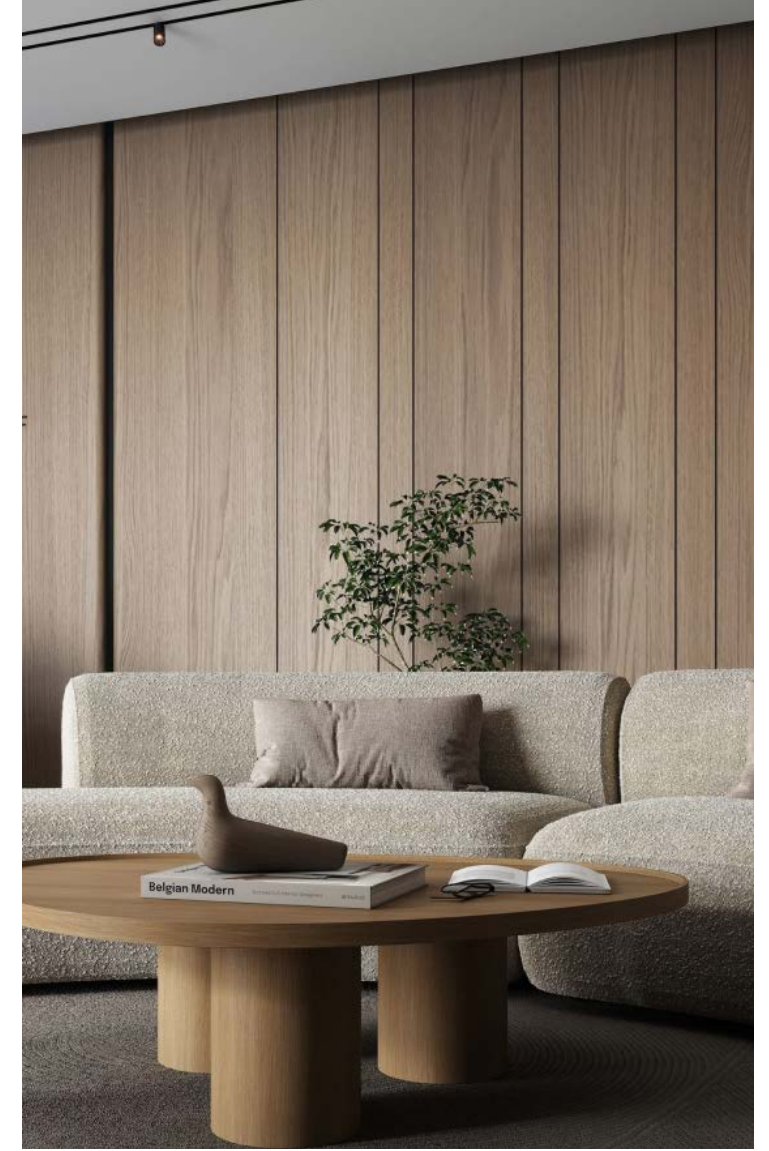
Rooftop Opportunities



Gathering Indoor Amenity



Garden Amenity



Lounge Room/Lobby

CONCEPT IMPLEMENTATION

SITE DRIVER
TYPICAL QUALICUM BEACH HOME

Drawing from the familiar typology of a single-family home, the design establishes a strategy that resonates with future residents transitioning to this building. In Qualicum Beach, a typical street is defined by homes with front yards oriented toward the village and private backyards that connect to garden spaces. This recognizable spatial pattern informed the programmatic layout of the site, translating the front yard and backyard relationship into a multi-family context.



BACK YARD / THE GARDEN



FRONT YARD / THE VILLAGE



SITE STRATEGY

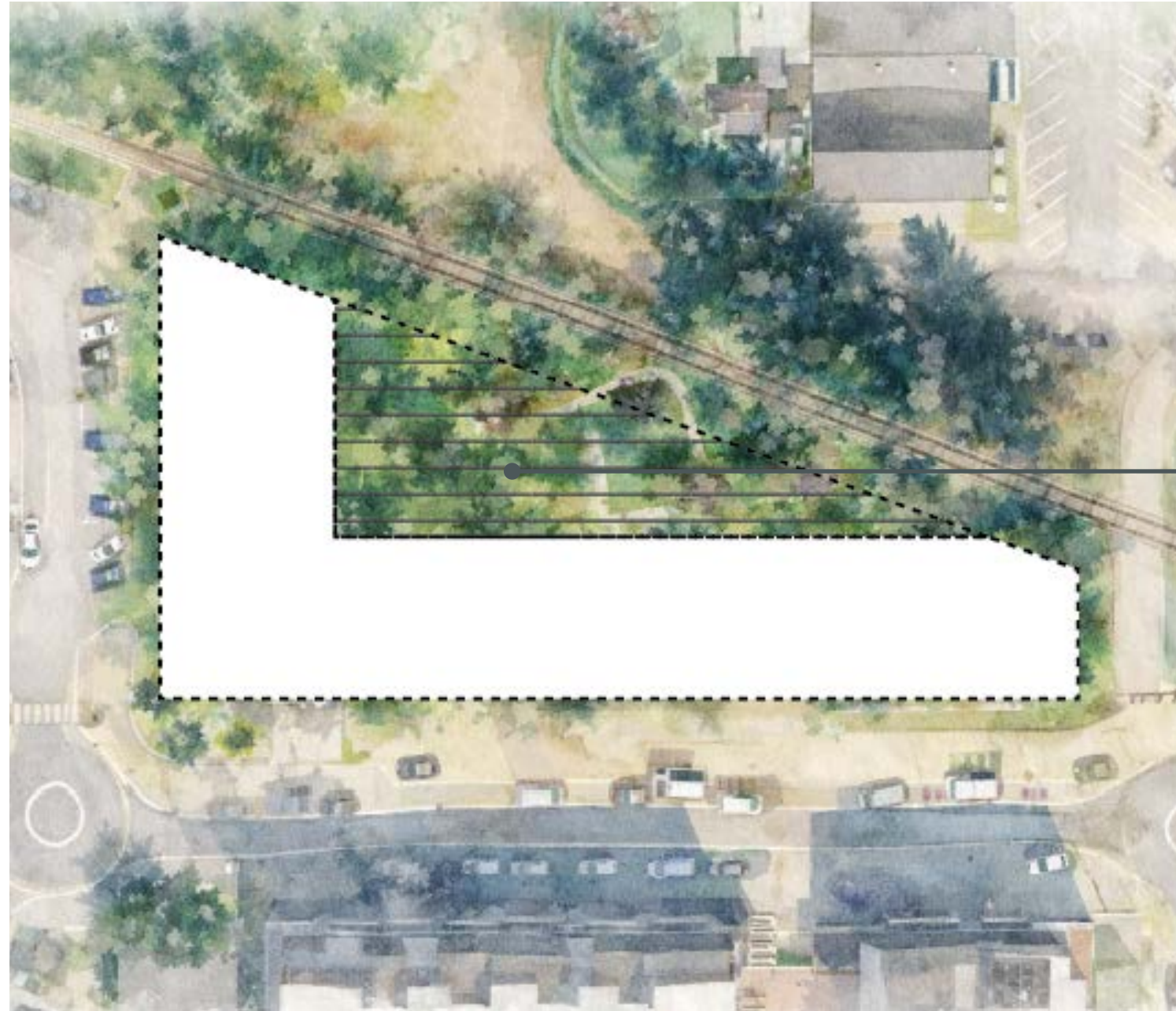


STEP 1



TOTAL BUILDABLE AREA OF THE SITE

SITE STRATEGY



Remove building mass on north end of the site to engage with the pathway and generate “back yard” condition

STEP 2

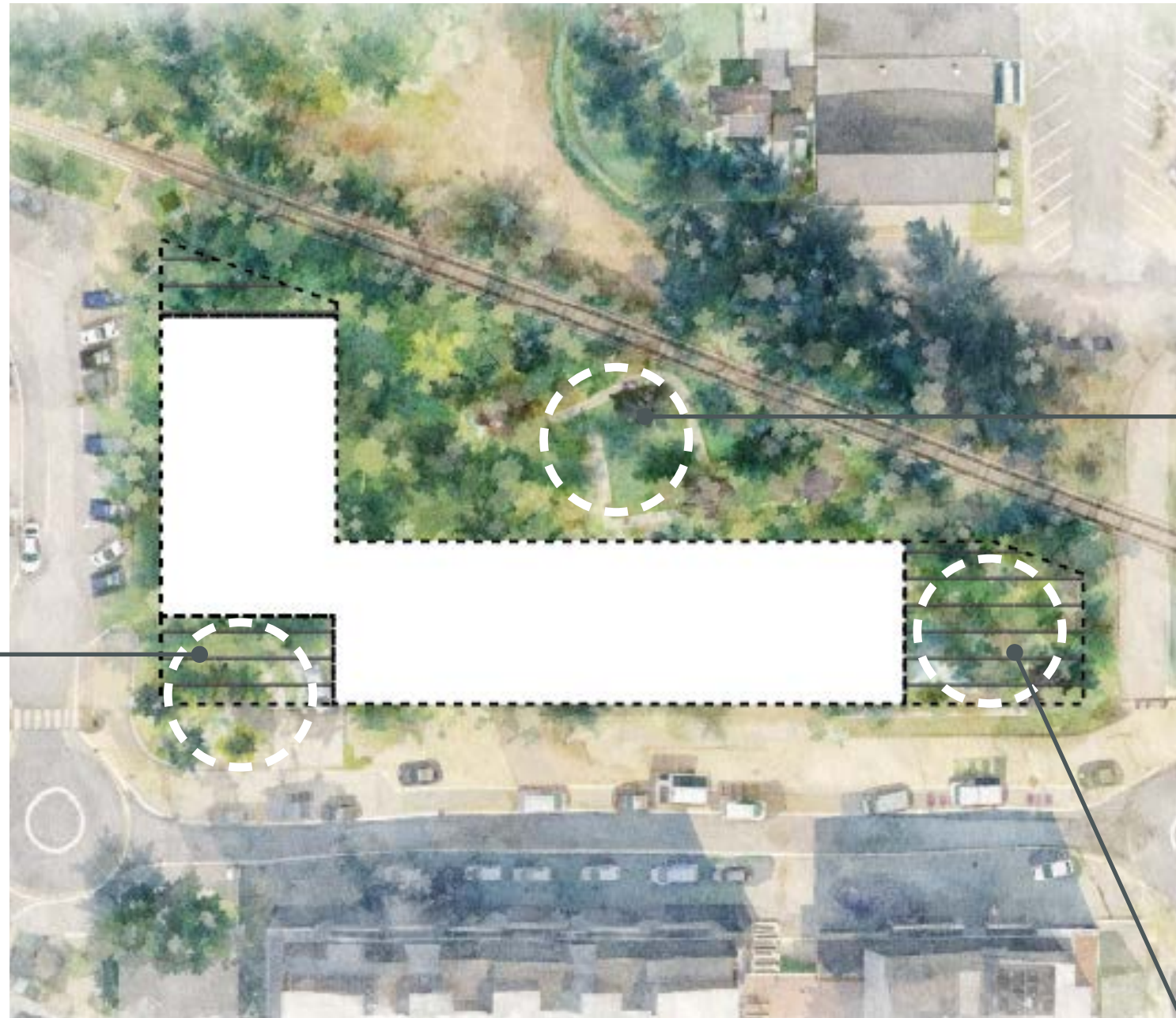


FRONT AND BACK YARD

SITE STRATEGY



Front court condition to enhance sense of arrival to the building



Opportunity for garden and patio to engage with public pathway



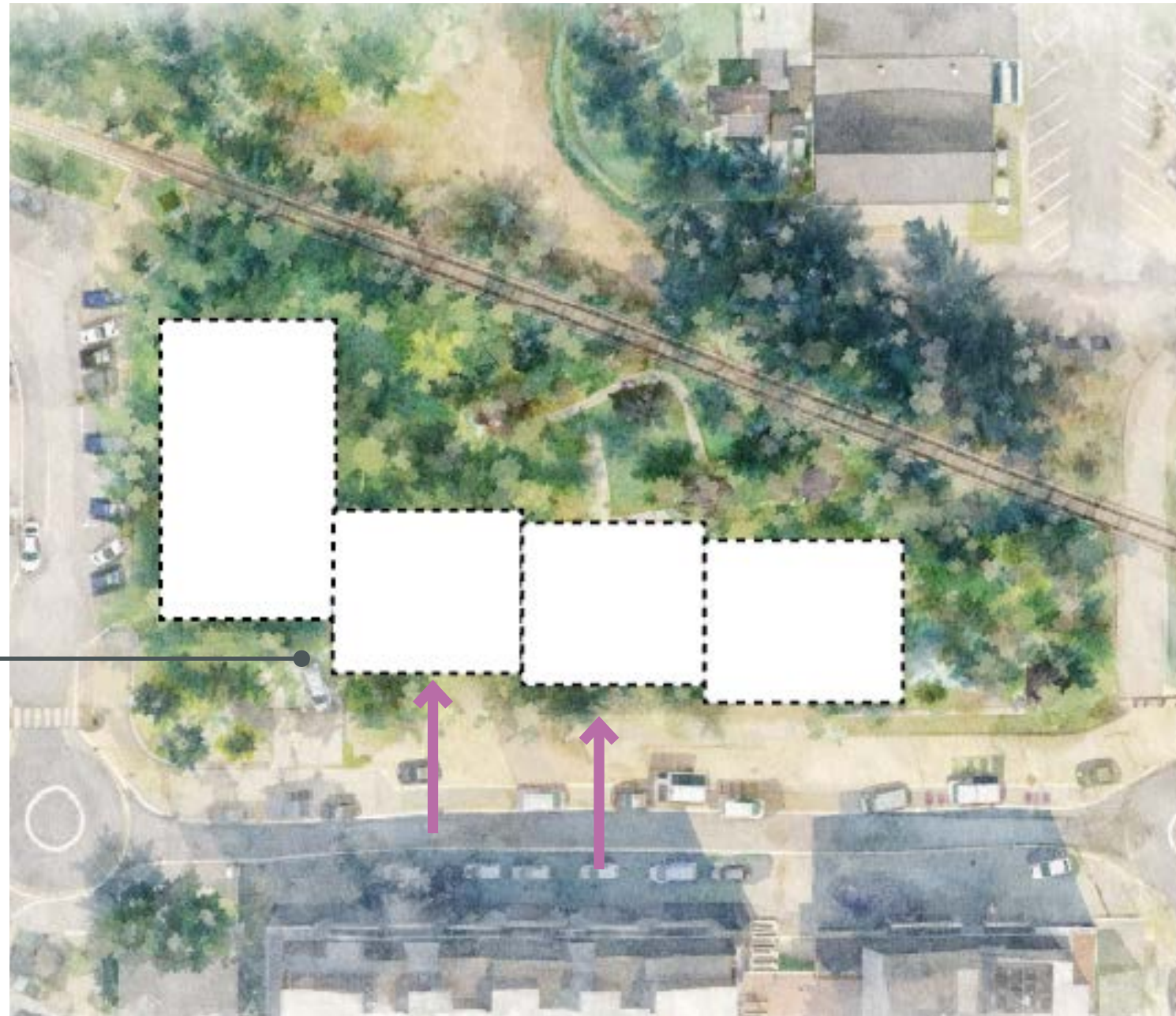
Outdoor commercial patio to utilize tapered site geometry

STEP 3
●
OUTDOOR NODES

SITE STRATEGY

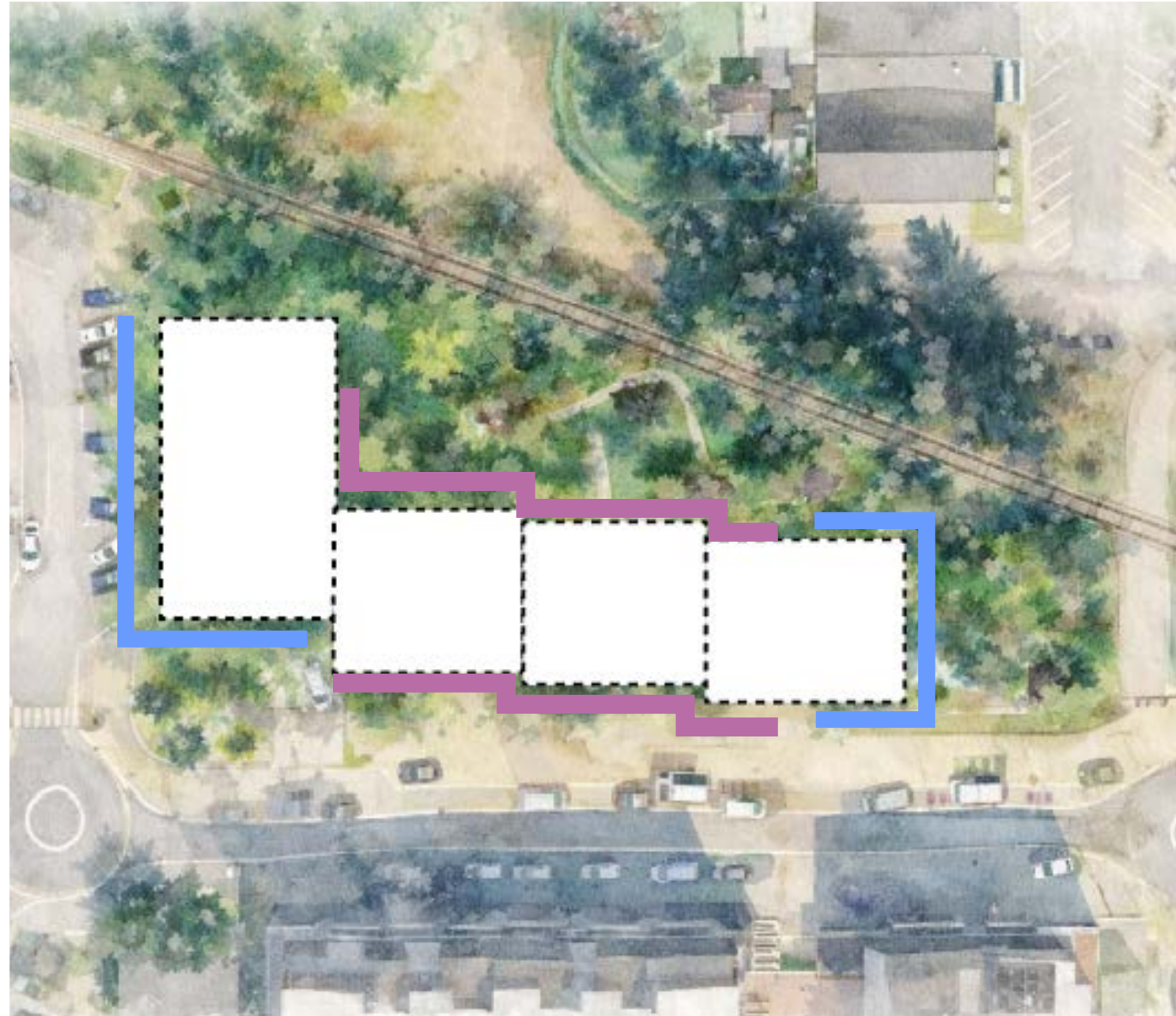


Step back mass to minimize building size



STEP 4
●
FRONTAGE RHYTHM

SITE STRATEGY



STEP 5
●
BOOKENDED RESIDENTIAL

SITE DRIVER - PROPOSED DEVELOPMENT
SINGLE-FAMILY-INSPIRED LIVING



BACK YARD / THE GARDEN



FRONT YARD / THE VILLAGE



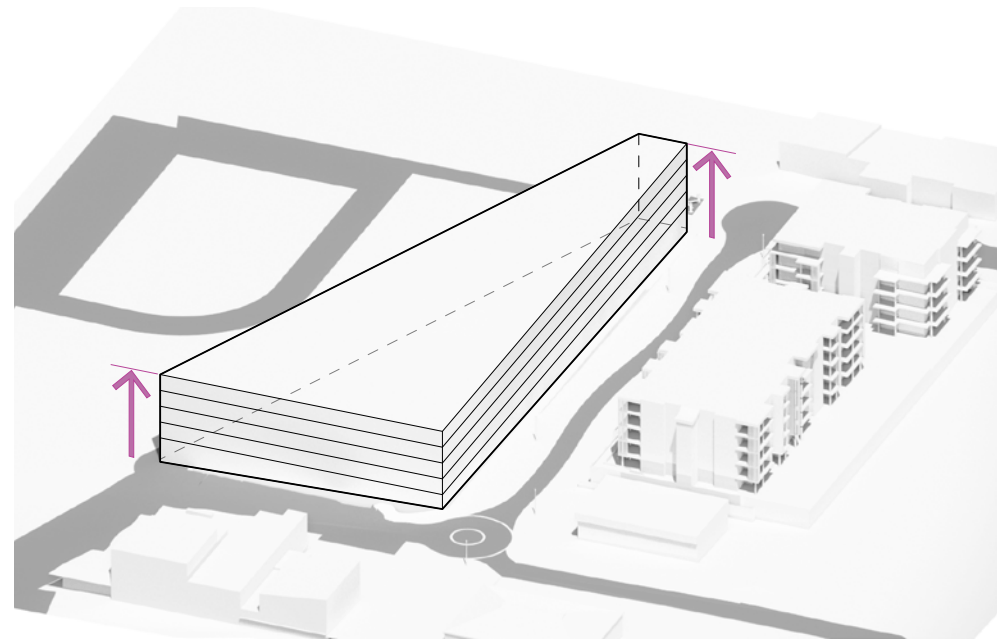
FRONT YARD / THE VILLAGE

FRONT YARD / THE VILLAGE



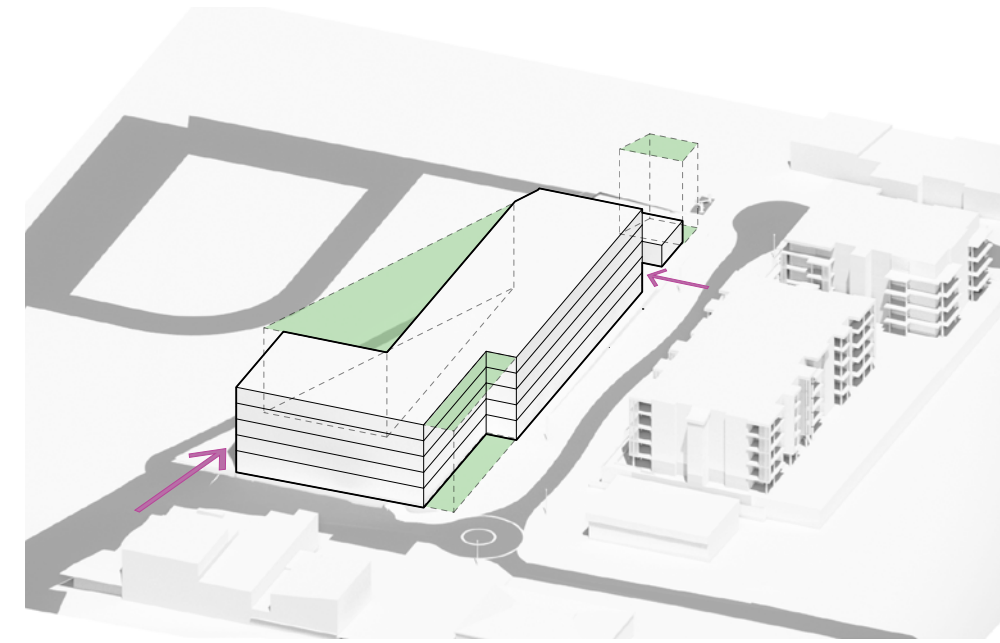
MASSING STRATEGY

MASSING STRATEGY



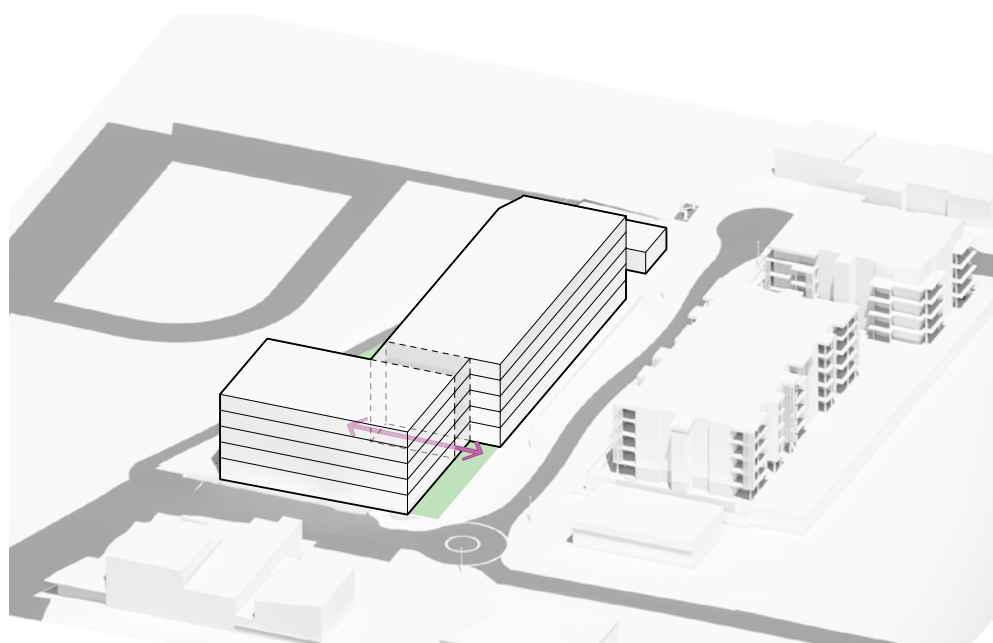
STEP 1

●
Extrude full buildable area 5 storeys



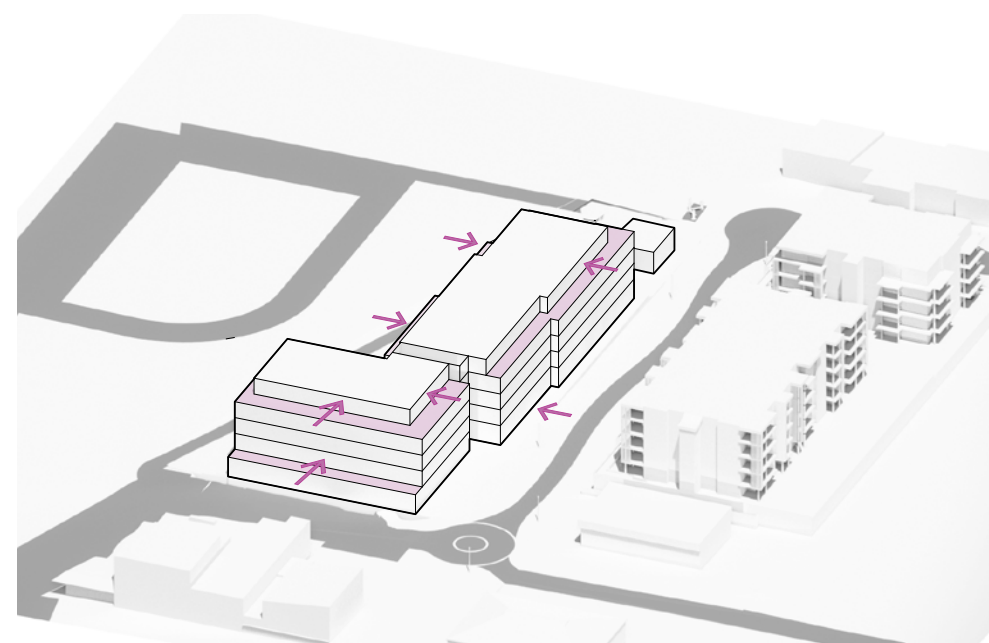
STEP 2

●
Carve out green space and gathering nodes
Locate vehicle/loading areas away from nodes



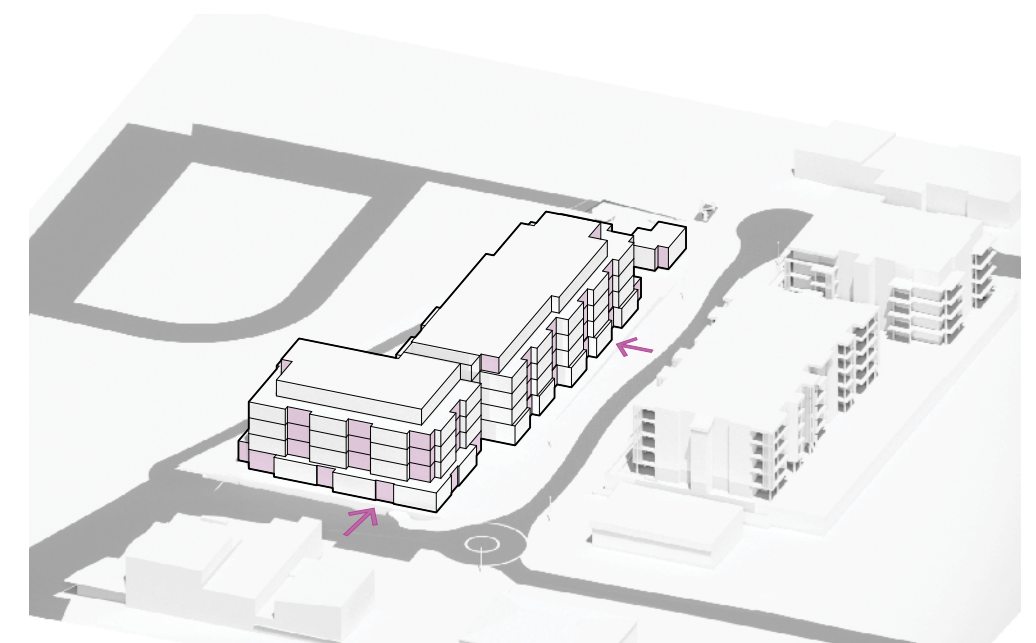
STEP 3

●
Provide connection to gathering nodes through building



STEP 4

●
Stepped massing that prioritizes the pedestrian experience

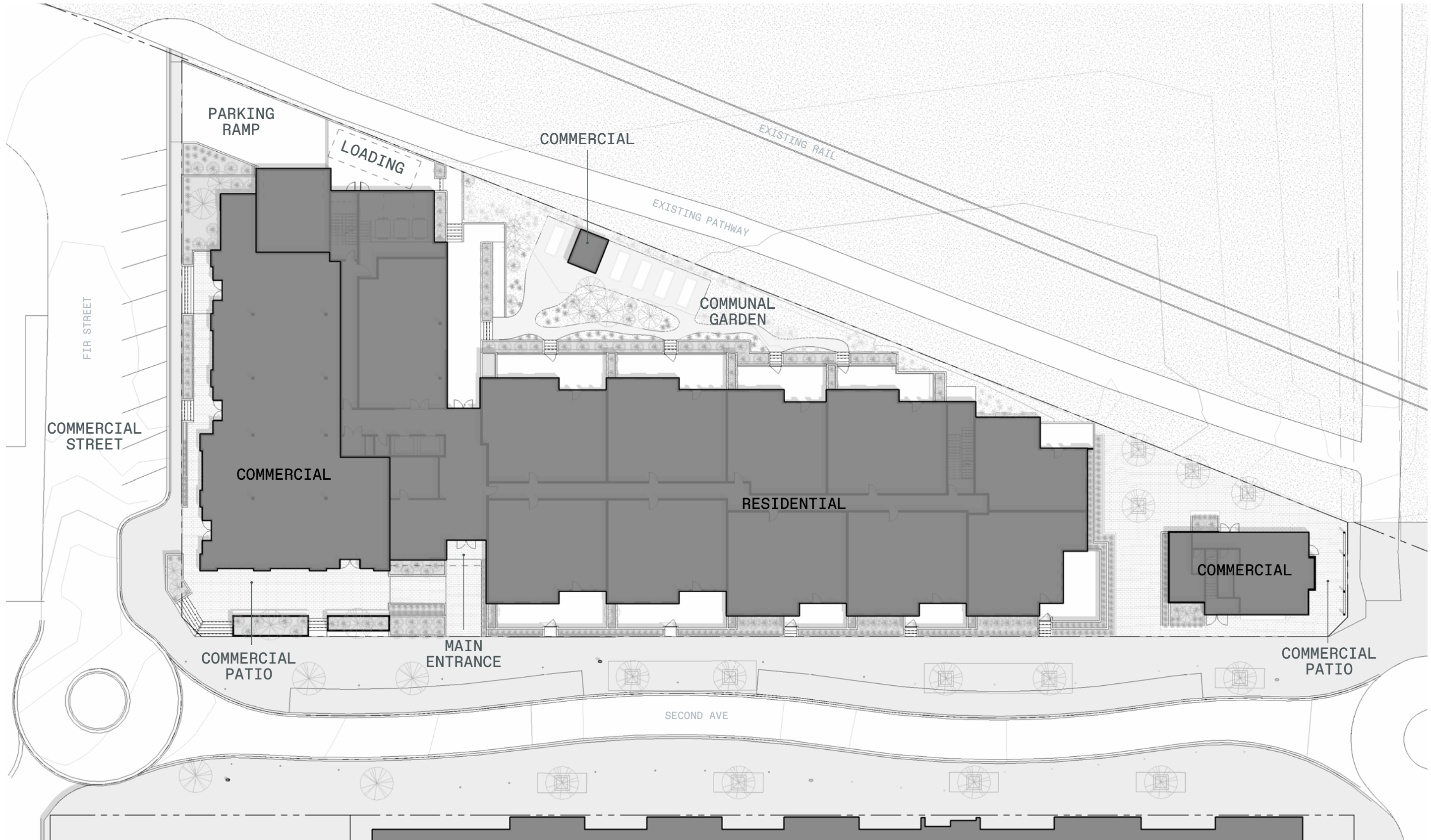


STEP 5

●
Articulated massing to define entrances and reinforce residential character.

SITE PLANNING

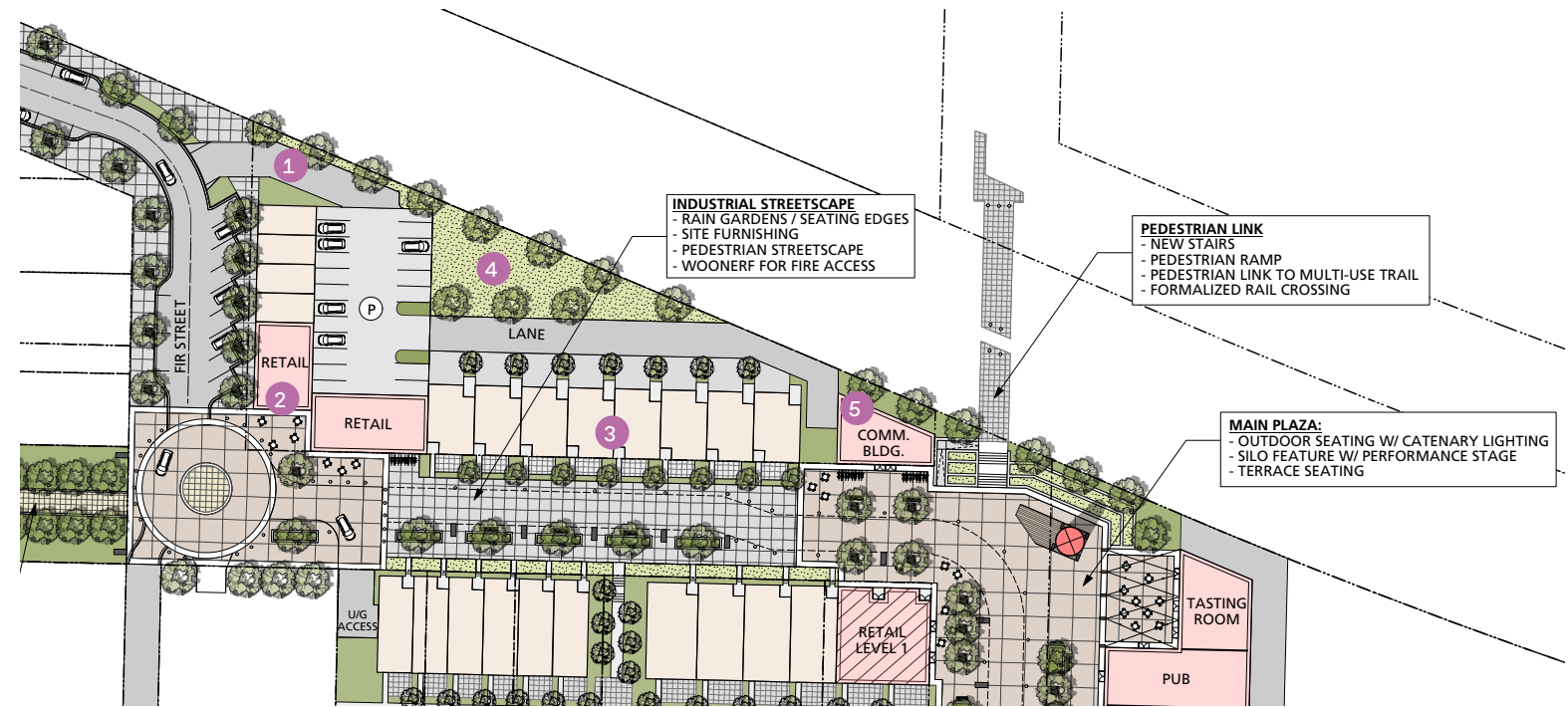
SITE PLAN



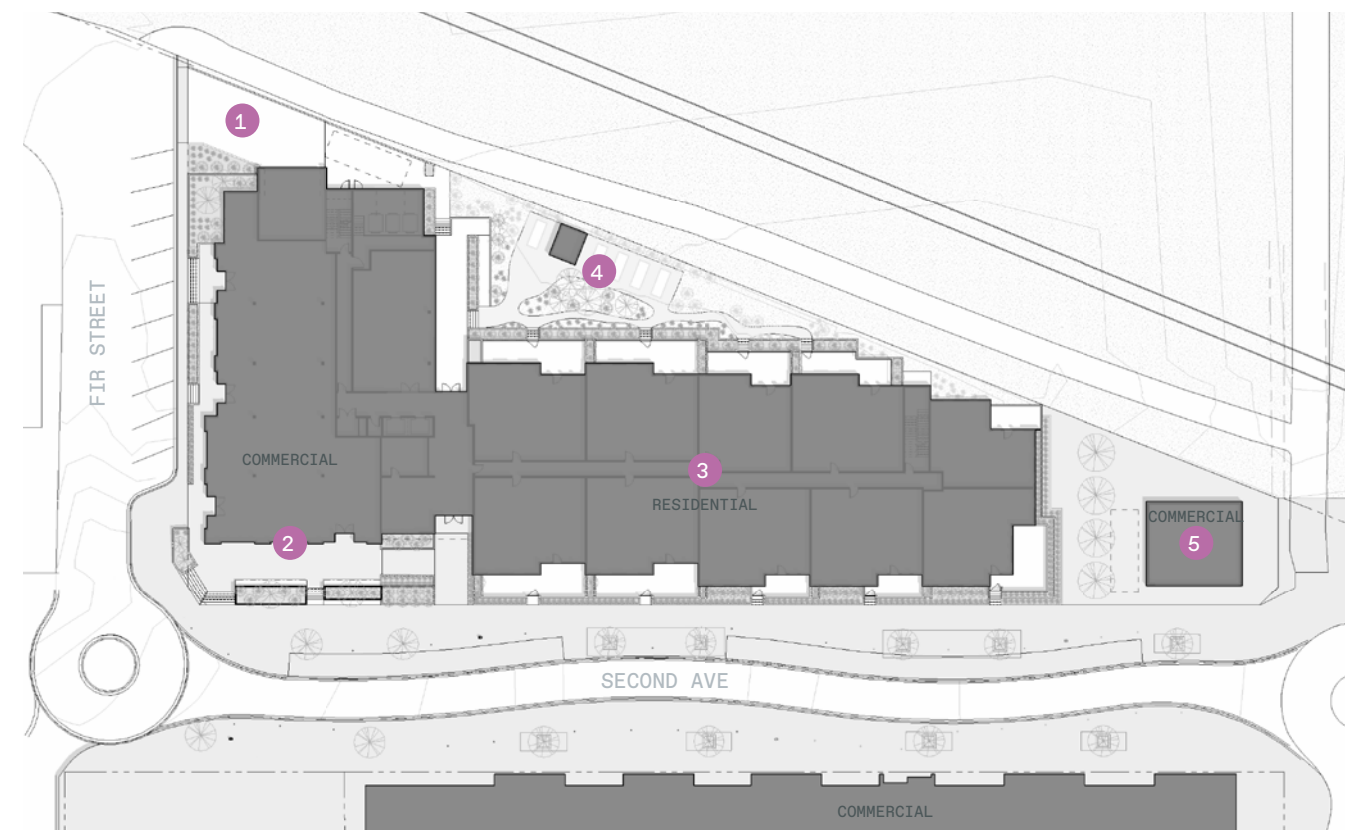
ALIGNMENT WITH TOWN PLANNING'S EAST VILLAGE CONCEPT PLAN

An early concept plan prepared by the Town helped establish a vision for the character of East Village. Many of the key principles identified in this plan have been carried forward and thoughtfully integrated into the proposed design.

- 1 **Parking access** - Located at the northwest corner off Fir Street, allowing Second Ave to be closed to vehicles and prioritized as a pedestrian-friendly street while maintaining full access to parking. The proposed development differs by locating all parking underground, minimizing the impact of vehicles and allowing for increased residential, commercial and green space at grade.
- 2 **Retail with exterior patio space** - Positioned at the intersection of Fir Street and Second Ave, activating the corner and strengthening the connection to the existing clock tower plaza and Uptown. The south-facing patio maximizes sunlight and minimizes shadowing from surrounding buildings.
- 3 **Residential units at grade** - Second Ave is designed to create a village-like character through a mix of residential and commercial uses. Ground-level patios encourage neighbourly interaction, while units on the north side engage directly with the existing pathway.
- 4 **Green space** - Integrated as both a resident amenity and a transitional buffer to the natural green space to the north.
- 5 **Standalone commercial** - A separate commercial building on the east side of the site that connects to and reinforces the existing social hub of surrounding commercial uses.



EAST VILLAGE CONCEPT PLAN



PROPOSED SITE PLAN

ADDITIONAL PARKING | PREVIOUS PLANNING DEPARTMENT AREA CORRESPONDENCE/COORDINATION

LONG-TERM COLLABORATIVE PARTNERSHIP:

Reflecting on a valued 8-year partnership with the Town dedicated to the progressive planning and development of the East Village (EV).

HISTORICAL PARKING CONTEXT:

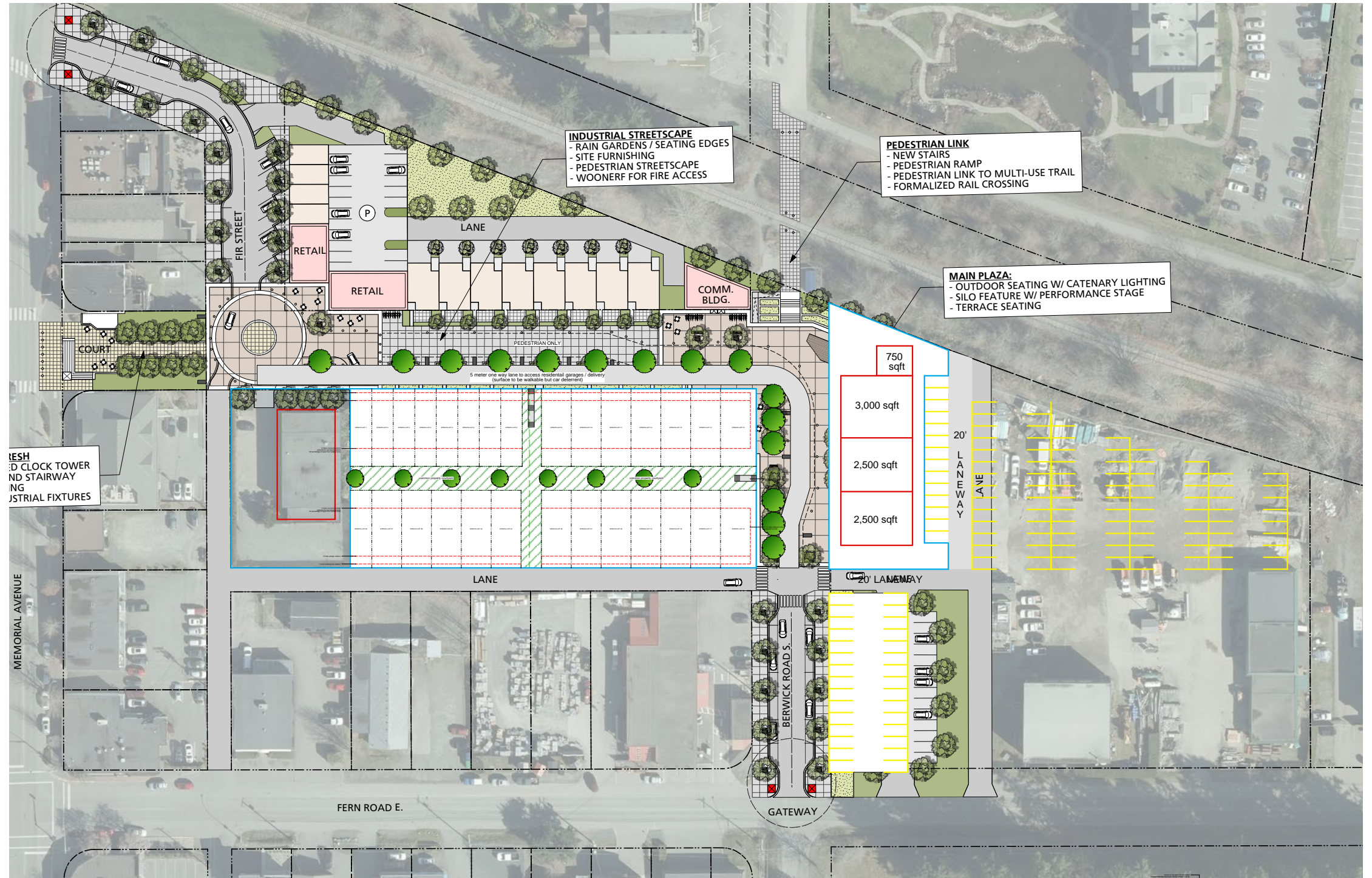
Noting that the previous parking lot sold to Windley actively accommodated 60 well-utilized daily stalls, highlighting the community's established parking baseline.

ORIGINAL SHARED VISION:

Recalling the early planning framework where the shared intent was to look at absorbing and replacing these 60 spaces within the municipal works yard configuration.

2018 CONCEPT REFERENCE:

Utilizing a parking layout developed in 2018 as a helpful historical touchpoint illustrating the early, comprehensive vision for the area.



ELEVATIONS

ELEVATIONS



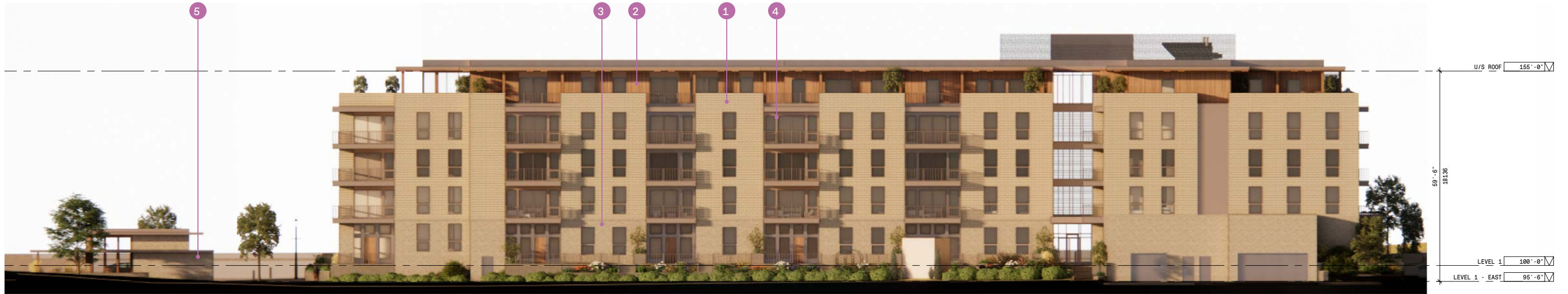
SOUTH ELEVATION



WEST ELEVATION

- 1 - FIBRE CEMENT SHINGLES
- 2 - WOOD-LOOK SIDING
- 3 - BRICK
- 4 - SIDING PANELS & RAILINGS
- 5 - METAL CANOPIES - SAGE

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

- 1 - FIBRE CEMENT SHINGLES
- 2 - WOOD-LOOK SIDING
- 3 - BRICK
- 4 - SIDING PANELS & RAILINGS
- 5 - METAL CANOPIES - SAGE

EXTERIOR VIEWS



FRONT



BACK



VIEW SE ON MEMORIAL



WEST ELEVATION FROM HARLECH RD



SOUTHWEST CORNER



SOUTHWEST CORNER - FROM PEDESTRIAN PATH
LITTLE GIANT



SOUTHWEST CORNER - FROM PEDESTRIAN PATH (MARKET CONDITION)
LITTLE GIANT



SOUTHWEST CORNER - COMMERCIAL
LITTLE GIANT



SOUTH RESIDENTIAL ENTRY

LITTLE GIANT



SOUTH - AT GRADE UNIT ENTRY (DAY)

LITTLE GIANT



SOUTH - AT GRADE UNIT ENTRY (NIGHT)
LITTLE GIANT



SOUTH EAST CORNER - PAVILION BUILDING AND RESIDENCE

LITTLE GIANT



EAST ELEVATION - PAVILION BUILDING AND RESIDENCE

LITTLE GIANT



SOUTH ELEVATION - PAVILION ENTRY

LITTLE GIANT



NEIGHBOR VIEW OF PAVILION BUILDING AND RESIDENCE

LITTLE GIANT



NORTH UNIT ENTRY FROM PATHWAY



NORTH (GARDEN) COURTYARD

LITTLE GIANT



NORTH LOBBY ENTRY

LITTLE GIANT



VIDEO FLYTHROUGH LINK
[CLICK HERE](#)

OFFICIAL COMMUNITY PLAN
2025 ALIGNMENT

LAND USE DESIGNATIONS WITHIN THE VILLAGE NEIGHBOURHOOD

GOALS	PROJECT ALIGNMENT
<p><u>Complete, Compact Community Land Use:</u> Advanced by the enhancement of the uptown core to be vibrant, safe, pedestrian friendly and commercially viable and to encourage the efficient use of land.</p>	<ul style="list-style-type: none"> The development supports a complete and compact community by efficiently using land through a mix of residential and commercial uses. It enhances the uptown core with a pedestrian-focused street scape that prioritizes safety, activity, and comfort, while incorporating both public and private landscaped areas to create a vibrant and welcoming environment.
<p><u>Low-impact Transportation:</u> Advanced by emphasizing pedestrian-friendly design within the Village Neighbourhood.</p>	<ul style="list-style-type: none"> The development prioritizes pedestrian movement and minimizing the presence of vehicles on site. Vehicle access is consolidated to a single location and accommodated within an underground parkade, reducing surface traffic and improving the pedestrian experience. The site is well connected to existing pathways and is within walking distance of Uptown services and commercial uses, encouraging residents to rely less on vehicles. Ground-oriented units further support this approach by promoting active street engagement and convenient access to amenities from their front door.
<p><u>Community Health:</u> Advanced by maintaining and enhancing the public realm and discouraging medium-density housing projects that seek to separate themselves from the surrounding community.</p>	<ul style="list-style-type: none"> The development is designed to be integrated and outward-facing, contributing to the activity and identity of East Village rather than separating from it. Its proximity to existing residential communities, including The Gardens and Berwick, helps residents remain connected to friends, family, and familiar support networks, supporting social well-being and a strong sense of belonging.
<p><u>Economic Prosperity:</u> Advanced by exploring ways to attract young families in the Town, and providing opportunities for tourist accommodation and revitalize light-industrial lands in the Village Neighbourhood.</p>	<ul style="list-style-type: none"> The development repurposes light-industrial lands into rental housing that meets the needs of the aging demographic. By providing opportunities for seniors to transition from single-family homes into thoughtfully designed communal living, the project not only frees up existing housing stock for younger families but also offers a more affordable and flexible housing option for older residents. This rental option can reduce financial pressures associated with home ownership, allowing seniors to maintain independence while remaining actively engaged in the community, supporting both social and economic vitality.
<p><u>Healthy Landscapes:</u> Advanced by managing rainwater, trees, and vegetation for new development in the Village Neighbourhood.</p>	<ul style="list-style-type: none"> The development supports healthy landscapes by prioritizing green space and vegetation over on-site parking. Additional landscaped areas, including community gardens, are incorporated throughout the site to enhance biodiversity, increase tree canopy, and provide opportunities for residents to engage with nature and grow their own food. Rainwater management strategies are integrated into the design to ensure sustainable handling of stormwater
<p><u>Green Buildings:</u> Advanced by exploring opportunities to improve the energy efficiency of subdivisions and building construction.</p>	<ul style="list-style-type: none"> The development supports green building principles through the use of high-efficiency building assemblies and mechanical systems designed to minimize energy consumption. Glazing is strategically located to maximize natural daylight while carefully balancing solar heat gain, reducing the need for artificial lighting and mechanical cooling
<p><u>Sense of Place:</u> Advanced by ensuring off-site improvements to street-frontage for developments, such as sidewalks, street trees, and street lighting, and controlling building height within the Village Neighbourhood.</p>	<ul style="list-style-type: none"> The development enhances the sense of place by thoughtfully integrating with the surrounding street scape. Sidewalks, street trees, and landscaping help create a seamless transition from public to private space, while landscape walls and vegetation visually soften building height. The façade is carefully articulated to create visual interest and define moments for gathering, fostering interaction and making the building feel like a natural extension of the street and the broader Village Neighbourhood.

EAST VILLAGE LAND USE DESIGNATION

POLICIES

PROJECT ALIGNMENT

3.8.1 The Town will consider rezoning applications for multi-unit residential uses with accessory commercial uses within the designated ‘East Village’, as shown on map ‘Schedule 2.2’.

- The current zoning (CD7 – Comprehensive Development Zone) is based on a previous design that no longer meets current code standards. A rezoning is required to allow development in compliance with current codes and bylaws. The proposed application aligns with this policy by providing multi-unit residential uses with accessory commercial uses.

3.8.2 Commercial uses within this area shall be located and oriented as to maintain the compactness and pedestrian continuity of the uptown commercial core.

- Commercial uses are primarily located on the west portion of the site, extending the existing commercial character of Uptown along Fir Street. A patio space at the intersection of Fir Street and Second Avenue creates an active node that connects the Clock tower Plaza to the pedestrian-oriented Second Avenue corridor.
- Commercial space is provided on the east side of the site, reinforcing commercial activity at the intersection of Second Avenue and Berwick Road and helping to establish a pedestrian-focused hub.

3.8.3 The maximum density for residential dwelling units in East Village shall be up to 80 dwellings/ha. However, the Town will consider density bonuses in order to provide affordable housing, purpose-built rental housing, housing which serves Priority Housing Groups, underground parking, ‘green’ buildings, adaptable design features, public amenities and public open space as part of medium-density residential development within the “Village Neighbourhood”.

- The proposed development is a purpose-built rental project comprising approximately 69 residential units. A strong emphasis has been placed on providing family-oriented housing, with approximately 85% of units designed as two-bedroom layouts. This contributes positively to both the immediate and long-term demand for rental housing within the community.¹
- 20% of the units (1 in 5) will be designed as adaptable units to support independent living and aging in place. All units will incorporate universal design principles to enhance accessibility and usability for a wide range of residents.
- Underground parking will be provided, minimizing the visual and physical impact of vehicles on the site. This approach supports a more pedestrian-oriented public realm, enabling an active and engaging ground plane that includes residential front porches, communal garden spaces, and commercial plazas and patios and communal garden space, but also commercial plazas and patios.

3.8.3 East Village should be developed as a unique mixed-use neighbourhood with a form and character that is distinct from the rest of the uptown commercial core

- The overall design includes elements from both the village character and the existing East Village developments. It incorporates flat roof lines, brick commercial bases with canopies, stepped building massing and residential elements like shake siding and front patios. Together, these elements help establish a distinct East Village identity while maintaining meaningful connections to the broader Uptown context.
- By incorporating architectural features found in the surrounding context, the project contributes to a cohesive neighbourhood character that bridges newer and older built forms. The use of familiar materials and forms ensures the development feels integrated within Qualicum Beach’s character while still reinforcing East Village as a unique mixed-use neighbourhood.

1. *Town of Qualicum Beach, Interim Housing Needs Report*, November 2024.

VILLAGE DESIGN GUIDELINES

While the site is not located within Area 1 or Area 2 of the Village Design Guidelines, the intent and key principles outlined in the Guidelines for New and Infill Buildings have been carefully considered and incorporated into the design.

- 1 Characteristic small-scale rhythm of facades on the street. Facade massing should be broken into a number of smaller bays or clustered designs if the site is large.
- 2 New façades should have a relationship with the street consistent with neighbouring buildings.
- 3 Corner setbacks should be based on a 4.5 m sight triangle.
- 4 Landscaped corners, courtyards, rear storefronts, boutique-style clustering, and access to lanes and rear areas are strongly encouraged. Areas should be accessible, landscaped, and scaled for pedestrian use.
- 5 Ground level should be used for window displays to animate the street scape
- 6 Storefront windows and doors should maintain a traditional design broken into smaller sections.
- 7 Wooden sash windows are preferred; if metal windows are used they should approximate the proportions and detailing of wood.
- 8 Natural and earthtone colours
- 9 Canopies and awnings, if appropriate, should respect the building style as well as the general character of other canopies and awnings on neighbouring buildings.
- 10 Lighting should be used for safety purposes and to highlight architectural design elements. Avoid high intensity fixtures in favour of ornamental lighting
- 11 Storefront - Open ground-level display windows can be transom, "French" or bay windows, recessed entries bulwark.
- 12 Upper Facade - Simple window openings common floor levels
- 13 Clear Relationship between storefront and upper facade openings



SUBMITTED DRAWING
PACKAGE

PRIME CONSULTANT
LITTLE GIANT
 CALGARY CALGARY
 415 - 12 Avenue SW 516 - 10 Avenue SW
 Calgary Alberta Victoria BC
 T2C 0K4 V8W 2G6

NOTES
 DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REPORT ANY AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
 COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.



ISSUED

NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2025-03-27

SEAL
 NOT FOR CONSTRUCTION

CLIENT
 KELLAND HOLDINGS + WINDLEY CONTRACTING

PROJECT
 QUALICUM BEACH CENTRAL
 MUNICIPAL ADDRESS: 415 12th Street SW, Calgary, BC
 LEGAL ADDRESS: LOT 1 DISTRICT LOT 78 NEWCASTLE DISTRICT PLAN EXPLANATION

DRAWING TITLE
 COVER

DRAWING INFORMATION
 PROJECT NO: 25819
 STARTED: 09 / 2025
 SCALE:
 DRAWN: BAK
 CHECKED:

REVISION **SHEET**
 **DP00.0**

QUALICUM BEACH CENTRAL

issued for: ZONING AMENDMENT & DEVELOPMENT PERMIT

DP ARCHITECTURAL DP CIVIL DP LANDSCAPE

- DP00.0 COVER
- DP03.00 INFORMATION SHEET
- DP11.00 SITE SURVEY
- DP12.00 SITE PLAN
- DP40.00 ELEVATIONS
- DP50.00 BUILDING SECTIONS

QUALICUM BEACH CENTRAL - BYLAW REVIEW

PROJECT ADDRESS

MUNICIPAL ADDRESS	673 FIR STREET QUALICUM BEACH, BC
LEGAL ADDRESS	LOT 1 DISTRICT LOT 78 NEWCASTLE DISTRICT PLAN EPP120698

ZONING

APPLICABLE BYLAW	ZONING BYLAW, NO. 000,2004
COMMUNITY	VILLAGE NEIGHBOURHOOD - EAST VILLAGE
EXISTING ZONING	C07-COMPREHENSIVE DEVELOPMENT ZONE
SITE AREA	0.415 HA / 4,150 sqm / 44,670 sqft

PROPOSED ZONING REQUIREMENTS	
PROPOSED ZONE	NEW ZONE
GROSS FLOOR AREA	10,500 sqm 114,000 sqft
COMMERCIAL	745 sqm 8,015 sqft
RESIDENTIAL	9,845 sqm 105,985 sqft
FLOOR AREA RATIO	2.55
LOT COVERAGE MAX	60%
LANDSCAPE AREA MIN	25%
FRONT SETBACK (SOUTH PL)	0 m (0')
REAR SETBACK (NORTH PL)	0 m (0')
SIDE SETBACK (WEST PL)	1.8 m (6'-0")
SIDE SETBACK (EAST PL)	0 m (0')
COMBINED SIDE	1.8 m (6'-0")
BUILDING HEIGHT	18.6 m (61'-0")
# STOREYS	5 STOREY
RESIDENTIAL PARKING	1.0 STALL PER UNIT
COMMERCIAL PARKING	1 STALL PER 40 sqm
LOADING STALL	1 STALL PER 2000 sqm

BUILDING STATISTICS

GROSS FLOOR AREA	LEVEL	COMMERCIAL	RESIDENTIAL	TOTAL
PARKAGE	-	-	-	3,723 sqm 40,185 sqft
1	642 sqm 6,908 sqft	1,755 sqm 18,890 sqft	2,397 sqm 25,798 sqft	
2	103 sqm 1,106 sqft	2,154 sqm 23,184 sqft	2,257 sqm 24,291 sqft	
3	-	2,154 sqm 23,184 sqft	2,154 sqm 23,184 sqft	
4	-	2,154 sqm 23,184 sqft	2,154 sqm 23,184 sqft	
5	-	1,490 sqm 16,037 sqft	1,490 sqm 16,037 sqft	
ROOFTOP	-	139 sqm 1,495 sqft	139 sqm 1,495 sqft	
TOTAL	745 sqm 8,015 sqft	9,846 sqm 105,985 sqft	10,590 sqm 114,000 sqft	

UNIT COUNT	LEVEL	1 BED + DEN	2 BED	TOTAL
1	1	9	10*	
2	2	14	16	
3	2	14	16	
4	2	14	16	
5	3	8	11	
TOTAL	10	69	69	

*GROUND-ORIENTED UNITS

PARKING COUNT	REQUIRED	PROVIDED
RESIDENTIAL	69	70
COMMERCIAL	19	19
TOTAL	88	89
LOADING	1	1
BICYCLE	TBC	TBC
SCOOTER	TBC	TBC

PRIME CONSULTANT
LITTLE GIANT
CALGARY 445 - 12 AVENUE SW CALGARY ALBERTA T2C 0B4
CALGARY 538 - 10 AVENUE SW CALGARY ALBERTA T2C 0B4

NOTES
DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS, DATUMS AND DIMENSIONS AND SHALL REVIEW AND ALL ERRORS AND / OR OMISSIONS TO THE PRIME CONSULTANT IMMEDIATELY.
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL, SANITARY AND ANY OTHER CONSULTANT'S DRAWINGS THAT MAY BE APPLICABLE.
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF LITTLE GIANT ARCHITECTURE AND INTERIORS INC. AND SHALL NOT BE USED OR REPRODUCED WITHOUT THEIR PERMISSION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SO APPROVED.



NO	ISSUE / REVISION	DATE
A	ZONING AMENDMENT & DEVELOPMENT PERMIT	2025-03-27

SEAL
NOT FOR CONSTRUCTION

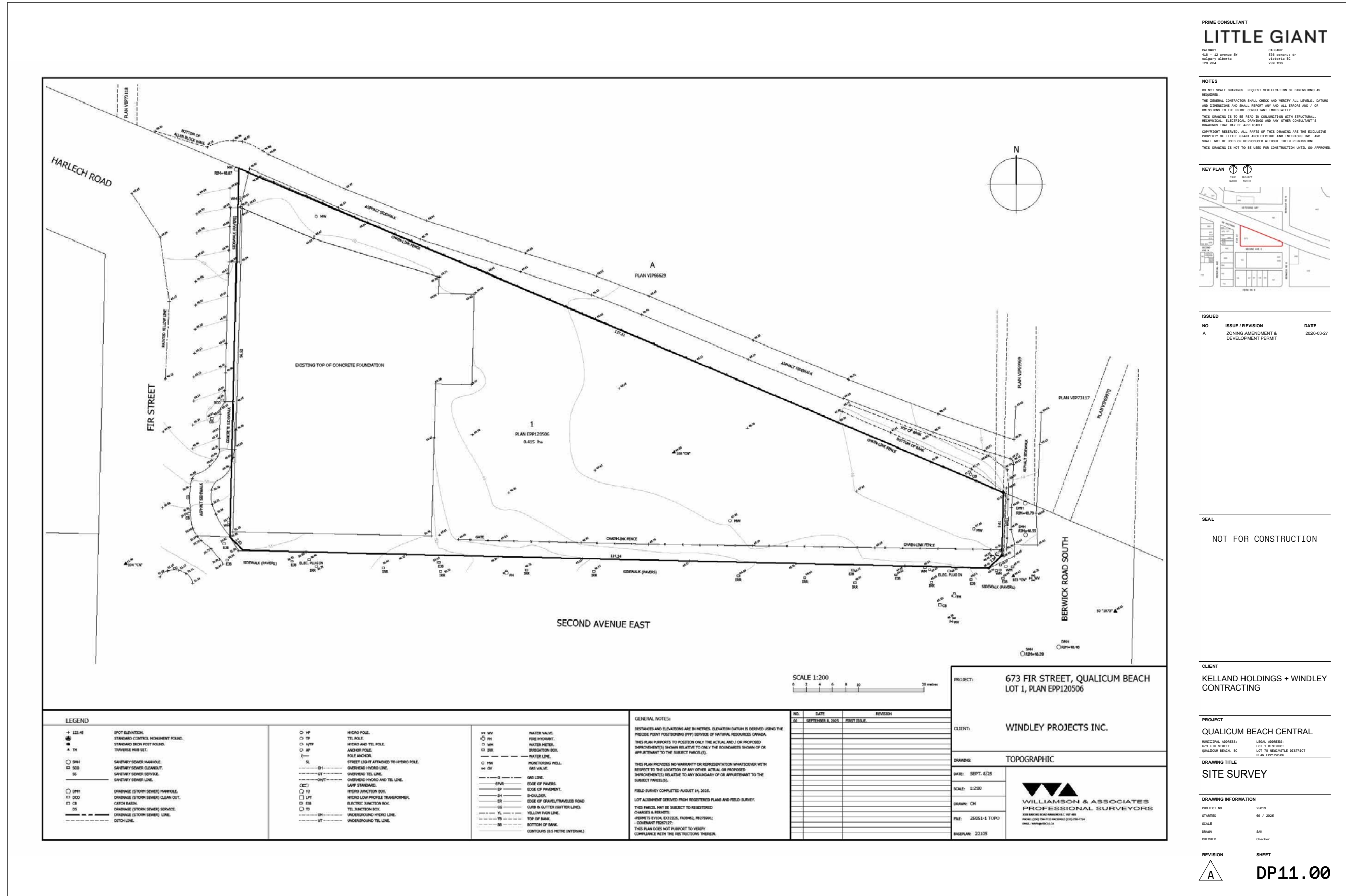
CLIENT
KELLAND HOLDINGS + WINDLEY CONTRACTING

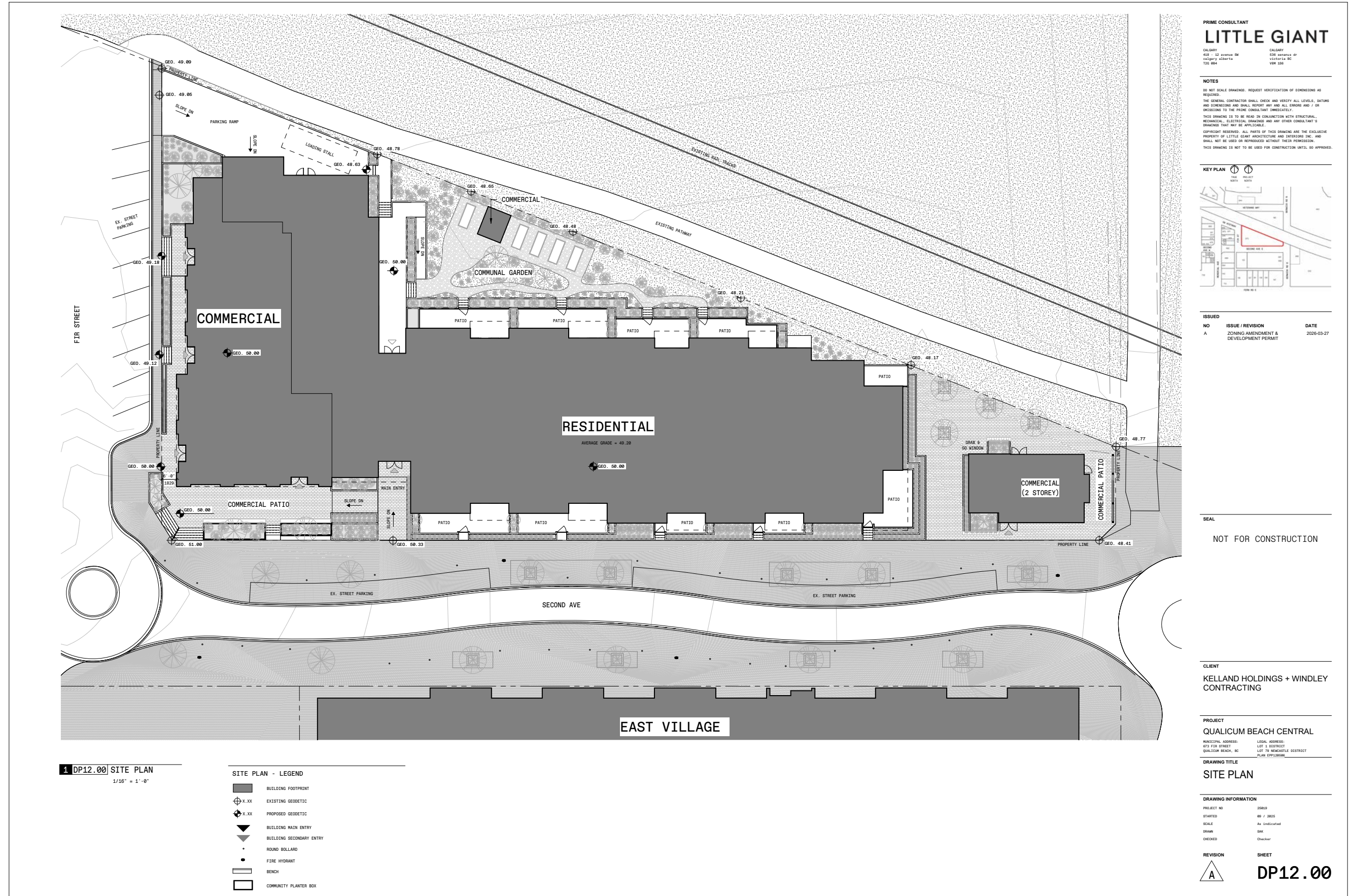
PROJECT
QUALICUM BEACH CENTRAL
MUNICIPAL ADDRESS: 673 FIR STREET QUALICUM BEACH, BC LEGAL ADDRESS: LOT 1 DISTRICT LOT 78 NEWCASTLE DISTRICT PLAN EPP120698

INFORMATION SHEET

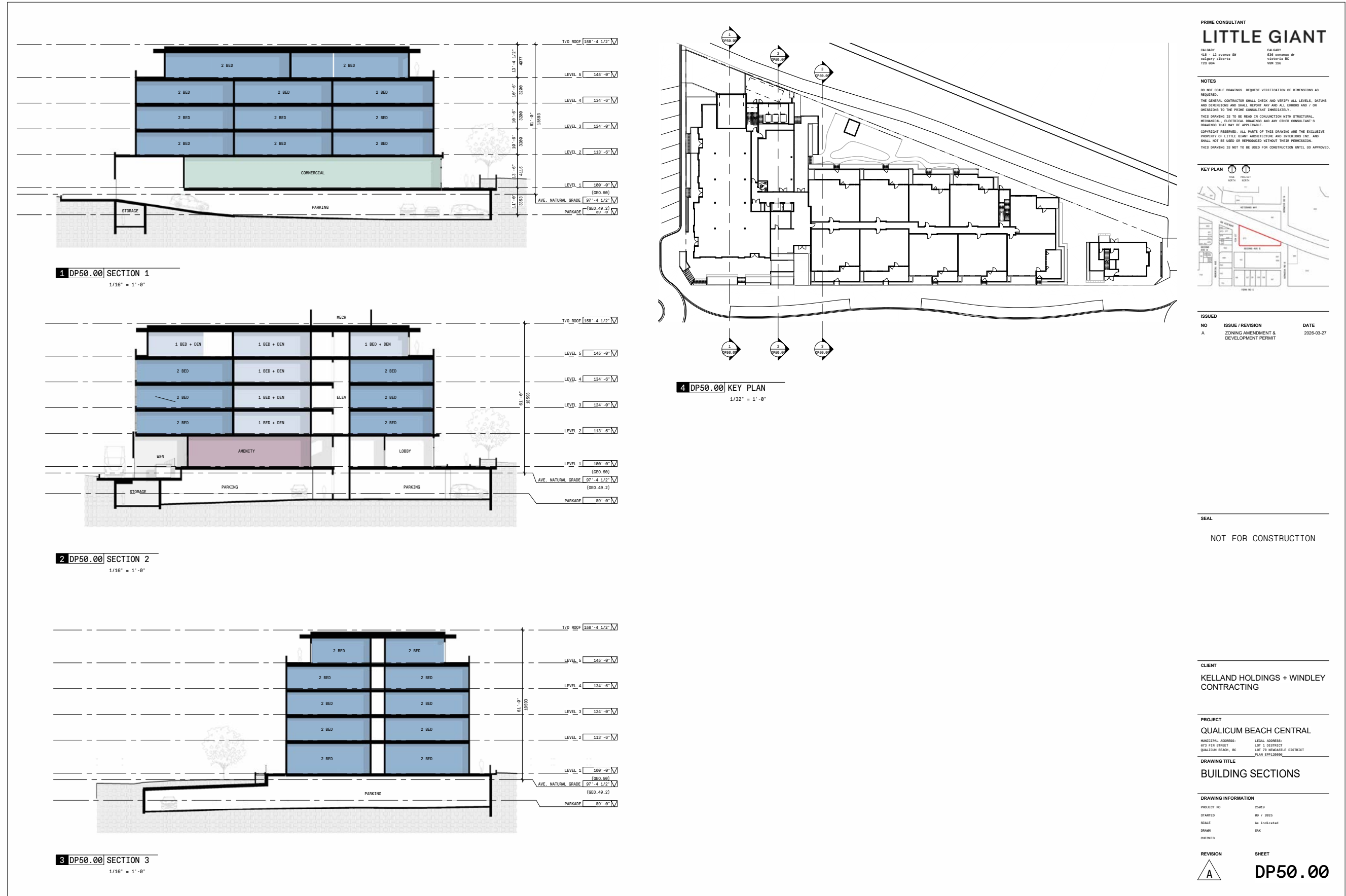
DRAWING INFORMATION	
PROJECT NO	25019
STARTED	09 / 2025
SCALE	12" = 1'-0"
DRAWN	SKM
CHECKED	

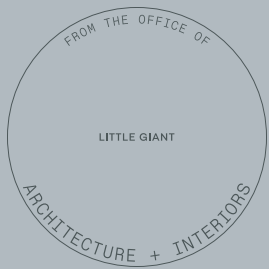
REVISION SHEET
A DP03.00











Mark Burkart
Architect
AAA AIBC M.Arch MRAIC

E. Mark@littegiant-studio.com
T. 403-862-8976
W. littlegiant-studio.com

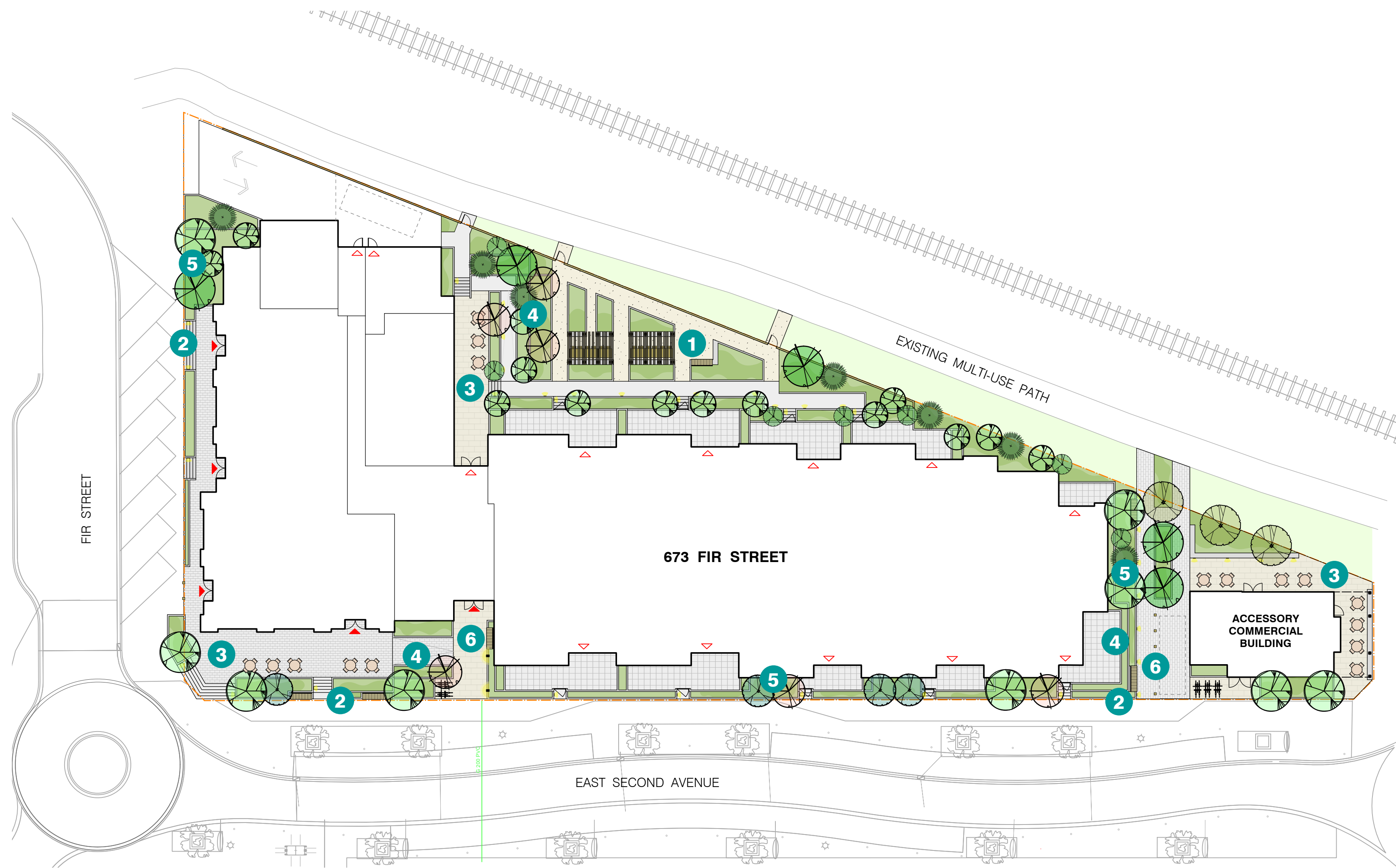
Little Giant
536 Senanus DR
Victoria BC V8M 1S6

QUALICUM BEACH CENTRAL

673 FIR STREET, QUALICUM BEACH, BC

LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR REZONING - JUNE 2, 2026



LANDSCAPE KEY PLAN

SCALE 1:300

1 COMMUNAL GARDENS

On the north side of the building, the L-shaped architecture forms a courtyard where communal gardens offers a shared space for residents to engage with the landscape, grow food and flowers, attract birds and bees, and cultivate connections with others in the neighbourhood.



2 ACTIVE STREETScape

Ground level businesses attract foot traffic to urban plazas and patios; street oriented residential units encourage social interaction and ensure eyes on the street. Connections to a multi-use path allows easy movement into Qualicum Beach's active transportation network.



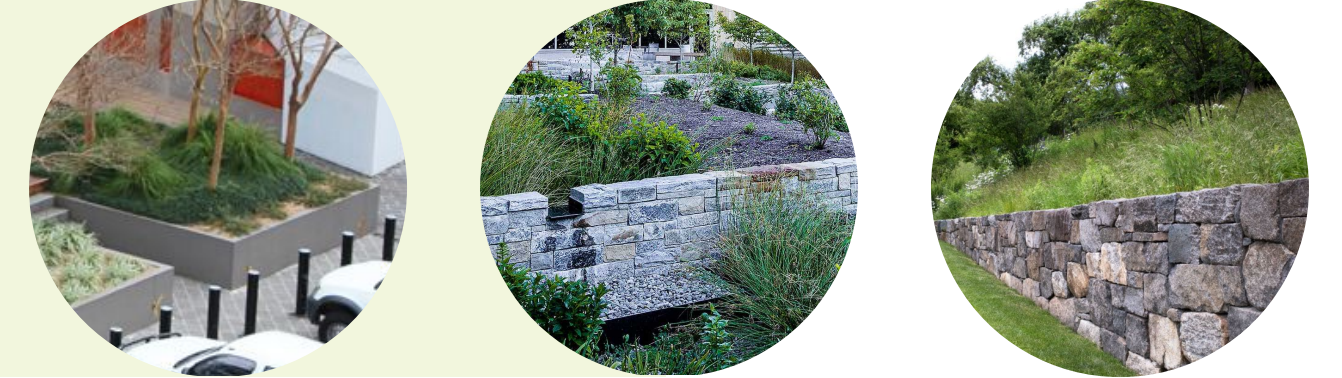
3 PATIOS AND PLAZAS

Patios and plazas around the building create a vibrant social environment where residents, business customers, pedestrians and passers-by can stop, linger and enjoy a thriving urban landscape situated within a dynamic and growing part of Qualicum Beach.



4 TERRACED PLANTERS

Terraced planters define the building edge, separating public and private spaces, creating a sense of enclosure and moderating the scale of development. Terraces allow for generous plantings that support natural systems on the site.



5 PLANTING

Lush layers of indigenous and ornamental groundcovers, perennials, ferns and shrubs create year-round visual interest, provide habitat for local biodiversity, and offer screening for residents. Inspired by local ecosystems, the plantings also strengthen the sense of place for the development.



6 SITE FURNISHING

Clean, contemporary site furnishings contrast the ecological planting character: timber benches line communal spaces, a cedar picket fence separates community gardens from public space, bollard lighting provides safety and comfort, and paving patterns offer visual clarity and wayfinding.



NOT FOR CONSTRUCTION



1070 Nelson Street, Nanaimo BC, V9S 2K2
250-753-8093
kate.stefiuk@kinshipdesign.ca
chris.midgley@kinshipdesign.ca



All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

CLIENT

Kelland Holdings & Windley Projects Inc.

NO. | DATE | ISSUE

1 | 2026-06-02 | REZONING SUBMISSION

NO. | DATE | REVISION

PROJECT 26006

QUALICUM BEACH CENTRAL

673 FIR STREET
QUALICUM BEACH, BC

LANDSCAPE CONCEPT PLAN

CITY FILE NO.

SCALE 1:300

START DATE 2026-05-01

DB CM

CB KS

L1.01
Page 222



LANDSCAPE LEGEND	
	BENCH Quantity: 6
	BICYCLE RACK Quantity: 5
	BOLLARD - TIMBER Quantity: 8
	ENTRANCE EGRESS
	FENCE - LOW CEDAR SLATTED Height: 1.2m Length: 74m
	LIGHTING TYPE 01 - BOLLARD Quantity: 10
	LIGHTING TYPE 02 - RECESSED WALL Quantity: 4
	TABLE - COMMUNAL Quantity: 2
	TABLE - MOVABLE Quantity: 16
	CONCRETE Area: 256m ²
	GRAVEL - COMPACTED CHIP Area: 114m ²
	UNIT PAVER TYPE 01 Area: 256m ²
	UNIT PAVER TYPE 02 Area: 282m ²
	UNIT PAVER TYPE 03 Area: 250m ²
	PLANTED AREA Area: 520m ² Soil Depth: 450mm

LANDSCAPE PLAN
SCALE 1:200

NOT FOR CONSTRUCTION

Draft Minutes of the 1:00 pm Wednesday, July 8, 2026, Town of Qualicum Beach Advisory Planning Commission Meeting held in Council Chambers, Municipal Office, 660 Primrose Street, Qualicum Beach, BC

PRESENT: Maureen Dyson
Susan James
Michael Karassowitsch
Pam Vickars

ABSENT: Richard Nuesch

STAFF PRESENT: Luke Sales, Director of Planning and Community Development
Rebecca Augustyn, Senior Planner
Kate Usher, Planning Technician I

The Chair called the meeting to order at 1:00 pm.

ADOPTION OF THE AGENDA

Michael Karassowitsch MOVED, THAT the Commission adopts the July 8, 2026, Advisory Planning Commission meeting agenda.

CARRIED

APPROVAL OF THE MINUTES

Maureen Dyson MOVED, THAT the Commission approves the January 7, 2026, minutes of the Advisory Planning Commission.

CARRIED

BUSINESS ARISING FROM THE MINUTES - nil

NEW BUSINESS

1. Advisory Planning Commission Orientation

Director of Planning and Community Development conducted an orientation with Commission members.

2. Selection of an Advisory Planning Commission Chair

Michael Karassowitsch MOVED, THAT the Advisory Planning Commission appoints Maureen Dyson as Chair of the Advisory Planning Commission.

CARRIED

3. Zoning Amendment Application | 673 Fir Street

Carson Long, of Little Giant, provided members of the Commission with a presentation of the proposal.

The Commission discussed:

- parking spaces
- unit sizes
- site access along the rear
- liveable density
- north and south side design in relation to heating and cooling loads
- building materials
- alternate forms of housing
- parking entry location
- detached commercial building

- Second Avenue East residential use
- Village character
- roofscape
- lack of greenery and landscaping

Maureen Dyson MOVED, **THAT** the Commission supports the ground floor residential use along Second Avenue East.

CARRIED

Maureen Dyson MOVED, **THAT** the Commission finds the building height acceptable as presented.

CARRIED

Maureen Dyson MOVED, **THAT** the Commission generally supports the building massing.

CARRIED

Pam Vickars MOVED, **THAT** the Commission finds the density acceptable.

CARRIED

Maureen Dyson MOVED, **THAT** the Commission generally supports the form and character as presented.

CARRIED

Maureen Dyson MOVED, **THAT** the Commission supports the parking entry location as proposed.

CARRIED

Pam Vickars MOVED **THAT** the Advisory Planning Commission recommends to Council that Council approves the application for 673 Fir Street.

CARRIED

ADJOURNMENT

Maureen Dyson MOVED, **THAT** the Commission adjourn the July 8, 2026, Advisory Planning Commission meeting.

CARRIED

MEETING ADJOURNED: 3:00pm

Certified Correct:

Heather Svensen, Director of Corporate Services

Confirmed this XX day of XXXX 2026.

Maureen Dyson, Chair

PUBLIC NOTICE | ZONING AMENDMENT BYLAW

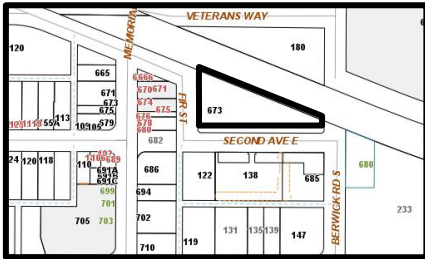
“Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026”

Pursuant to s. 94 of the *Community Charter* and s.467 of the *Local Government Act*, Notice is hereby given that Council, at its regular meeting to be held on Wednesday, July 15, 2026 at 10:00 am in the Council Chamber – Municipal Office, 660 Primrose Street, Qualicum Beach, BC, will be asked to consider First Reading to “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026”.

Address: 673 Fir Street

Zone: Comprehensive Development Zone 7 (CD7)

Purpose: To amend the existing CD7 zone to permit a mixed-use development with 745m² of ground-floor commercial along Fir Street and 69 residential units above.



Rezoning Site Sketch,

“Town of Qualicum Beach Zoning Bylaw No.
900, 2024, Amendment (673 Fir Street) Bylaw
No. 900.10, 2026”

How do I Get More Information?

The report related to the proposed Zoning Amendment Bylaw is available for inspection in Qualicum Beach Municipal Office during regular business hours or on the Town’s website: qualicumbeach.com/planning-notices. If you have questions relating to the proposed Zoning Amendment Bylaw, please contact the Planning Department at 250.752.6921 or planning@qualicumbeach.com.

How to Participate

If you wish to provide written comments to staff for consideration on this proposed Zoning Amendment Bylaw prior to the meeting, please cite “Town of Qualicum Beach Zoning Bylaw No. 900, 2024, Amendment (673 Fir Street) Bylaw No. 900.10, 2026” and email corporateservices@qualicumbeach.com.

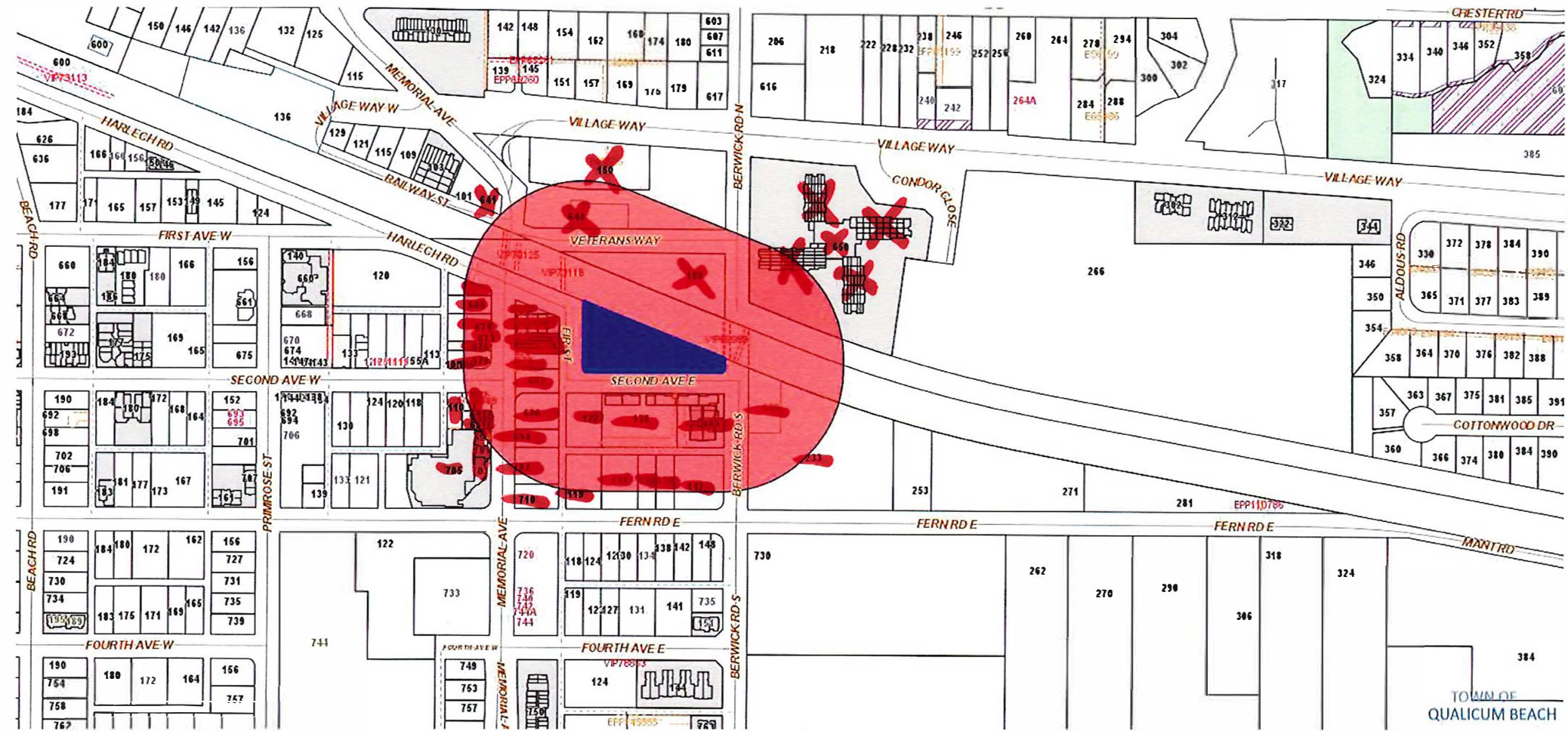
Written letters will also be accepted and can be mailed, or hand delivered to: Corporate Administration, 660 Primrose Street, Qualicum Beach, BC, V9K 1S7.

Written submissions received by 10:00 am on July 6, 2026 will be included in the publicly available Council Correspondence Log of the July 15, 2026 regular Council meeting. Written submissions received after 10:00 am on July 6, 2026, will be circulated to Council but will not be part of the July 15, 2026 Correspondence Log.

All written submissions must include the author’s name and address and will form part of the permanent public record in accordance with the *Freedom of Information and Protection of Privacy Act*.

ADDITIONAL INFORMATION: As a Public Hearing is not being held for this proposed Zoning Amendment Bylaw (in accordance with the *Local Government Act*), requests to appear as a delegation before Council in respect to the proposed Zoning Amendment Bylaw will not be accepted. Further, correspondence received in response to this Public Notice will appear only in the Council Correspondence Log and/or directed to designated department staff to ensure receipt and acknowledgement when an active public engagement opportunity period is underway.

673 FIR STREET





TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 6240-20-Qualicum Station Trail

TO: Lou Varela, Chief Administrative Officer

FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Oliver Watson, Capital Projects Manager

SUBJECT: Memorial Avenue to the Qualicum Beach Train Station Shared-use Trail

GOVERNANCE DECISION

Council is being asked to authorize staff to contribute up to \$116,000 to the Island Corridor Foundation for construction of the Memorial Avenue to the Qualicum Beach Train Station Shared-use Trail.

RECOMMENDATION:

THAT Council authorizes staff to make a contribution of up to \$116,000 to the Island Corridor Foundation (ICF) for construction of the Memorial Avenue to the Qualicum Beach Train Station Shared-use Trail within the capital budget provision of \$150,000 in fiscal 2026, as per the 2026-2030 Financial Plan.

AND FURTHER THAT staff be instructed to work with ICF to amend the Licence of Occupation to reflect construction and ongoing maintenance of the trail.

PURPOSE

The purpose of this report is to seek Council direction to proceed with construction of a shared-use Trail connecting Memorial Avenue to the Qualicum Beach Train Station through the railway corridor as part of the Island Corridor Foundation's rails-to-trails initiative. The project will fill a known gap in the Town's East-West Connector active transportation route. It should be noted that this trail is located on Island Corridor Property and as such will not become a Town owned asset. However, the Town will amend the related Licence of Occupation to allow for continued public use.

BACKGROUND

The East-West Connector Trail has been identified as a priority active transportation route in the Town's capital planning. One remaining gap in the route is located between Memorial Avenue and the Qualicum Beach Train Station, where the trail would connect through the railway corridor.

The Island Corridor Foundation has identified this section as part of its broader rails-to-trails initiative and has expressed interest in working with the Town to complete the connection. Advancing this segment would support the Town's active transportation objectives and improve pedestrian and cycling connectivity.

DISCUSSION

The proposed Memorial Avenue to the Qualicum Beach Train Station Shared-use Trail would improve active transportation connectivity by addressing the existing gap in the East-West Connector Trail between Memorial Avenue and the section that resumes West of Beach Road. The project would provide a continuous connection through the railway corridor to the North side of the Train Station and would also include improvements to the Harlech Road connector trail.

The proposed Trail alignment generally follows the railway corridor between Memorial Avenue and the Train Station area. The approximate alignment and entry points are provided in Attachments 1, 2 and 3 of this Report.

The Island Corridor Foundation initiated this opportunity through its rails-to-trails initiative and has proposed that the works be completed within the railway corridor by qualified railway contractors. The Island Corridor Foundation has provided an estimated cost for construction and legal fees for revising the existing Licence of Occupation agreement in the amount of approximately \$116,000, excluding GST. Once the Trail is completed and the Licence of Occupation agreement is amended, the Town will assume ongoing maintenance responsibility for the Trail.

The approved 2026 capital budget for this project is \$150,000. Based on the current estimate, the proposed Trail construction is within the approved budget and sufficient funding remains available to address the widening of approximately three metres of sidewalk along Memorial Avenue South of the railway tracks under a separate arrangement.

Once approved by Council, Island Corridor Foundation will schedule the construction for the earliest available opportunity.

FINANCIAL IMPLICATIONS

- The 2026 Financial Plan includes an approved budget of \$150,000 for the Island Corridor Network Trail project.
- Funding for the project is to be provided from the Asset Investment Reserve.
- The estimated cost of the Trail works proposed by the Island Corridor Foundation is approximately \$116,000 excluding GST, with 50% due at the start of construction.
- The Memorial Avenue to Train Station Shared Use Trail will be constructed on land owned by the Island Corridor Foundation and, as such, will not become a Town-owned asset. However, the investment will deliver transportation infrastructure improvements identified in the Town's Transportation Plan and provide lasting benefits to residents.
- The remaining budget is expected to be sufficient to fund the widening of approximately three metres of sidewalk on the south side of the railway tracks, which would be undertaken separately.
- Future ongoing maintenance is expected to require up to 0.02 FTE's (an estimated 40 hours per year) for preventative maintenance and minor repairs as required. This staff resource will be accommodated within the existing Parks Department's Operational

Budget and if future adjustments in service level resourcing is required, the matter will be brought to Council at a future budget process.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

INFORM:

- If Council approves the recommendation, the public would be informed of construction timing and any associated impacts in advance of the works, as appropriate.

STRATEGIC PLAN ALIGNMENT

Council’s Strategic Plan Focus Area(s) supported by this initiative:

- This project aligns with the Town’s Progressive Infrastructure Focus Area by improving multi-modal transportation infrastructure and supporting the Town’s sustainability goals.

SUMMARY

This report seeks Council approval to contribute funds for construction of a portion of the Island Corridor Foundation Trail Network project, being the Memorial Avenue to Qualicum Beach Train Station connection, to the Island Corridor Foundation in the estimated amount of \$116,000, excluding GST. The project would improve active transportation connectivity by addressing a gap in the East-West Connector Trail between Memorial Avenue and the Train Station area. The project aligns with the Town’s Progressive Infrastructure Focus Area by supporting multi-modal transportation and sustainability goals. The 2026 Financial Plan includes a budget of \$150,000 for the project, funded from the Asset Investment Reserve, and the current estimate is within the approved budget.

This Space Left Intentionally Blank.

ALTERNATIVE OPTIONS

- 1) Propose a different location for a rail-to-trail project, for Island Corridor Foundation's consideration.
- 2) Other as per Council discussion.

APPROVALS

Report respectfully submitted by Oliver Watson, Capital Projects Manager



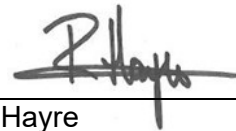
Oliver Watson
Capital Projects Manager
Report Author



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Amro Kötö
Director of Infrastructure
Services
Concurrence

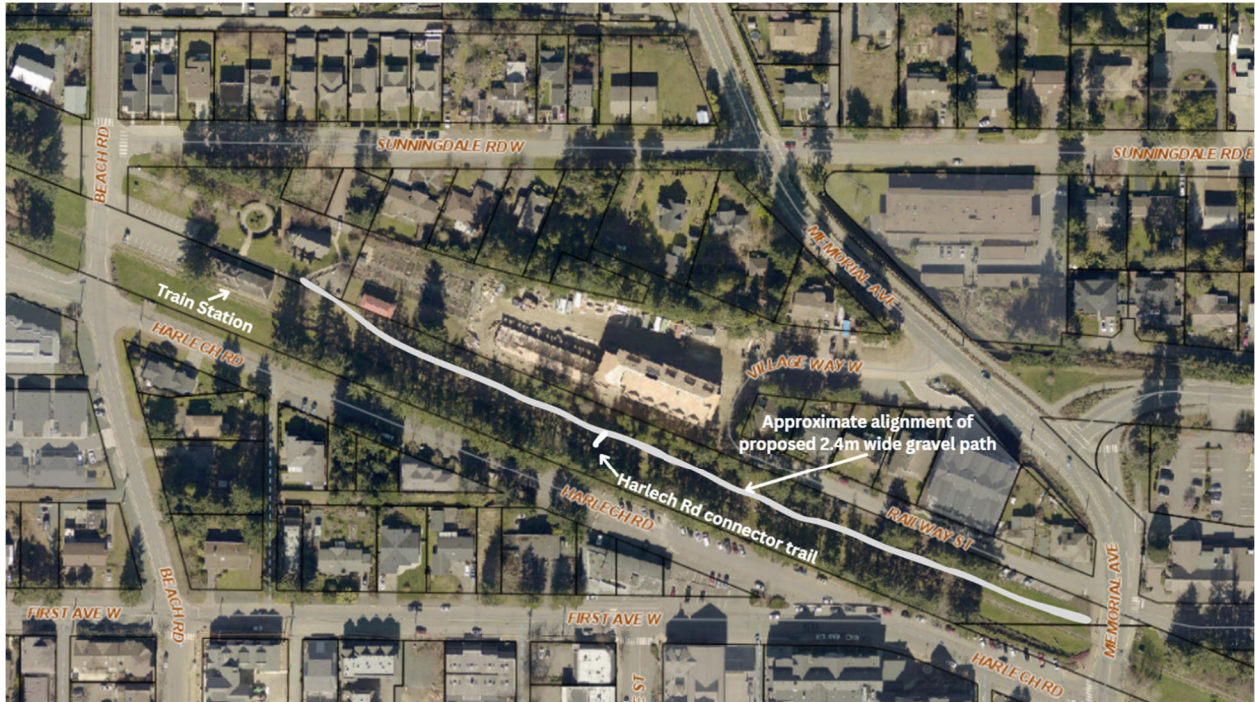


Raj Hayre
Director of Finance
Concurrence

REFERENCES

- Attachment 1: Approximate Alignment
- Attachment 2: Memorial Ave trail end point
- Attachment 3: Train station end point

Attachment 1: Approximate Alignment



Attachment 2: Memorial Ave trail end point



Attachment 3: Qualicum Beach Train Station end point



TOWN OF QUALICUM BEACH

PROCUREMENT REPORT

File No. 5225-02

TO: Lou Varela, Chief Administrative Officer




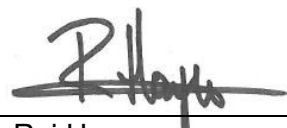
FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Oliver Watson, Capital Projects Manager

SUBJECT: Request for Contract Award: Crescent Road Outfall to Grandon Creek

Recommendation	THAT Council awards the contract for the Crescent Road Outfall to Grandon Creek project to Knappett Industries in the amount of \$110,236, excluding GST.
Project goal	The goal of this project is to replace the failing Crescent Road West stormwater outfall with a durable system that restores reliable drainage, reduces erosion risk, and protects the environmentally sensitive Grandon Creek area.
Council Authorizations	This project is included in the <i>Town of Qualicum Beach 2026 to 2030 Financial Plan Bylaw No. 921, 2026</i> , for fiscal year 2026, and aligns with Council's Focus Area of "Progressive Infrastructure" involving infrastructure renewal, public safety, transportation improvements, and responsible asset management.
History	<p>The existing Crescent Road West stormwater outfall discharging to Grandon Creek is failing and requires replacement (see Attachment 1 for project location). The existing maintenance chamber and corrugated steel pipe are severely deteriorated and have caused embankment erosion. The project will replace this infrastructure with a new maintenance chamber and storm outfall system, including approximately 40 metres of 450 mm diameter HDPE storm pipe, 6 metres of 600 mm diameter concrete pipe, outfall works, riprap armouring, trail and ditch reinstatement, and revegetation.</p> <p>The project was tendered through BC Bid as Tender No. 2026-14 and closed at 2:00 p.m. on June 23, 2026. Six bids were received, with the lowest bid being submitted by Knappett Industries in the amount of \$110,236.00, excluding GST. As Grandon Creek is fish-sensitive, all work adjacent to the Creek must occur between August 15 and September 15, 2026, and the project must be fully completed by October 31, 2026.</p>
	<input checked="" type="checkbox"/> Tender

Procurement Process	Request for Proposals (RFP)	
	Request for Qualifications	
	Other	
Summary of Competitive Process	<ul style="list-style-type: none"> • The ITT closed on June 23, 2026 • Six bids were received. 	
Financial Implications	<ul style="list-style-type: none"> • Total project budget: \$161,000 • Total cost of recommended contract award: \$110,236, excluding GST • Remaining budget for soft costs for project management, geotechnical inspections, contingencies and design: \$50,764 • Source of funding: Asset Replacement Reserves 	
 <hr/> Oliver Watson Capital Projects Manager <i>Report Author</i>		
  		
<hr/> Lou Varela, MCIP, RPP Chief Administrative Officer <i>Concurrence</i>	<hr/> Amro Kotb Director of Infrastructure Services <i>Concurrence</i>	<hr/> Raj Hayre Director of Finance <i>Concurrence</i>

Attachment 1 – Project location





TOWN OF QUALICUM BEACH

STAFF REPORT

File No. 5400-12

TO: Lou Varela, Chief Administrative Officer

FOR: Regular Council Meeting

DATE: July 15, 2026

FROM: Oliver Watson, Capital Projects Manager

SUBJECT: **Commemorative Crosswalk**

GOVERNANCE DECISION

Council approval is requested for the proposed commemorative crosswalk design as a component of the intersection project located at Memorial Avenue at Fir Street.

RECOMMENDATION:

THAT Council approves the proposed commemorative crosswalk design for installation on Memorial Avenue at Fir Street, as part of the intersection project titled “RRFBs Memorial at Fir Street (the 2026 Community Transportation Plan project),” as shown as Attachment 1 to the Staff Report titled “Commemorative Crosswalk” dated July 15, 2026.

PURPOSE

The purpose of this Report is to seek Council approval of the proposed commemorative crosswalk design for the crossing of Memorial Avenue at Fir Street and to obtain direction to include the commemorative design in the overall intersection improvement project titled “RRFBs Memorial at Fir Street (the 2026 Community Transportation Plan project)”.

BACKGROUND

The proposed commemorative crosswalk is anticipated within the Town’s 2026 Community Transportation Plan project, as identified in the 2026–2030 Financial Plan, and reflects prior Council direction respecting pedestrian safety improvements and Veterans’ commemoration within the Memorial Avenue corridor.

The works include curb re-alignment on the northwest corner of the intersection to shorten the crossing distance and improve turning movements, installation of a new hard-wired streetlight, two solar-powered Rectangular Rapid Flashing Beacons (RRFBs), and a new crosswalk crossing Memorial Avenue at Fir Street.

DISCUSSION

The proposed commemorative crosswalk would provide a recognizable gateway feature within the Memorial Avenue corridor while also delivering pedestrian safety improvements associated with the broader intersection project.

In addition to its commemorative value, the proposed crosswalk will provide a daily benefit to pedestrians using this area. This need is particularly evident on Saturdays during the Farmers’ Market, when pedestrians frequently cross Memorial Avenue at informal and potentially unsafe locations. Establishing a marked crossing at Fir Street is intended to better channel pedestrian movements to a safer and more visible location.

The proposed commemorative design (Illustrated in Attachment 1) has been reviewed and approved by the Royal Canadian Legion. Installation would require the Town to purchase the crosswalk template and have the crossing installed using Methyl Methacrylate (MMA) material. This treatment is more durable than thermoplastic material which is typically used to mark crosswalks.

The proposed location is affected by its proximity to technically active railway tracks operated by the Island Corridor Foundation. While trains are not currently using this section of track, the Town is seeking a Memorandum of Understanding with the Island Corridor Foundation to authorize installation of the crosswalk in this location. Staff continue to work with the Island Corridor Foundation on this matter and will have agreement in place before any construction begins.

Council approval is requested at this time for the proposed commemorative crosswalk design so it may be incorporated into the project documents for procurement. The full intersection improvement project is intended to be brought back to Council on September 9, 2026, for approval to proceed, with construction completion targeted prior to Remembrance Day.

FINANCIAL IMPLICATIONS

The commemorative crosswalk is a component of the project titled “RRFBs Memorial at Fir Street (2026 Community Transportation Plan project)”, which has a capital budget provision of \$115,000, in fiscal 2026. The cost associated with the commemorative crosswalk treatment is included within RRFB Memorial at Fir Street Project budget. It should be noted that Council approved an increase in the budget for this project to \$124,500 during the 2025 Strategic Planning process, which is not reflected in the 2026-2030 Financial Plan. An adjustment to reflect Council decision making will be included in a subsequent Financial Plan Amendment.

This space is intentionally blank.

PUBLIC PARTICIPATION SPECTRUM (IAP²)

INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<ul style="list-style-type: none"> • Provide balanced and objective data to assist in understanding issues, alternatives, opportunities, and solutions 	<ul style="list-style-type: none"> • Obtain feedback on analysis, alternatives, and/or decisions 	<ul style="list-style-type: none"> • Work directly with stakeholders to ensure concerns and aspirations are understood and considered 	<ul style="list-style-type: none"> • Partner with stakeholders in each aspect of the decision, development of alternatives, and identification of preferred solutions 	<ul style="list-style-type: none"> • Final decision making in the hands of the stakeholders

Public Participation Framework developed by the International Association for Public Participation – IAP² International.

INFORM:

The public is made aware of this matter through publication of this Report.

CONSULT:

The Legion has been consulted.

SUMMARY

The proposed commemorative crosswalk at Memorial Avenue and Fir Street supports the Town’s 2026 Community Transportation Plan project and advances Council’s direction to improve pedestrian safety while recognizing Veterans. Council direction is requested at this time so the preferred crosswalk treatment can be incorporated into the procurement documents.

ALTERNATIVE OPTIONS

- 1) **THAT** Council directs staff to proceed with a standard thermoplastic crosswalk at Memorial Avenue and Fir Street in place of the proposed commemorative crosswalk treatment.
- 2) **THAT** staff be directed to source a different design.

This space is intentionally blank.

APPROVALS

Report respectfully submitted by Oliver Watson, Capital Projects Manager.



Oliver Watson
Capital Projects Manager
Report Author



Amro Kotb
Director of Infrastructure
Services
Concurrence



Lou Varela, MCIP, RPP
Chief Administrative Officer
Concurrence



Heather Svensen
Director of Corporate
Services
Concurrence



For Raj Hayre
Director of Finance
Concurrence

REFERENCES

Attachment 1: Sample Image of Commemorative Crosswalk

Attachment 1: Sample Image of Commemorative Crosswalk



Item 9(3)(d) Cenotaph Replacement

