

Minutes of the 1:00 pm Wednesday, February 22, 2017, 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 Barry Avis
Councillor Neil Horner
Councillor Bill Luchtmeijer
Councillor Anne Skipsey

ALSO PRESENT: Staff: John Marsh, Financial Administrator, Deputy CAO
Heather Svensen, Corporate Administrator
Luke Sales, Director of Planning
Karla Duarte, Deputy Corporate Administrator

The Mayor called the meeting to order at 1:00 pm

ADOPTION OF THE AGENDA

Council adopted, by unanimous consent, the February 22, 2017 special Council meeting agenda.

PUBLIC AND STATUTORY HEARINGS

- (1) **Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (120 First Avenue West - Berwick Facility) Bylaw No. 580.88, 2016**
At 1:00 p.m. the Mayor declared open the Public Hearing, convened pursuant to Section 464 of the *Local Government Act*, to allow the public to make representations to Council respecting matters contained in the proposed "**Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (120 First Avenue West - Berwick Facility) Bylaw No. 580.88, 2016**". Director of Planning, Luke Sales, introduced the bylaw which, if adopted, would change text in Bylaw 580, Amendment Bylaw No. 580.88, to change the zoning from Commercial 4 to CD4; would create 94 units; 5 storeys; covering 56% of the parcel. Mr. Sales outlined the meetings that have taken place to date pertaining to the proposed development.

The Mayor called for any person who deemed themselves affected who wished to be heard or present written submissions to come forward.

- Peter Ensler, Vice President of Eaglecrest Residents' Association, read out the January 27th letter submitted to Council speaking strongly in favour of the development. Mr. Ensler questioned if there was any accommodation for changing demographics to the building in the future.
- Cecil Bosher, 230 Crescent Road East, spoke in opposition of the project due to the height, location and size proposed. She referenced previous oppositions to five-storey buildings and bylaws that restrict building heights.
- Anna Sjoo, 634 Cedar Street, spoke in opposition of the project in the proposed location and against the height of the structure. Mr. Sjoo noted that any development in the downtown core should be for all demographics. She suggested that the proposed development should wait until the Quality of Life Survey and Official Community Plan review is complete.

- Gordon Davidson, Comox, B.C., resident spoke in favour of the development having the fortune to reside in one of Berwick's units in Comox. Mr. Davidson previously resided in Qualicum Beach for 11 years.
 - Joseph Leskosek, 484 Mill Road, noted that the development is a great idea but suggested that the building is in the wrong location. Mr. Leskosek spoke about recreational activities offered for seniors.
 - Mike Wansink, 1023 Harlech Road, spoke in favour of the development and applauded the developer for their corporate citizenship, sponsoring the 2016 opera.
 - Rick Tutte, 596 Chester Road, spoke in favour of the project noting it is one of the best projects to come forward in Qualicum Beach in a long time and highlighting the benefits to Qualicum Beach residents.
 - Chris Denford, President of the Berwick Group, noted his pleasure in meeting with so many neighbourhood groups over the past year to discuss their proposal. Mr. Denford further noted that so many have offered encouragement for Berwick to become a reality. Several brief comments:
 - Clear demonstrated need for active independent seniors;
 - Ideal location: close proximity to amenities;
 - Beautify the area around the Town Hall; undergrounding, etc.;
 - Great for young people of Qualicum beach - long-term employment opportunities 14 full-time and 36 part-time;
 - Dining room will provide employment opportunities for new workers; and
 - 94 homes will enter the supply as people move into Berwick, allowing them to stay in their community.
- In closing, Mr. Denford stated that their company is in this for the long-term and is respectfully asking to join the community.
- Councillor Horner questioned where it is expected that the majority of Berwick residents would come from. Mr. Denford responded that in other Berwick facilities, 90-95% of residents come from the local communities they are in and that they expect the same in Qualicum Beach.
 - Anna Grieve, Hilliers Road, noted that the fastest demographic are the "frail seniors" of over the age of 85. She questioned the following: what happens to the residents when they cannot age in place? where do they go? why is the Town not considering housing options that incorporates us all being together?
 - Carol Dowe, 512 Hawthorne Drive, spoke about the height of the proposed building and suggested it be reduced from five storeys to four storeys.
 - Councillor Skipsey wished to clarify that she did vote in favour to move the development forward. Councillor Skipsey requested that the information gleaned thus far through the Official Community Plan Steering Committee (OCP) be shared with Council.
 - Luke Sales, confirmed that the public input received through the OCP committee could be shared with Council and further noted that it was previously circulated to Council.

The Mayor called a second time for persons who wished to be heard or present written submissions to come forward.

- Marlys Diamond, 550 Yambury Road, spoke in support of the project. Noted that Berwick is a good corporate citizen and an asset to the community.
- Lance Nater, 999 Royal Dornoch Drive, spoke strongly in favour of the project. Improvements to the site, including the laneway, will benefit the community.
- Tim Pritchard, 663 Windward Way, spoke in support of the Berwick Project, noting that it will add vitality to Qualicum Beach village neighbourhood; provide economic activity; allow active residents to remain active in their community. Mr. Pritchard suggested the Town should be putting out the “welcome” sign for Berwick.
- Anna Resabermudis, 484 Mill Road, spoke as a business owner on Second Avenue and how the construction would affect her business.
- Pat Jacobson, 639 Arbutus, spoke in favour of the development. She noted that this is not a question of build, reap the reward and get out of town. She also noted that it fits nicely with the downtown core density goals of the OCP. It is about time something happened to this site.

The Mayor called a third time for persons who wished to be heard or present written submissions to come forward. There being no further speakers, Mayor Westbroek declared closed the Public Hearing for “Town of Qualicum Beach Land Use and Subdivision Bylaw No. 580, 1999 Amendment (120 First Avenue W - Berwick Facility) Bylaw No. 580.88, 2016”.

Mayor Westbroek declared the public hearing closed at 1:50 pm

ADJOURNMENT

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

CARRIED

MEETING ADJOURNED at 1:50 pm

Certified Correct:

Heather Svensen
Corporate Administrator

Teunis Westbroek
Mayor