

MEMO

TO: Luke Sales, Director of Planning and Community Development
Town of Qualicum Beach

DATE: September 25, 2025

FROM: Jason Locke, Senior Planner
MODUS Planning Design and Engagement Inc.

RE: **Eaglecrest Due Diligence and Revisioning Project (File No. 25026)**

EXECUTIVE SUMMARY

The Town of Qualicum Beach has entered into a conditional agreement to acquire the Eaglecrest Golf Course lands, comprising approximately 42.5 hectares (105 acres), at a purchase price of \$8.5 million. MODUS Planning, Design & Engagement Inc, Westplan Consulting Group and Cunningham & Rivard Appraisals Ltd. (the Project Team) were retained to support the Town of Qualicum Beach Staff in its evaluation of the acquisition opportunity, specifically considering: analysis of land development potential, cost recovery strategies, and community benefits.

Our review – based on a cursory understanding of physical development constraints and opportunities, local real estate market opinion and preliminary community engagement – finds that municipal ownership would secure long-term control over the use of these lands and enable the Town to better support a range of community objectives, including housing need, parkland expansion and other Council strategic objectives.

As described in this memo, preliminary financial modelling indicates that land sales have the potential to fully recover acquisition costs (estimated at ~\$8.5M) while generating additional revenue to provide funds for priority capital projects, including but not limited to:

- open space and recreation (i.e., golf course);
- transportation and traffic calming (i.e., roundabout); and
- environmental management (i.e., reforestation and drainage).

Town Council identified a revenue target of \$19 million in total revenues from selling and developing parts of the lands. s.17(1)(f)

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Based on our analysis of the physical development constraints, opportunities, real estate market conditions and community input, the acquisition of the Eaglecrest Golf Course is supportable from both a financial and community benefits perspective.

PURPOSE

The purpose of this memo is to present the Project Team's technical assessment of the proposed Eaglecrest acquisition. The report provides Staff and Council with information regarding financial feasibility, community benefits, and risks associated with the acquisition, along with an overview of public engagement outcomes and a development scenario of full build-out within zoning permissions.

This assessment is intended to inform Staff and Council's considerations in advance of the November 1, 2025 due diligence deadline.

BACKGROUND AND CONTEXT

SITE OVERVIEW

The Eaglecrest Golf Course is located in the northern portion of Qualicum Beach and consists of approximately 42.5 hectares (105 acres). The property currently functions as a 9-hole golf course and associated open space, with surrounding residential neighbourhoods. Municipal water and sewer services are available in the area. Based on the Town's initial discussion with Koers Engineering regarding servicing, "there are no red flags or obvious constraints that would shape the conceptual design process" (email from Luke Sales, July 28, 2025). Stormwater challenges in Eaglecrest mainly involve aging infrastructure and poor drainage which are well known. Further detailed analysis is underway but is not required for this preliminary analysis.

STRATEGIC ALIGNMENT

The proposed acquisition has the opportunity to support several Town objectives, including:

- **Official Community Plan (OCP):** advancing housing diversity, environmental protection, and climate resilience.
- **Housing Needs Report:** addressing housing supply gaps, particularly for smaller units and downsizing options for seniors.
- **Council's Strategic Priorities:** preserving green space, supporting community amenities, and ensuring development reflects community values.

ACQUISITION TERMS AND TIMELINE

- Purchase Price: \$8.5 million
- Conditional Purchase Agreement: due diligence period through November 1, 2025
- Financing: short-term recovery through land sales; long-term revenues directed to golf course improvements and capital projects.

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COMMUNITY ENGAGEMENT ACTIVITIES

Engagement activities to date have included:

- **Nine meetings with residents' associations, golf course members, and community groups.** These meetings included a brief background presentation, followed by discussions about the potential benefits of the project, as well as the concerns. The meetings also focused on hearing community members' priorities for the lands, including preferences for land use, community amenities, and environmental protection.
- **One Open House** was held on September 9 (3–7pm), featuring two presentations. Over 500 participants attended and shared feedback via project storyboards and took part in interactive activities about the potential Eaglecrest lands development.
- **Over 800 responses (at the time of writing) via an online survey** open from September 9–28.

KEY THEMES HEARD AT THE OPEN HOUSE SESSIONS:

- Many participants expressed excitement about:
 - Town ownership of the land
 - Providing a mix of housing types
 - Improving the golf course
 - Dedicating land to parks, open space, and trails
- There were mixed feelings about:
 - What types of, how much, and where housing should go
 - The size and specifics of the golf course
 - The scale, programming and locations of parkland
- Specific concerns included:
 - Up-front and long-term costs
 - Infrastructure impacts (including parking, traffic)
 - Distribution of parkland and housing throughout the neighbourhood

A summary of the September 9th Open House is included as an appendix to this memo.

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DEVELOPMENT SCENARIOS

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ABSORPTION AND PHASING CONSIDERATIONS

The absorption and phasing considerations apply both to the Town of Qualicum Beach and to the purchaser/developer of each development component, though the factors differ for each party:

s.17(1)(f)

COST RECOVERY PROJECTIONS

Revenue generation extends beyond the sale of development sites and may include potential lease or operating income from the Golf Course, as well as increased property tax revenues once sites are fully developed.

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COMMUNITY BENEFITS

There are several potential community benefits related to the acquisition of the Eaglecrest lands through public ownership versus privately owned including:

PUBLIC OWNERSHIP AND CONTROL

- **Accountability:** Future decisions remain in municipal hands.
- **Policy Alignment:** Development outcomes can reflect OCP objectives and housing targets.
- **Certainty:** Public process supports transparency and community input.

HOUSING OPPORTUNITIES

- Range of housing types (i.e., townhouses, apartments, seniors housing) to help meet community housing needs.
- Building forms from 2–6 storeys, with higher density placed away from single-family areas.
- Potential for affordable housing and mixed tenure models.

PARKS, NATURAL AREAS, AND ENVIRONMENTAL ENHANCEMENTS

- Dedication of significant portions of the site as parkland and trails.
- Opportunities for habitat restoration and climate resilience initiatives.
- Expansion of recreational opportunities, including a reconfigured golf course.

TRANSPORTATION AND INFRASTRUCTURE IMPROVEMENTS

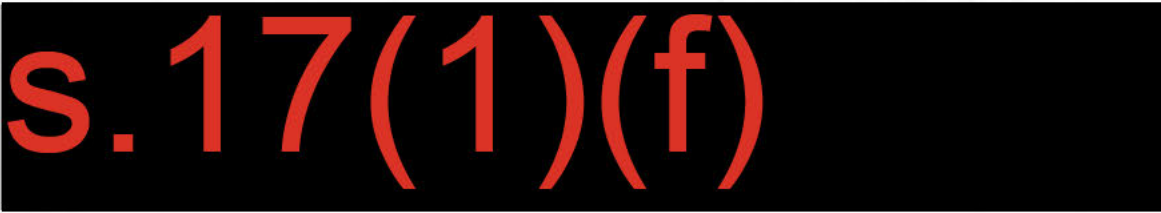
- Targeted road upgrades at Island Highway West and Country Club Drive.
- Pedestrian and cycling connections, safe crossings, and improved walkability.
- Infrastructure improvements funded through surplus land sales.

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CONSIDERATIONS

The acquisition and development of Eaglecrest provides a unique opportunity for Qualicum Beach, however there are risks and issues that arise in any significant decision. The following offers observations on a range of considerations regarding the opportunity to purchase the Eaglecrest golf course.

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- **Maximum control** - While the Town retains its usual land use controls of Official Community Plan designations, zoning and other regulations, acquiring the land gives the Town maximum control over what happens on the lands, when it happens, and more importantly, places the community in a central role in discussing the future for the lands.
- **Private ownership implications** - If the land stays in the current owners' hands or is sold to another owner, the Town has less control over what is proposed and implemented. Most importantly, due to liability and other concerns, it is likely that any unused fairways would be fenced and closed for community use in the future due to the significant liability incurred by the owners. Resources to continue to mow and maintain these unused fairways will be scarce and they are likely to move into oldfield status, including dealing with broom infestations. Insurance companies have clear expectations for how the public is permitted to use private lands – and no access is the default position. As such, the “park uses” that these lands currently offer are temporary and those using them are technically trespassing. In contrast, if the Town owns the property, then any fairways that are not developed in the future can formally function as a park in perpetuity.
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- **Unknowns and risks** - There are always risks in land development and mitigating this risk involves ensuring there is flexibility and resilience in the project. With the Town in control of all aspects of the land and project, it has maximum control and

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flexibility. s.17(1)(f)

- **Park commitments** – The provision and maintenance of many dozens of acres of fairways as park will increase the budget for parks development and maintenance in the future. However, the scale of park upgrades and maintenance is in the Town's control. In addition, the new tax revenues gathered from additional homes will increase the Town's revenue to address additional park costs. This additional revenue can cover other costs such as snow clearing or others, as it does with all other areas of Qualicum Beach.

CONCLUSION AND RECOMMENDATION

The acquisition of the Eaglecrest Golf Course lands offers an opportunity for the Town of Qualicum Beach to secure significant public lands, expand housing options, and preserve valuable green space. With appropriate financial planning and community engagement, the project can deliver long-term benefits aligned with Council's vision.

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Attachment: Town of Qualicum Beach Eaglecrest Due Diligence and Revisioning Open House – Summary of Community Engagement

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

Event Summary

Prepared by: MODUS Planning, Design & Engagement

Date: September 18, 2025



Event Summary

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

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

Many participants expressed excitement about:

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

There were mixed feelings about:

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

Specific concerns included:

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

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

Introduction

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

Community feedback will help Council decide:

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

Event Format

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

Who We Heard From

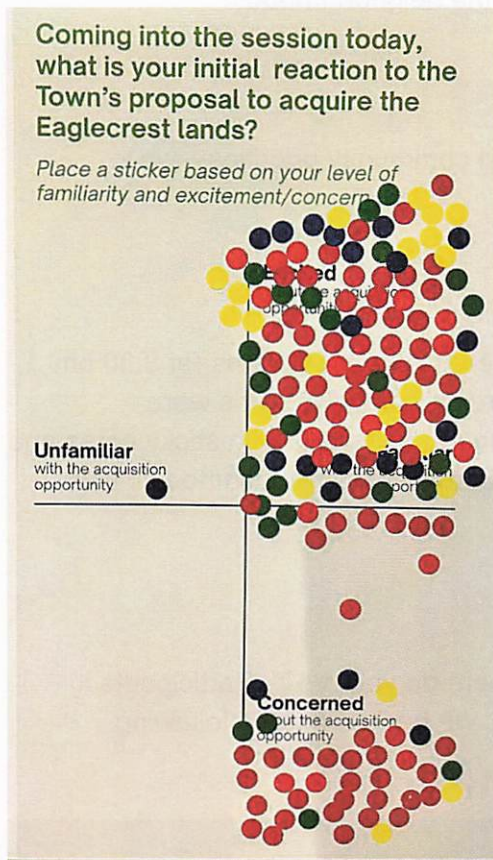
As participants entered the room, they were asked “Where do you live?”. Participants placed a marble in a jar to answer the question. In total, we heard from the following participants:

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

What We Heard

About You

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



Please Tell Us Why

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

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

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

Opportunities

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

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

Constraints

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

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

Golf Course

How important is it to keep golf at Eaglecrest?



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

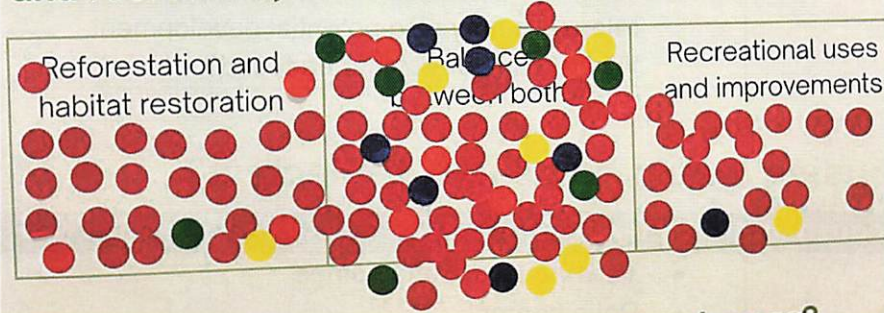
Theme	Frequency	Comments
Expand beyond a 9-hole course	12	18 holes. 18 holes needed. - Bring back 18 holes. - Keep present and return to 18. - Keep it a 18 hole or at least 13 holes, all other courses are full with wait lists for memberships, keep course open along Blind Bogey. - Not enough land here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

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

Parkland

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

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What are your hopes for future parkland areas?

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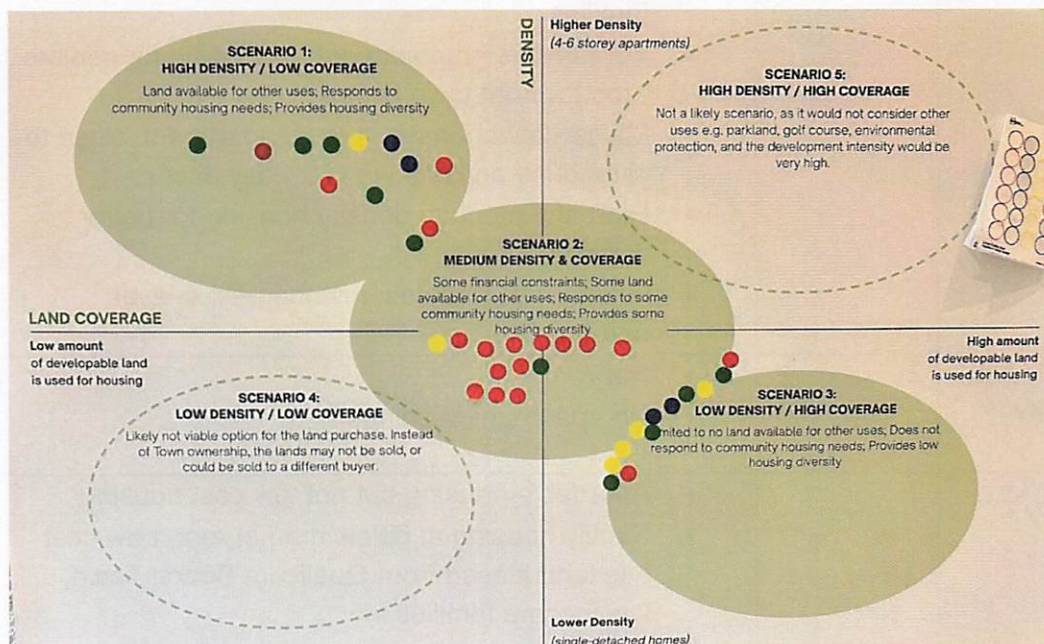
Recreational & Parkland Programming Ideas	7	• Running track and trails, playground, exercise circuit, naturalized areas • Water park for grandkids • Waterpark for kids • Recreational parkland needed. Walking trails and playground not too heavily treed as wildlife will increase • Keep golf course • Additional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

What types of housing would be best in Eaglecrest?

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

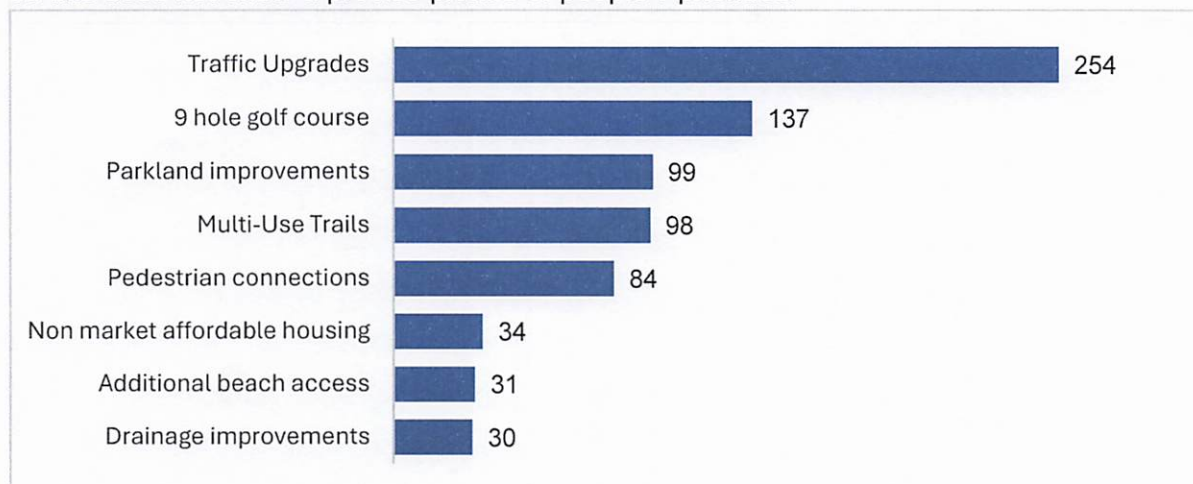
		• Townhouses, 2-3 storey - bring in workers and families • For families - medium or low density; for seniors - too far from town centre • Mixed - townhouses, 4-level apartment, close to clubhouse and highway for easy access • High and medium density housing for better diversity • Mixed - patio homes,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

Which scenario do you think is best for the community?



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

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



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

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

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

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



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

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

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

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

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

MEMO ADDENDUM "A"

TO: Luke Sales, Director of Planning and
Community Development
Town of Qualicum Beach

DATE: October 10, 2025

FROM: Jason Locke, Senior Planner
MODUS Planning Design and Engagement
Inc.

RE: **Eaglecrest Due Diligence and Revisioning Project - Post–Public Hearing
Addendum (File No. 25026)**

ADDENDUM: POST–PUBLIC HEARING CONSIDERATIONS

Following the Public Hearing held on October 6, 2025, concerning the Eaglecrest Golf Course Lands (Official Community Plan and zoning amendments), the project team has provided this addendum to the original memorandum dated September 25, 2025.

The purpose of this addendum is to more clearly express the links between the land value information provided, and the site plan options. No new information is provided here, rather this memorandum expresses more fully the range of options discussed in the original memorandum.

S.17(1)(f)

s.17(1)(f)

2025/09/22

Page 3 of 4

s.17(1)(f)

2025/09/22

Page 4 of 4

s.17(1)(f)

The above analysis underlines the observations in the original memorandum that the purchase of these lands provides Qualicum Beach with significant flexibility to meet various financial and public objectives within the desired timelines, thereby providing the Town with a significant opportunity.

Author:

Jason Locke, MA, RPP, MCIP
Associate, Senior Planner
MODUS Planning, Design and Engagement Inc.

Signature:

s.22

Reviewer:

Edward Porter, BA Econ., MLArch., MCIP, RPP
Principal, Senior Urban Designer
MODUS Planning, Design and Engagement Inc.

s.22

Concurrence:

Mark Holland, BLA, MSc, FCIP, RPP
Westplan Consulting Group
David L. Kirk, AACI, P.App. RI(BC)
Cunningham and Rivard Appraisals Ltd.

Initials:

MH

DK

TOWN OF QUALICUM BEACH
STAFF REPORT

CONFIDENTIAL

TO: Lou Varela, Chief Administrative Officer

FOR: Special Council Meeting, In-Camera

DATE: June 3, 2025

FROM: Luke Sales, Director of Planning

SUBJECT: Eaglecrest Updated Offer to Purchase

Governance Decisions:

1. Council is requested to provide a governance decision as to whether to present the Purchase and Sale Agreement dated May 30, 2025 to the Ownership of Eaglecrest Golf Course.
2. If the Purchase and Sale Agreement dated May 30, 2025 is authorized by Council, a governance decision is required on the process and timeline to advance the required bylaw amendments and community engagement.

RECOMMENDATION

S. 13



THAT Council directs staff to proceed with Eaglecrest OCP and Zoning Amendment Process 2 (Extended Consultation), substantially as attached to the June 3, 2025 Planning staff report to Council.

PURPOSE

The purpose of this report is to seek Council's direction on whether to proceed with a revised Purchase and Sale Agreement for the acquisition of the Eaglecrest Golf Course Lands. The proposed Agreement largely reflects the current negotiation position of the Eaglecrest Ownership and builds upon Council's previously authorized offer while delaying the closing date to allow for an additional month of public engagement and Council decision-making. This report outlines two procedural options for advancing the required Official Community Plan and zoning bylaw amendments and associated public consultation specific to Eaglecrest. Council is asked to consider whether to move forward with the Offer and, if so, to determine the appropriate public engagement and bylaw adoption timeline to support the transaction.

Town of Qualicum Beach
June 3, 2025, Special Council Meeting – Eaglecrest Updated Offer to Purchase
Page 3 of 9

BACKGROUND

s. 12(3)(b)



2. s.12(3)(b)

s.14

DISCUSSION

s.12(3)(b)

Town of Qualicum Beach
June 3, 2025, Special Council Meeting – Eaglecrest Updated Offer to Purchase
Page 5 of 9

s.12(3)(b)



s.12(3)(b)

FINANCIAL IMPLICATIONS

If the Town acquires the Eaglecrest Golf Course Lands, the approved 2025-2029 Financial Plan would require amendment to authorize the capital expenditure for the purchase of the Eaglecrest Property. As current reserve balances have already been allocated to fund capital projects and Strategic Initiatives currently identified in the 2025-2029 Financial Plan, a reallocation of reserves would be necessary to prioritize this acquisition. Furthermore, this

s.12(3)(b)

Town of Qualicum Beach

June 3, 2025, Special Council Meeting – Eaglecrest Updated Offer to Purchase

Page 7 of 9

To accommodate this reallocation, several capital projects would need to be deferred until land sales have replenished the reserves, including but not limited to:

- Bus Garage Site Works (\$800k);
- Saahtlam Park Amenity Improvements (\$350k);
- Pickleball Courts (\$85k); and
- Operations Modernization (\$900k).

In addition, Strategic Initiatives planned for 2026 would need to be postponed, including

- Airport Master Business Plan;
- Community Park Needs Assessment;
- Food Action Plan;
- Identify Land for a Multi-Purpose Performing Arts Cinema;
- Community Climate Change Adaptation Plan Update and Implementation
- Community Park Site Review (Facilities and More);
- Accessibility Dwelling Unit Design Template; and
- Parking Management Strategy.

s.12(3)(b)

Risks

The purchase of the Eaglecrest Golf Course Lands is a complex process with inherent and unknown risks. It is Council's responsibility to bear this risk if proceeding with the purchase. Staff have identified the following risks, which cannot be considered exhaustive:

- ✓ **Financial Exposure Prior to Bylaw Adoption:**

s.12(3)(b)

✓ **CRA Donation Compliance:**

s.12(3)(b)

✓ **Public Perception and Community Acceptance:**

s.12(3)(b)

✓ **Reserve Fund Availability and Strategic Priorities:**

s.12(3)(b)

✓ **Market and Development Risks:**

s.12(3)(b)

✓ **Operational Transition Risks:**

s.12(3)(b)

✓ **Lack of Detailed Costing**

s.12(3)(b)

✓ **Non-Completion of Transaction**

s.12(3)(b)

s.12(3)(b)

s.14

s.14

SUMMARY

Council is asked for a governance decision on whether to proceed with a revised Purchase and Sale Agreement offering a one-time payment of \$8.5M prior to November 28, 2025, subject to: due diligence, public consultation, and bylaw adoption. If Council supports making the Offer, it must also determine whether to proceed with an expedited or extended public consultation

Town of Qualicum Beach
June 3, 2025, Special Council Meeting – Eaglecrest Updated Offer to Purchase
Page 9 of 9

process, recognizing the trade-off between attempting to meet the Ownership's timeline and maximizing community engagement within a compressed timeline.

ALTERNATIVES

1. THAT Council directs staff to proceed with the Eaglecrest OCP and Zoning Amendment Process 1 (Accelerated Consultation), as attached to the June 3, 2025 Planning memo to Council.
2. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning.

s.22

Luke Sales, MCIP, RPP
Director of Planning
Report Writer

s.22

Lou Varela, MCIP, RPP
CAO
Concurrence

s.22

Raj Hayre, CPA
Director of Finance
Concurrence

s.12(3)(b)

Eaglecrest Agreement and Bylaw Amendments Process Options

Process 1: Accelerated			
Key Dates	2025 OCP Amendment Process	Eaglecrest OCP/Zoning Amendment: Accelerated Consultation	Public Engagement (Led by WAAMH Consultant)
June 5 2025	Summary Open House		
June 18 Regular			Award WAAMH Contract
June 25 COW	Decision Points on Key policy		
July 16 Regular	OCP DRAFTING (July - August)	Announcement / Communication Plan, 1st and 2nd reading	Consultant Research and Public Engagement on Eaglecrest (Concludes with the Public Hearing)
September 11 Special		Public Hearing	
September 17 Regular	1st reading	3rd	
Special Closed		Adoption & Council decision: do we remove subjects?	
		s.12(3)(b)	
October 6 Special			
October 8 Regular	2nd reading		Consultation: WAAM Housing
October 20 Special	Public Hearing		
October 22 Regular	3rd reading		
November 19 Regular	Adoption		
			Report Writing
			WAAM Housing Presentation
			Start of Housing and Park Development Process

Process 2: Extended (Recommended)				
Key Dates subjects	2025 OCP Amendment Process	Eaglecrest OCP/Zoning Amendment: Extended Consultation	Public Engagement (Led by WAAMH Consultant)	
June 5 2025	Summary Open House			
June 18 Regular			Award WAAMH Contract	
June 25 COW	Decision Points on Key policy		WAAMH Consultant Research (July - August)	
July 16 Regular	OCP DRAFTING (July - August)	Announcement / Communication Plan		
September 11 Special		Open house / Consultation		
September 17 Regular	1st reading	1st and 2nd Reading		
		Public Hearing		
October 6 Special			Consultation, WAAM Housing, also exploring opportunities on Eaglecrest lands.	
October 8 Regular	2nd reading	3rd reading		
October 20 Special	Public Hearing			
		Adoption		
October 22 Regular				3rd reading
October 27 Special Closed		Council Decision: do we remove subjects?		
November 19 Regular	Adoption	s.12(3)(b)		
December				Report Writing
January '26				
February '26				
March '26				
April '26				
			WAAM Housing Presentation	
			Start of Housing and Park Development Process	

s.12(3)(b)



TOWN OF QUALICUM BEACH STAFF REPORT

TO: Lou Varela, Chief Administrative Officer
FOR: Special Council Meeting, In-Camera
DATE: September 29, 2025
FROM: Luke Sales, Director of Planning and Community Development
SUBJECT: Eaglecrest – s.12(3)(b)

Governance Decisions:

s.12(3)(b)

RECOMMENDATIONS

s.13

PURPOSE

s.12(3)(b)

BACKGROUND

The Town is currently in the due diligence phase of the Eaglecrest Golf Course acquisition. As part of this process, a building inspection and property condition assessment has been completed,

s.12(3)(b)

DISCUSSION

s.12(3)(b)

s.12(3)(b)

SUMMARY

s.12(3)(b)

ALTERNATIVES

s.13

Town of Qualicum Beach

September 29, 2025, Special Council Meeting – Eaglecrest – Request for Purchase Price Reduction

Page 3 of 3

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning and Community Development.

s.22

Luke Sales, MCIP, RPP
Director of Planning and Community
Development
Report Author

s.22

Lou Varela, MCIP, RPP
CAO
Concurrence

s.22

Raj Hayre
Director of Finance
Concurrence

Attachments

- Eaglecrest - Commercial Building Inspection Report and Property Condition Assessment

TOWN OF QUALICUM BEACH STAFF REPORT

TO: Lou Varela, Chief Administrative Officer
FOR: Special Council Meeting, In-Camera
DATE: October 1, 2025
FROM: Luke Sales, Director of Planning and Community Development
SUBJECT: Eaglecrest – Financial Analysis of Potential Acquisition

Governance Decisions:

Council is requested to receive the findings of the MODUS financial analysis, which indicate that potential revenues from land sales and donations exceed the previously established \$19 million funding target. This analysis confirms that the project is financially feasible. Subsequent to the potential purchase and further analysis by staff, Council will be in a position to determine adjustments to the development plan or Funding Target.

RECOMMENDATIONS

1. THAT Council receives the report from MODUS Planning, Design and Engagement entitled "Eaglecrest Due Diligence and Revisioning Project" and dated September 25, 2025
2. **ss. 12(3)(b) & 17(1)(f)**

AND WHEREAS the Town anticipates a private donation of \$2.125M;

AND WHEREAS Council identified a Funding Target of \$19M in a closed meeting on September 10, 2025 that includes the golf course purchase, roundabout, course upgrades, park improvements, drainage improvements and pedestrian safety;

ss. 12(3)(b) & 17(1)(f)

ss. 12(3)(b) & 17(1)(f)

PURPOSE

Council is requested to consider the results of the MODUS financial analysis, which indicate that potential revenues from land sales and donations exceed the previously established \$19 million funding target. The immediate governance decision is whether to direct staff, if the acquisition proceeds, to prepare a follow-up report with recommendations on phasing, density, parkland, amenities, development standards, and attainable housing options in order to balance project revenues with community objectives.

BACKGROUND

On September 10, 2025 Council adopted the following resolutions:

s. 12(3)(b)

Following are the items identified in the Funding Target on September 10, 2025:

Funding Goals	
Golf Course Purchase	\$8,500,000
Roundabout	\$5,000,000
Course/Facility Upgrades	\$2,500,000
Park Improvements	\$1,000,000
Drainage Improvements	\$1,000,000
Pedestrian Safety Improvements	\$1,000,000
Total	
	\$19,000,000

Since September 10, staff have identified two additional capital projects in the Eaglecrest neighbourhood. These include \$1,750,000 for storm drainage improvements on Eaglecrest Drive and \$896,000 for Asbestos Cement Pipe replacement on Eaglecrest Drive. Although these projects are not directly resulting from the potential purchase or development of the golf course lands, inclusion of these projects in the Funding Target (partially or wholly) could be

Town of Qualicum Beach

October 1, 2025, Special Council Meeting – Eaglecrest – Financial Analysis and Next Steps

Page 3 of 4

justifiable as development in the area could increase burden on this infrastructure. Funding these items through the current process would also reduce pressure on other parts of the capital plan. The costs for these two necessary infrastructure projects in Eaglecrest would otherwise need to be supported through asset replacement reserves or other funding sources identified by the Financial Plan.

DISCUSSION

s. 12(3)(b)

SUMMARY

s. 12(3)(b)

ALTERNATIVES

1. THAT Council provides alternate direction to staff.

Town of Qualicum Beach

October 1, 2025, Special Council Meeting – Eaglecrest – Financial Analysis and Next Steps

Page 4 of 4

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning and Community Development.

S. 22

Luke Sales, MCIP, RPP
Director of Planning and Community
Development
Report Author

S. 22

Raj Hayre
Director of Finance
Concurrence

S. 22

Lou Varela, MCIP, RPP
CAO
Concurrence

Attachments

25026_TQB_Eaglecrest_Acquisition_memo_FINAL

TOWN OF QUALICUM BEACH
STAFF REPORT

CONFIDENTIAL

TO: Lou Varela, Chief Administrative Officer

FOR: Special Council Meeting, In-Camera

DATE: October 27, 2025

FROM: Luke Sales, Director of Planning

SUBJECT: Eaglecrest Removal of Subjects

Governance Decisions:

Council is requested to provide a governance decision as to whether to remove remaining subjects on the Purchase and Sale Agreement dated June 26, 2025, for the potential purchase of the Eaglecrest Golf Course Lands.

RECOMMENDATIONS

s. 13

PURPOSE

s. 12(3)(b)

BACKGROUND

s. 12(3)(b)

Town of Qualicum Beach
October 27, 2025, Special Council Meeting – Eaglecrest Removal of Subjects
Page 2 of 5

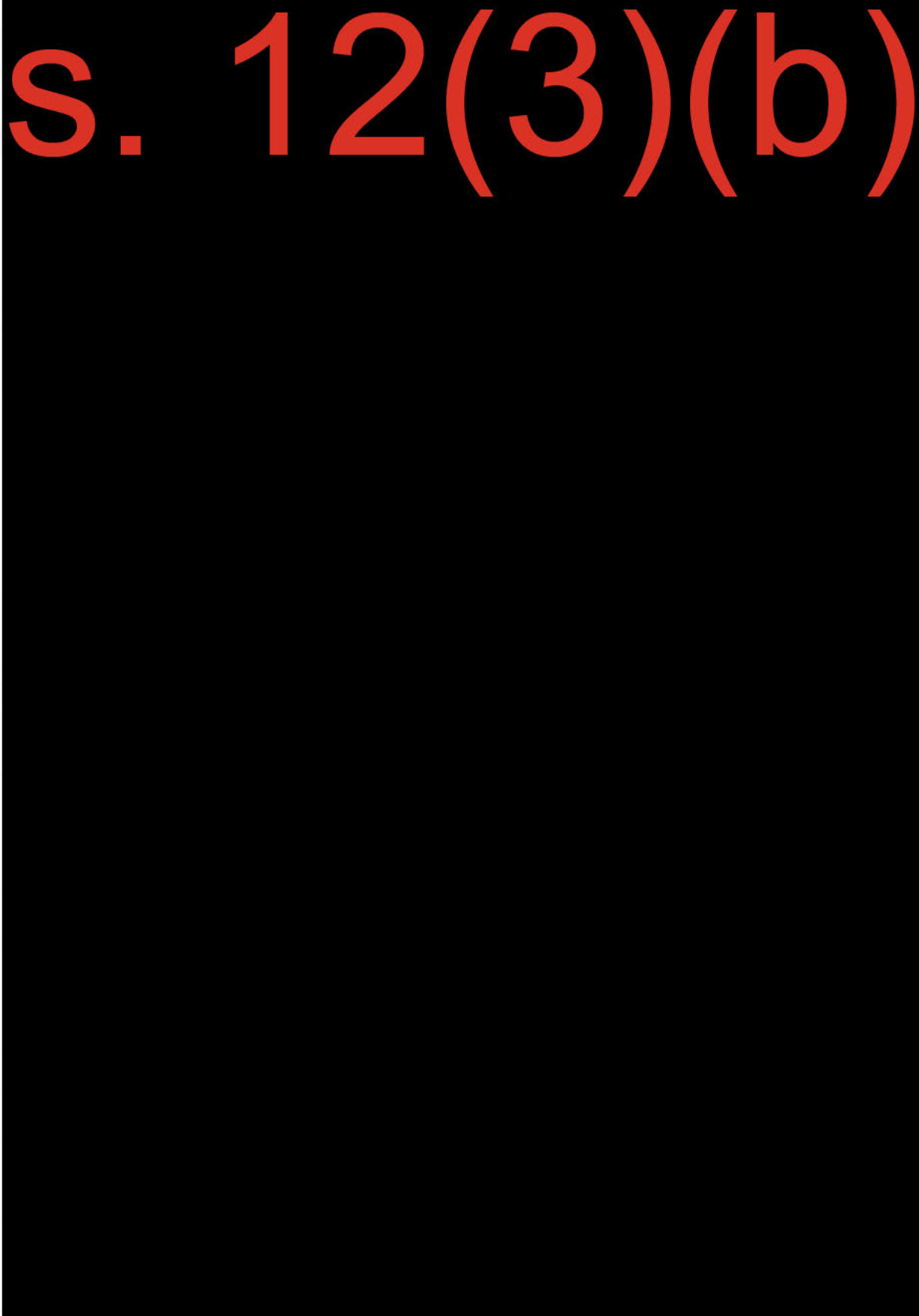
s. 12(3)(b)

DISCUSSION

s. 12(3)(b)

Town of Qualicum Beach
October 27, 2025, Special Council Meeting – Eaglecrest Removal of Subjects
Page 3 of 5

s. 12(3)(b)



s. 12(3)(b)

FINANCIAL IMPLICATIONS

Council has given three readings to the 2025-2029 Financial Plan Amendment Bylaw authorizing the acquisition of the Eaglecrest Golf Course Lands. As outlined in the June 3, 2025 In-Camera Report to Council, this amendment adjusts the approved 2025–2029 Financial Plan to reflect the purchase. Several capital projects will be deferred until reserve balances are replenished through future land sales and staff capacity becomes available. In addition, Strategic Initiatives planned for 2026 have been postponed, and new “Blue Sky” Initiatives for 2026 will be limited. If the Town does not purchase the Golf Course, the funding allocation would remain unspent and would be subject to future Council decision-making.

s. 12(3)(b)

SUMMARY

s. 12(3)(b)

Town of Qualicum Beach
October 27, 2025, Special Council Meeting – Eaglecrest Removal of Subjects
Page 5 of 5

s. 12(3)(b)

ALTERNATIVES

S. 13

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning.

s. 22

Luke Sales, MCIP, RPP
Director of Planning
Report Writer

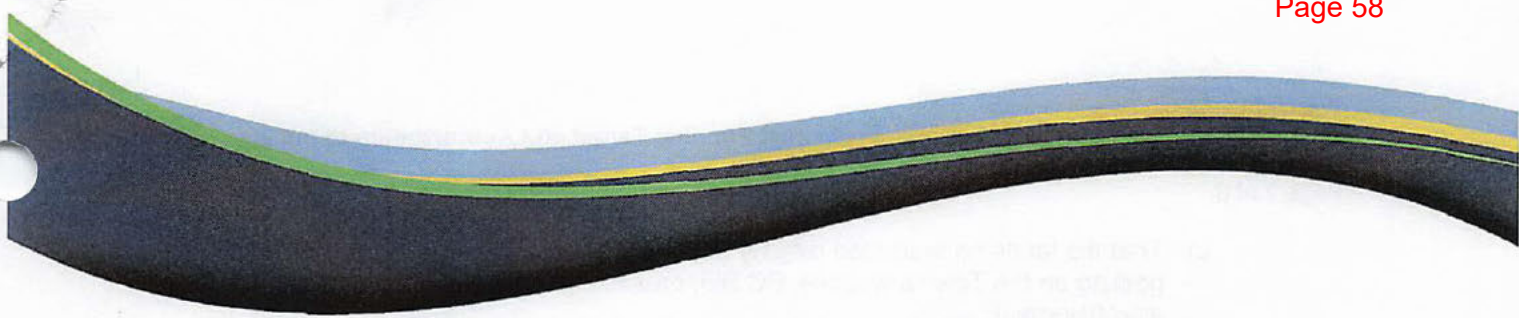
s. 22

Raj Hayre, CPA
Director of Finance
Concurrence

s. 22

Lou Varela, MCIP, RPP
CAO
Concurrence

s. 12(3)(b)



TOWN OF QUALICUM BEACH STAFF REPORT

TO: Lou Varela, Chief Administrative Officer
FOR: Special Council Meeting, In-Camera
DATE: April 15, 2026
FROM: Luke Sales, Director of Planning and Community Development
SUBJECT: Eaglecrest Funding Target and Authorization to Initiate Offering of Blind Bogey Lots

Governance Decisions:

Council is requested to provide direction on:

- revisions to the previously endorsed Eaglecrest funding allocations, increasing the Council approved 2025 Funding Target from land sales of \$19M to \$21.2M to recognize the private donation of \$2.125M;
- adjustments to delegated staff authority for the Golf Course Reconfiguration; and
- authorization of the public offering for a portion of the Town-owned parcels adjacent to Blind Bogey Drive to support the overall Eaglecrest acquisition strategy.

RECOMMENDATIONS

1. **THAT** Council directs staff to increase the \$19M 2025 Funding Target to \$21.2M in 2026 to recognize both lands sales and the private donation of \$2.125M received from the Christopher Foundation as funding sources.
2. **THAT** Council directs staff to amend the 2026-2030 Financial Plan to reflect the updated 2026 Funding Target and associated expenditures as detailed in Figure 3 of the April 15, 2026, In-Camera Report to Council titled "Eaglecrest Funding Target and Authorization to Initiate Offering of Blind Bogey Lots".
3. **THAT** Council amends the delegated authority for staff to approve future adjustments to the scope of work arising through change orders for the Golf Course Reconfiguration, as adopted on February 11, 2026, from \$1.65M to \$2.4M, excluding GST.
4. **THAT** Council authorizes staff to publicly list the five potential residential parcels located adjacent to Blind Bogey Drive, as shown in Figure 4 of the April 15, 2026, In-camera Report to Council, for sale while the subdivision process is underway, subject to the following parameters:

s. 12(3)(b)

s. 12(3)(b)

5. **THAT** Council authorizes the release of Resolutions 1, 2 and 3 adopted from the Staff Report dated April 15, 2026, titled Eaglecrest Funding Target and Authorization to Initiate Offering of Blind Bogey Lots when appropriate.

PURPOSE

The purpose of this Report is to seek Council direction on updates to the previously endorsed 2025 \$19M Funding Target associated with the Eaglecrest Golf Course acquisition, including revised project allocations based on updated cost information. The Report also seeks Council authorization to amend the delegated authority for staff related to the Golf Course Reconfiguration, and to advance subdivision activities for select Town-owned lands located adjacent to Blind Bogey Drive in the Eaglecrest neighbourhood as part of the overall funding strategy for the Eaglecrest Golf Course.

BACKGROUND

In September 2025, Council endorsed a preliminary Funding Target of \$19M funded from land sales to support the acquisition of the Eaglecrest Golf Course Lands and associated projects, subject to change based on public input and technical analysis. The 2025 Funding Target was established to address a series of related community priorities, including Course and facility upgrades, drainage improvements, pedestrian safety measures, park improvements, traffic solutions, etc. The 2025 Funding Target was preliminary and intended to provide high-level financial direction while staff advanced due diligence, engineering analysis, and public engagement related to both the Golf Course purchase and the potential disposition of select Town-owned lands within the Eaglecrest neighbourhood.

At the time the 2025 Funding Target was established, Council was advised that the allocations reflected early assumptions and were subject to refinement as more detailed information became available regarding Course upgrades, interim maintenance requirements, building condition assessments, servicing needs, implementation timing, and more.

Subsequent to Council's endorsement of the 2025 Funding Target, staff continued work on the Eaglecrest acquisition strategy, including: engagement with consultants; refinement of cost estimates; and advancement of subdivision planning for smaller, more readily serviced parcels.

As work has progressed, staff have identified the need to update the 2025 \$19M Funding Target to \$21.2M, funded from land sales and the private donation, to reflect current information, revised timelines, and evolving project priorities. In parallel, staff are advancing subdivision initiatives for select Eaglecrest parcels as part of the broader funding strategy.

Town of Qualicum Beach
 April 15, 2026, Special Council Meeting – Eaglecrest Funding Target and Authorization to Initiate
 Offering of Blind Bogey Lots
 Page 3 of 8

DISCUSSION

Based on Council's prior direction, and work completed to date, staff are now seeking further Council direction to increase the Funding Target, advance land sales and increase staff's delegated authority for the Golf Course Reconfiguration.

The 2025 Council endorsed Funding Target included the following community priorities:

Figure 1: Funding Goals (Approved September 2025)*	
Golf Course Purchase & Due Diligence	\$8,500,000
Roundabout / Traffic Solution	\$5,000,000
Course/Facility Upgrades	\$2,500,000
Park Improvements	\$1,000,000
Drainage Improvements	\$1,000,000
Pedestrian Safety Improvements	\$1,000,000
Total	\$19,000,000

*not current information (2025)

At the time that Council endorsed the 2025 Funding Target, staff were in the early stages of exploring the required Course upgrades, building repair and upgrades, and other priorities that would have to be addressed through the overall Eaglecrest acquisition process. As noted in the 2025 staff report, these numbers were to be refined as more information was received.

s. 17(1)(f)

s.17(1)(f)

As such, in addition to projects that fit within the 2025 \$19M Funding Target, additional required improvements in the Eaglecrest neighbourhood area, such as the Eaglecrest Storm Main Replacement and AC Watermain Replacement, were included in the 2026-2030 Financial Plan as per Figure 2 below.

Figure 2: Eaglecrest Land Sales Funded Projects Included in 2025-2029 & 2026-2030 Financial Plan	
Golf Course Purchase and Due Diligence	\$8,625,000
Traffic Impact Study & Traffic Solution	\$2,870,000
Course/Facility Upgrades	\$2,500,000
Neighbourhood Improvements	\$1,000,000
Placeholder Drainage Deficiencies	\$1,000,000
Pedestrian Safety Improvements	\$1,000,000
Eaglecrest Dr. Storm Main Replacement	\$1,750,000
AC Watermain Replacement Eaglecrest	\$1,113,000
Servicing Costs – Phase 1 Eaglecrest Land Sales	\$625,000
Total	\$20,843,000

The following table (Figure 3) reflects the purchase price, staff's current understanding and updated recommendations for capital investments over the 2026-2028 period. Figure 3 outlines the proposed expenditures and associated funding sources to be supported within the proposed \$21.2M 2026 Funding Target.

The Eaglecrest Storm Main Replacement and the AC Watermain Replacement projects identified in Figure 2 above are now proposed to be funded outside of the \$21.2M funding target with funding not provided by land sales. The 2026-2030 Financial Plan currently includes \$1,113,000 for the AC Watermain Replacement, funded from Eaglecrest land sales in 2028. A Financial Plan amendment is required to reprioritize this project within the available funding in the Water Infrastructure Reserve instead of being funded from land sales.

Similarly, the 2026–2030 Financial Plan includes a \$1,750,000 capital provision for the Eaglecrest Drive Storm Main Replacement, also funded from anticipated Eaglecrest land sales in 2028. To accommodate this project, a future Financial Plan amendment is required.

Alternatively, Council may decide in a future budget year to increase revenue from land sales to accommodate additional capital projects.

s.12(3)(b)

Capital Provision Funded from Land Sales		
Eaglecrest Purchase and Due Diligence	8,625,000	8,625,000
Servicing Costs - Phase 1 Eaglecrest Land Sales	625,000	625,000
Eaglecrest Course/Facility Upgrades (additional request below)	2,500,000	2,500,000
Drainage Deficiencies Placeholder	1,000,000	1,000,000
Pedestrian Safety Improvements Placeholder	1,000,000	1,000,000
Neighbourhood Improvements Placeholder	1,000,000	1,000,000
Traffic Impact Study & Traffic Solution Placeholder	2,870,000	2,870,000

s.12(3)(b)

Town of Qualicum Beach

April 15, 2026, Special Council Meeting – Eaglecrest Funding Target and Authorization to Initiate
Offering of Blind Bogey Lots

Page 5 of 8

s.12(3)(b)

ss.12(3)(b) & 17(1)(f)

Town of Qualicum Beach
April 15, 2026, Special Council Meeting – Eaglecrest Funding Target and Authorization to Initiate
Offering of Blind Bogey Lots
Page 6 of 8

ss.12(3)(b) & 17(1)(f)

ss.12(3)(b) & 17(1)(f)

Town of Qualicum Beach
April 15, 2026, Special Council Meeting – Eaglecrest Funding Target and Authorization to Initiate
Offering of Blind Bogey Lots
Page 7 of 8

ss.12(3)(b) & 17(1)(f)

s.12(3)(b)

Financial Implications

Recommendation 1 adjusts the \$19M Funding Target previously endorsed by Council for the Eaglecrest acquisition and related community investments to \$21.2M to reflect both land sales and the private donation.

Recommendation 2 of this Report proposes updates to allocations within the proposed 2026 Funding Target to reflect refined cost estimates, revised timing, and near-term implementation requirements. These changes will be incorporated into an amendment to the 2026–2030 Financial Plan for Council consideration, in coordination with public messaging on project costs.

Recommendation 3 proposes an increase in delegated authority for the Golf Course Reconfiguration which is intended to support efficient project implementation within the proposed 2026 Funding Target.

Recommendation 4 authorizes the public listing of the Blind Bogey Drive parcels as part of the Eaglecrest funding strategy. Proceeds from any potential land sales will be applied toward the costs associated with the acquisition and related improvements, subject to future Council approval of any offers to purchase.

SUMMARY

s.12(3)(b)

Town of Qualicum Beach
April 15, 2026, Special Council Meeting – Eaglecrest Funding Target and Authorization to Initiate
Offering of Blind Bogey Lots
Page 8 of 8

ALTERNATIVES

1. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning and Community Development.

s.22

Luke Sales, MCIP, RPP
Director of Planning and Community
Development
Report Author

s.22

Raj Hayre
Director of Finance
Concurrence

s.22

Lou Varela, MCIP, RPP
CAO
Concurrence

TOWN OF QUALICUM BEACH

STAFF REPORT

TO: Luke Sales, Director of Planning and Community Development

FOR: Regular Council Meeting

DATE: October 22, 2025

FROM: Rebecca Augustyn, Senior Planner

SUBJECT: Eaglecrest Official Community Plan (OCP) and Zoning Amendment Bylaws

Governance Decisions:

Council is requested to consider advancing amendments (third reading and adoption) to the Official Community Plan (OCP) and Zoning Bylaw to designate specific lands in the Eaglecrest Neighbourhood as “Residential” and a small portion as “Institutional,” as part of the strategy to potentially purchase the Eaglecrest Golf Course. Key changes to the Zoning Amendment Bylaw proposed since second reading and the Public Hearing, are summarized on pages 5-6 of this Report.

Note: While Council has until November 1, 2025 to finalize the purchase agreement for the Eaglecrest Golf Course, amendments to the OCP and Zoning Bylaw are part of the Town’s due diligence process and financing strategy to ensure financial viability of the project. As such, amendments to both the Zoning Bylaw and OCP need to be completed prior to November 1, 2025. If the purchase is not advanced, staff will proceed with the required bylaws to revert back to the original zoning and OCP designations.

RECOMMENDATION

1. THAT Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be read a third time as amended.
2. THAT Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be adopted.
3. THAT Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be read a third time as amended.
4. THAT Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be adopted.
5. THAT Council directs staff to prepare bylaws to permanently dedicate Yambury Park and a portion of the parcel legally described as Lot 126, District Lot 122, Nanoose Land

District, Plan VIP57772, (PID: 018-527-850), (871 Fairways Drive), as shown as the hatched area in Figure 1: Royal Dornoch Proposed Parkland, under Area 9, on Page 6 of this Report dated October 22, 2025.

6. THAT Council directs staff to incorporate the following priorities into the second stage of public engagement on the Eaglecrest Revisioning and Acquisition project:
 - a) The Eaglecrest Residents' Association and the general public be invited to participate in a collaborative refinement of development potential on Areas 1, 2, 3 and 7 as shown on Appendix A, attached to this Report dated October 22, 2025, prior to any of these lands being sold;
 - b) THAT staff be directed to engage with neighboring properties adjacent to Area 8 (Royal Dornoch North) to inquire if they are interested in purchasing all, or a portion of, the subject Town-owned residentially zoned property prior to the panhandle portion of the land being listed publicly for sale;
 - c) THAT future development planning on the west side of the Eaglecrest Lands include public green space for gathering, green buffers to mitigate impacts of development on adjacent homes, and walking loops;
 - d) THAT future development planning should seek to minimize overlook from new buildings into existing residential homes and yards;
 - e) THAT future development planning should seek to maintain a view corridor from existing homes on Cottage Drive onto the Eaglecrest Golf Course Lands; and,
 - f) AND FURTHER THAT, prior to any disposition, staff register a Section 219 Restrictive Covenant on Lot 126, District Lot 126, Nanoose Land District, Plan VIP57772 (PID: 018-527-850), to restrict any potential future Institutional Use to Seniors Housing and Seniors Care, including but not limited to:
 - i. Independent Living
 - ii. Assisted Living
 - iii. Long-Term Residential Care
 - iv. Supportive Housing
 - v. Wellness Campuses
 - vi. Ancillary services and facilities that support seniors' health, safety, and quality of life.

PURPOSE

The purpose of this Report is to provide background regarding potential advancement of Official Community Plan and Zoning Bylaw Amendments that designate development potential on portions of the Eaglecrest Golf Course Lands and other Town owned lands in the Eaglecrest neighbourhood. These amendments are integral to the "Eaglecrest Revisioning and Acquisition" project and are part of the Town's due-diligence process and financing strategy for acquiring the Eaglecrest Golf Course Lands that must be completed prior to November 1, 2025. If the purchase is not advanced, staff will proceed with the required bylaws to revert the Lands back to the original zoning and OCP designations.

While the Town retains land use controls of Official Community Plan designations, zoning and other regulations, purchasing the land would give the Town further oversight and places the community in a central role to discuss the future of the lands. Prior to development of these parcels, future public consultation and Council decision-making is required to refine the general land uses identified in the bylaws (i.e. what type of development, where and how much).

BACKGROUND

The Eaglecrest Golf Course Lands comprise approximately 42.5 hectares (105 acres) in the Eaglecrest neighbourhood of Qualicum Beach. In July 2025, the Town of Qualicum Beach entered into a conditional Purchase and Sale Agreement to acquire the Eaglecrest Golf Course Lands for a potential \$8.5 million. The proposed purchase is an opportunity for the Town to secure long-term public control of a significant landholding; balancing community priorities such as recreation, housing, environmental stewardship, and infrastructure renewal.

The Agreement allows the Town to conduct public consultation and technical assessments before making a final decision by November 1, 2025. Under the current concept, approximately 40% of the land would be preserved as natural parkland with trails and reforested areas. A redesigned nine-hole golf course would continue to operate on approximately 50% of the land through a lease or third-party partnership. The remaining lands, along with adjacent Town-owned residential parcels, would be considered for “Residential” and a small amount of “Institutional” use development, and could provide a range of housing and services for the Town. Staff are proposing that “Institutional” would be restricted to uses associated with a seniors’ care residence by way of a Section 219 Covenant (see recommendation 6.(f) on page 2 of this Report).

The potential purchase of the Eaglecrest Golf Course is intended to be self-funded through the sale of select land parcels that will be pre-zoned with development potential that could be implemented if the Town assumes ownership. Short-term financing will be secured through reserve reallocations and the sale of existing Town-owned residentially zoned lands in the Eaglecrest area. Technical studies, including a traffic impact assessment and environmental reports, are underway. Amendments to the Official Community Plan and Zoning Bylaw are required to reflect the proposed land uses and enable the financing model associated with the possible purchase.

The Eaglecrest OCP and Zoning Amendment Bylaws went before Council in an open meeting on September 17, 2025 and Council passed the following resolutions provided from the draft meeting minutes, which are intended to be adopted by Council on October 22, 2025:

WHEREAS the Town of Qualicum Beach recognizes the recreational, cultural, and historical value of the Eaglecrest Golf Course Lands to the community;

AND WHEREAS the Town acknowledges the long-term community value of the Eaglecrest Golf Course Lands as a recreational asset;

AND WHEREAS the Eaglecrest Golf Course Lands provide employment opportunities and contribute to local tourism;

AND WHEREAS the Eaglecrest Golf Course Lands, or a portion thereof, if repurposed could offer environmental and recreational benefits through reforestation or naturalization, including potential carbon sequestration;

AND WHEREAS the Eaglecrest Golf Course Lands provide ongoing benefits to residents of the Eaglecrest neighbourhood as well as the broader community;

AND WHEREAS the Town has received an informal estimated cost of \$2.3M for the upgrading of the building, greens and equipment to an industry standard;

AND WHEREAS the Community Transportation Plan includes a roundabout at the intersection of Village Way and Highway 19A with an estimated cost in the range of \$3M noting that staff have received recent estimates in the range of \$5M;

AND WHEREAS the Eaglecrest Golf Course Lands may become a source of complaints from surrounding residents if the Golf Course is closed and not maintained to an appropriate standard;

THAT Council not entertain six-story developments as identified in Schedule B of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and in Schedule D of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.

THAT Council not include the areas that currently make up Yambury Park as identified in Schedule I & Schedule L of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and in Schedule K & Schedule L of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025, in potential rezoning and OCP amendments.

THAT Council exclude consideration of the parcel at the North-West corner of Country Club Drive and Highway 19A as identified in Schedule C of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and in Schedule E of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.

THAT Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be introduced and read a first time, as amended to exclude the following items:

- THAT Council not entertain six-story developments as identified in Schedule B of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025.
- THAT Council not include the areas that currently make up Yambury Park as identified in Schedule I & Schedule L of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025, in potential rezoning and OCP amendments.
- THAT Council exclude consideration of the parcel at the North-West corner of Country Club Drive and Highway 19A as identified in Schedule C of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025.

THAT Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be read a second time.

THAT Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be introduced and read a first time, as amended to exclude the following items:

- *THAT Council not entertain six-story developments as identified in Schedule D of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.*
- *THAT Council not include the areas that currently make up Yambury Park as identified in Schedule K & Schedule L of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025, in potential rezoning and OCP amendments.*
- *THAT Council exclude consideration of the parcel the North-West corner of Country Club Drive and Highway 19A as identified in Schedule E of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.*

THAT Zoning Bylaw No.900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be read a second time.

THAT Council, in accordance with the Local Government Act, has considered referrals to the following agencies and organizations including School District No. 69 (Qualicum), Regional District of Nanaimo, Island Health, Ministry of Transportation and Infrastructure, and the Agricultural Land Commission, and hereby directs staff to formally notify Qualicum First Nation and Nanoose First Nation of the proposed amendments.

THAT Council directs staff to schedule a Public Hearing for a Special Council meeting on October 6th at 2pm at the Civic Centre, 747 Jonest Street, to receive comments from the public with regard to Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.

Staff have updated the OCP and Zoning Amendment Bylaws to reflect the above Council motions, and are in the process of notifying Qualicum First Nation and Nanoose First Nation.

DISCUSSION

The following is a discussion regarding the Zoning Amendment and OCP Amendment Bylaws for the Eaglecrest Golf Course Lands.

Bylaw Changes Since Second Reading and the October 6, 2025 Public Hearing:

Following the October 6, 2025 Public Hearing, staff have spent time reviewing the feedback received from the community and exploring opportunities to address public concerns. The amended bylaws address some of the key themes at the Public Hearing:

- In response to the concerns about parkland distribution, a portion of new parkland will be dedicated south of Royal Dornoch Drive, with a pedestrian linkage to Fairways Drive.
- In response to the comments about density, only one parcel now has density exceeding 60 units/ha, which is the equivalent to four dwelling units on a single residential parcel. This density is the minimum density permitted under a residential use as per provincial legislation (Bill 44).
- In response to concerns about the potential commercial space at the corner of Eaglecrest/Country Club Drive, this area has been changed to multi-residential with no commercial potential.

Following is a parcel by parcel analysis of the changes:

Area 1 (Eaglecrest/Country Club):

- Removed commercial potential from the parcel.
- Lowered density from 80 units per hectare to 60 units per hectare. This density is equivalent to residential areas that permit four dwelling units as a minimum density on a parcel that is approximately 700m².

Area 2 (West of Country Club Drive):

- Expanded boundary to the south, increasing the size of the parcel. Lowered density from 80 units per hectare to 60 units per hectare. This density is equivalent to residential areas that permit four dwelling units as a minimum density on a parcel that is approximately 700m².

Area 3 (Country Club Drive/Hwy 19A):

- Boundary to the north adjusted to reduce the size of this parcel. Proposed density remains at 62.5 units/ha, as per 2nd Reading of the Bylaw.

Area 4 (Blind Bogey North):

- No change.

Area 5 (Blind Bogey South):

- No change.

Area 7 (Highway 19A):

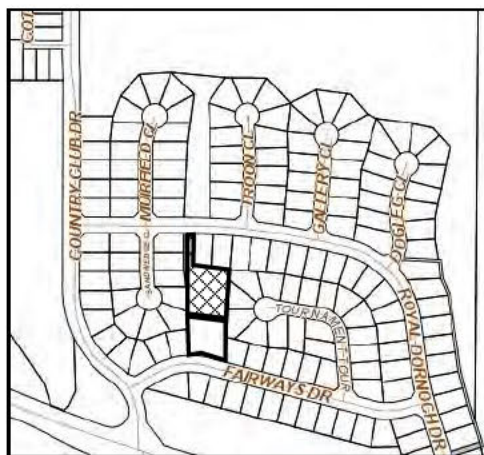
- Lowered density from 80 units per hectare to 60 units per hectare. This density is equivalent to residential areas that permit four dwelling units as a minimum density on a parcel that is approximately 700m².

Area 8 (Royal Dornoch North):

- No change.

Area 9 (Royal Dornoch South):

- Reduce the area for residential use to permit two residential parcels adjacent to Fairways Drive, with the remainder of the parcel to be dedicated as Parkland (hatched area). A pedestrian connection could be provided linking Fairways Drive and Royal Dornoch Drive.



Boundary subject to adjustment based on future Council decision making

Figure 1: Royal Dornoch Proposed Parkland (Hatched Area)

Eaglecrest Golf Course Lands Next Steps

In addition to the changes to the OCP and Zoning Amendment Bylaws, the staff recommendations also provide direction to guide the next phase of the Eaglecrest Revisioning and Acquisition Project. These directions reflect key themes raised during the Public Hearing, such as maintaining view corridors, minimizing overlook into existing yards, integrating green buffers, and enhancing public gathering spaces, and will serve as clear priorities for staff during upcoming engagement and detailed site planning.

- The next phase will invite the Eaglecrest Residents' Association and the broader public to collaborate with staff in refining the development potential of key areas, particularly Areas 1, 2, 3, and 7, before any lands are offered for sale.
- Staff will engage with neighbouring property owners adjacent to Area 8 (Royal Dornoch North) to determine whether there is interest in purchasing all or a portion of the Town-owned residential property before the panhandle portion is publicly listed.
- Future planning on the west side of the Eaglecrest Lands will seek additional public green space for gathering, green buffers to mitigate impacts on adjacent homes, and walking loops to strengthen connectivity.
- Development concepts will be refined to mitigate overlook from new buildings into existing homes and yards.
- Development planning will seek to maintain a view corridor from existing homes on Cottage Drive across the Eaglecrest Golf Course Lands.
- Prior to any disposition, a Section 219 Restrictive Covenant on Lot 126, District Lot 126, Nanoose Land District, Plan VIP57772 (PID: 018-527-850) would be registered to restrict any potential future Institutional Use to Seniors Housing and Seniors Care,

Together, these directions and next steps are intended to balance the financial framework required to support the potential purchase of the Eaglecrest Golf Course with a strong commitment to neighbourhood compatibility, open space, and long-term community stewardship.

OCP and Zoning Analysis

The proposed OCP and Zoning Amendments apply to the following eight areas or parcels, which are included on a map in Appendix A:

	Area	Size	Proposed Use
1	Eaglecrest/Country Club	Approx 6,500m ²	Residential Commercial/Residential
2	West of Country Club Drive	Approx 15,300 ² Approx 11,700m²	Residential
3	Country Club Drive/Hwy 19A	Approx 10,000m ² Approx 13,600m²	Institutional/Residential
4	Blind Bogey North	Approx 1,500m ²	Residential
5	Blind Bogey South	Approx 2,700m ²	Residential
<i>Yambury Park - No longer included in amendment</i>			
7	Highway 19A	Approx 23,163m ²	Residential
8	Royal Dornoch Drive North	Approx 5,010m ²	Residential
9	Royal Dornoch Drive South	Approx 5,900m ²	Residential

Note – Changes since second reading are shown with a strike through.

The precise mix of housing and the layout of residential units for the proposed residential development parcels will not be finalized prior to the potential purchase date. Rather, the lands under consideration would be designated under general land use categories through proposed Official Community Plan (OCP) and concurrent Zoning Bylaw amendments. These amendments would provide a policy and regulatory framework necessary to support the Town's purchase strategy, while maintaining flexibility for future planning based on future community feedback and technical analysis. Council has committed to a second public engagement process, including multiple meetings, to refine future development plans if the Town purchases the Lands.

While proposed zoning for the majority of the parcels under consideration would primarily support residential uses, a portion of the parcel on the west side of Country Club Drive could include uses associated with a seniors' care residence/facility, restricted by way of a Section 219 Covenant.

Zoning Details

All eight areas have been assigned new proposed zoning designations. Appendix A includes a map of the areas. On Parcels 1-3 the density is described in units/ha because they are larger parcels with an opportunity to cluster development in one area to preserve more open space on the parcel. On the other parcels, density is described as units per parcel, as smaller parcels are contemplated in these areas with lower density.

Note:

- 80 units/ha is equivalent to permitting four dwelling units on a lot size of 500m², similar to land sizes in the "Cottages at Eaglecrest" or West Ridge subdivisions.
- 60 units/ha is equivalent to permitting four dwelling units on a lot size of 700m², similar to land sizes in most subdivisions in Qualicum Beach.
- 60 units/ha is the minimum density permitted under provincial legislation (Bill 44) on a 700m² parcel.

Zoning Amendment - Land Use Overview						
	Area	Proposed Zone / Residential Density	Residential Density	Maximum Height	Setbacks and Parcel Coverage	Minimum Lot Size
1	Eaglecrest/ Country Club	Residential 21 (R21) Neighbourhood Residential Commercial 1 (NRC1)	60 units/ha 80 units/ha	12.75m 11m	Parcel Coverage 61% Setbacks: Front lot line 2.7m Rear lot line 2.0m Interior lot line 3.0m Exterior lot line 3.5m	500m ²
2	West of Country Club Drive	Residential 21 (R21) Residential 20 (R20)	60 units/ha 80 units/ha	12.75m	Same as above	500m ²

3	Country Club Drive/Hwy 19A	Institutional Residential	80 units/ha (not including care beds)	16.0m*	Parcel Coverage 50% Setbacks: Front lot line 4.5m Rear lot line 4.5m Interior lot line 3.0m Exterior lot line 3.0m	500m ²
4	Blind Bogey North	Same as surrounding area (Residential 1)				500m ²
5	Blind Bogey South	Same as surrounding area (Residential 1)				500m ²
Yambury Park - No longer included in amendment						
7	Highway 19A	Residential 21 (R21) Residential 20 (R20)	60 units/ha 80 units/ha	12.75m*	Parcel Coverage 61% Setbacks: Front lot line 2.7m Rear lot line 2.0m Interior lot line 3.0m Exterior lot line 3.5m	500m ²
8	Royal Dornoch Drive North	R1 Same as surrounding area (Residential 1)				500m ²
9	Royal Dornoch Drive South	R1 Same as surrounding area (Residential 1)				500m ²

Note – Changes since Second Reading are shown with a strike through.

It should be noted that the proposed zones set general development parameters based on neighbourhood compatibility. Subsequent zoning amendments may be required in the future when specific development proposals have been advanced in order to consider refinements to site layout, density allocations or building forms. Council has committed to further public engagement to refine development plans prior to land sales (excluding existing Town-owned residential land).

Official Community Plan Amendment

The proposed OCP amendment would change the land use designation for eight land areas as follows:

OCP Amendment - Land Use Overview			
	Area	Current OCP Designation	Proposed OCP Designation
1	Eaglecrest/Country Club	Parks and Recreation	Multi-family Residential Commercial/Residential
2	West of Country Club Drive	Parks and Recreation	Multi-family Residential
3	Country Club Drive/Hwy 19A	Parks and Recreation	Institutional/Residential
4	Blind Bogey North	Parks and Recreation	Residential
5	Blind Bogey South	Parks and Recreation	Residential
<i>Yambury Park - No longer included in amendment</i>			
7	Highway 19A	Parks and Recreation	Multi-family Residential
8	Royal Dornoch Drive North	Parks and Recreation	Residential
9	Royal Dornoch Drive South	Parks and Recreation	Residential

Note – Changes since Second Reading are shown with a strike through.

Where applicable, parcels identified as part of the Eaglecrest Golf Course Lands that are subject to this OCP Amendment are proposed to be included within a Development Permit Area (DPA) for Form and Character. DPA designations will ensure that future construction of multi-residential and institutional development is subject to a detailed design review, with guidelines for building siting, massing, landscaping, and compatibility with the surrounding neighbourhood. The Form and Character Development Permits will be required prior to the approval of any specific development plans or the commencement of construction activity. The DPA process provides a layer of Council oversight to protect community character and ensure that future development is sensitive to its context.

The Town is currently in the process of the larger 2025 OCP Review. Where applicable, including the Eaglecrest Lands into a Development Permit Area (DPA) and creating new DPAs will occur within the larger OCP Review process. In other words, the OCP Review process is where parcels that are part of this OCP amendment will be included into a DPA, either the existing Residential Design Guidelines or a new Eaglecrest-specific DPA that will apply to multi-unit residential and institutional zones. As such, Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 does not include these parcels into the Development Permit Area. It should be noted that as part of the OCP Review, DPA Guidelines are being relocated to Zoning Bylaw 900, 2024 for usability and ease of update. The references and integration between the OCP DPAs and the Zoning Bylaw will be completed during the pending OCP update that is anticipated for adoption prior to January 1, 2025, subject to Council decision making).

As outlined in the October 2, 2025 “Frequently Asked Questions”, the Town’s current strategy anticipates recouping an estimated minimum of \$8.5 million through land sales to fund the purchase of the Eaglecrest Golf Course Lands. However, the revenue from potential development could also allow the Town to advance additional priorities that require further funding. For example, the revenue could be used to fund improvements such as separated walking paths, park improvements, or the construction of a roundabout or other traffic solution at the intersection of Highway 19A, Village Way and Country Club Drive, subject to future Council decision making.

The Town is in the process of retaining a qualified golf course consultant on a revised nine-hole course concept and associated cost estimates. Should upgrades to the Eaglecrest Golf Course be included as part of the purchase financing strategy, funds could be allocated to support reconstruction of existing holes or reconfiguration of a new course layout. These improvements would help ensure that the Golf Course remains a high-quality recreational amenity for the community.

The final scale and configuration of land development will be determined if Council decides to proceed with the purchase and will be subject to future public consultation.

FINANCIAL IMPLICATIONS

To facilitate the potential purchase of the Eaglecrest Golf Course Lands, Council has directed staff to bring forward an amendment to the 2025-2029 Financial Plan authorizing the necessary capital expenditure if the purchase is to proceed. As existing reserve balances are fully allocated to fund capital projects and Strategic Initiatives currently identified in the 2025-2029 Financial Plan, this purchase would require the reallocation of reserves to prioritize the purchase.

To accommodate this reallocation, several capital projects would need to be deferred until the reserves are replenished through the sale of select Eaglecrest land parcels and staff capacity becomes available. Deferred projects would include, but are not limited to:

- Bus Garage Site Works (\$800k);
- Saahtlam Park Amenity Improvements (\$350k);
- Pickleball Courts (\$85k); and
- Operations Modernization (\$900k).

In addition, Strategic Initiatives planned for 2026 would need to be postponed, including:

- Airport Master Business Plan;
- Community Park Needs Assessment;
- Food Action Plan;
- Identify Land for a Multi-Purpose Performing Arts Cinema;
- Community Climate Change Adaptation Plan Update and Implementation;
- Community Park Site Review (Facilities and More);
- Accessibility Dwelling Unit Design Template; and
- Parking Management Strategy.

It is important to note that should the Town proceed with both the purchase of the Eaglecrest Golf Course Lands and concurrent due diligence on the Qualicum Commons property, the ability to advance new Strategic Initiatives (Blue Sky requests) in 2026 would be significantly constrained. Capital Projects with clearly identified and limited funding sources could be considered under this scenario.

It should also be noted that the Town of Qualicum Beach has signed a conditional donation agreement with a private donor that could contribute 25% of the purchase price for the Eaglecrest Golf Course Lands, up to \$2.125 million. If the purchase proceeds, the donation will be received in late 2025 and directed to the purchase of Eaglecrest Golf Course Lands with the requirement for long-term preservation of approximately 40 acres of parkland.

MODUS Due Diligence

As part of the Town's due diligence process for the Eaglecrest Golf Course lands, Council was advised on the potential purchase and land use options by MODUS Planning, Design & Engagement Inc., with support from Westplan Consulting and Cunningham & Rivard Appraisals. MODUS assessed the financial feasibility of the proposed purchase of the Eaglecrest Golf Course Lands, explored potential community benefits, and summarized public engagement to date.

The MODUS analysis indicates that the proposed purchase price of \$8.5M is reasonable. Land sales from designated development parcels have the potential to fully recover and exceed the \$8.5 million purchase cost. The financial analysis confirms that the project is feasible and that Council will have opportunities to refine the project scope, land uses, amenities, infrastructure upgrades and phasing through further public consultation and technical review,

While the high-level findings of the MODUS analysis are being shared in this report to support public transparency, all details of the financial modelling and parcel-specific valuations remain confidential. This protects the Town's negotiating position in future land sales and avoids creating the false impression that Council has made decisions about housing form or density in advance of further consultation.

Financial Viability and Flexibility

The MODUS analysis confirms that the Town has sufficient potential revenue from limited land sales to fund the \$8.5 million Eaglecrest Golf Course Lands purchase while maintaining flexibility to respond to future community priorities. This means Council can make choices in the public interest—such as adding parkland or affordable housing—without compromising the project's financial viability.

Recent amendments to the draft Zoning and OCP Bylaws, as described in this memo, reduce residential density and expand parkland areas, thereby lowering the potential revenue from development. Nevertheless, MODUS has verified that the updated zoning still provides enough development potential to meet funding targets and maintain some flexibility for future decisions.

It is important to emphasize that the financial model does not depend on developing all eligible lands to the maximum potential. Even with further refinements that reduce potential revenue, the project can remain financially viable. However, there is a limit to the extent that Council can reduce overall development potential while still meeting the Town's financial objectives. Staff and consultants will continue to monitor these factors carefully to ensure that the purchase remains financially viable and aligned with Council's direction.

Public Engagement

Public Engagement activities to date have included:

- Two Open House presentations on September 9, 2025 (3–7pm). Over 600 participants attended and shared feedback via project storyboards and took part in interactive activities about the potential Eaglecrest Golf Course Lands development.
- One Public Hearing on October 6, 2025 with approximately 380 people in attendance. Some of the key theme include:
 - o Parkland distribution, particularly the desire to ensure a fair balance between the east and west sides of Eaglecrest.
 - o Proposed permitted uses and density.

- o Importance of ensuring that any new development integrates carefully with existing neighbourhoods.
- o View corridors and preserving the character of the area.
- o Proposed commercial space on the corner of Eaglecrest/Country Club Drive.
- Over 900 responses via an online survey that was open from September 9–28, 2025.
- Eleven meetings with Residents' Associations, golf course members, and community groups. These meetings included a brief background presentation, followed by discussions about the potential benefits of the project, as well as concerns. The meetings also focused on hearing community members' priorities for the lands, including preferences for land use, community amenities, and environmental protection.

Online Survey (September 9–28, 2025, over 900 responses)

The online survey indicates an overall positive view from respondents regarding the potential acquisition itself.

- In response to the question "What do you think about the Town's proposal to acquire the Eaglecrest Lands?", 65.8% of respondents answered: "Excited about the acquisition opportunity".

There is a wider range of opinions on how best to fund a potential acquisition and what form the development should take.

- In response to the question "Which housing scenario do you think is best for the community?", 43% answered: "Scenario 2: Medium Density & Coverage"

What amenities or improvements should the Town consider in a funding plan? (Select all that apply). In order of support from highest to lowest, the answers were:

1. Traffic upgrades at Island Highway and Village Way
2. Multi-use trail improvements
3. Safer pedestrian connections
4. Parkland improvements
5. Upgraded 9-hole golf course

The complete survey is available on the Town's website:

<https://qualicumbeach.com/eaglecrest-golf-course-revisioning>

Resources

Additional information on the proposed purchase of the Eaglecrest Golf Course, including FAQs, media releases, background documents and survey results, is available on the Town's project webpage at <https://qualicumbeach.com/eaglecrest-golf-course-revisioning>.

- Frequently Asked Questions
- Online Survey Results
- Key Messages – Eaglecrest Golf Course Lands
- Backgrounder – Eaglecrest Golf Course Acquisition (July 16, 2025)

Other technical analysis and processes are still underway and therefore are not included in this report.

- Traffic study: Full study underway, including Highway 19A/Country Club Drive intersections. Anticipated in Q4 2025 or Q1 2026.
- Phase I Environmental study: Anticipated October 2025.
- Design guidelines: Included in OCP update for Council consideration in October/November 2025.
- Golf Course Layout and detailed cost estimate for reconfiguration.
- Golf Course operating model.

SUMMARY

This Report summarizes the proposed updated Official Community Plan and Zoning Amendment Bylaws for portions of the Eaglecrest Golf Course Lands and adjacent Town-owned parcels, following completion of the Public Hearing and subsequent bylaw refinements by staff. The purpose of these proposed amendments is to establish a policy and regulatory framework that supports the Town's conditional purchase of the Eaglecrest Golf Course Lands, ensures financial viability, and provides a clear foundation for future community-based planning.

The amendments reflect Council direction and public input received to date, including reduced residential densities, the removal of neighbourhood commercial zoning at Eaglecrest/Country Club Drive, and the addition of new parkland areas. Council retains flexibility to adjust future development scope, design, and phasing based on evolving community priorities, community input, and technical findings. Staff and consultants will continue to monitor the financial viability in consideration of this flexibility in Council decision making to ensure that the project remains financially viable and aligned with Council's direction.

ALTERNATIVES

1. THAT Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be read a third time as amended, subject to the maximum height in the Residential 21 (R21) zone being reduced from 12.75m to 11.0m.
2. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Rebecca Augustyn, Senior Planner.

s.22

Rebecca Augustyn, MCIP, RPP
 Senior Planner
Report Author

s.22

Raj Hayre
 Director of Finance
Concurrence

s.22

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

s.22

Lou Varela, MCIP, RPP
 Chief Administrative Officer
Concurrence

REFERENCES:

Attachment 1: Zoning Amendment Bylaw No. 900.06 (as amended)
 Attachment 2: OCP Amendment Bylaw No. 800.08(as amended)
 Attachment 3: Minutes – Oct 6 Public Hearing

Further resources are available on the Project Page on the Town's website including but not limited to:

- Background documents and Frequently Asked Questions (FAQ)
- September 9, 2025 Public Open House - Event Summary
- Online Survey Responses (including open ended questions)
- Online Survey Summary (Multiple Choice Questions Only)