

February 1st 2026

To: Town of Qualicum Beach – Mayor, Council, Planning Department Staff, Corporate Administrator and Development Planning Committee Members

RE: Proposed height variance request before Council for 532 Memorial Avenue

Dear Mayor, Council, Staff and Advisory Planning Committee Members

We write to strongly oppose the height variance request for a proposed development at 532 Memorial Avenue in Qualicum Beach, BC. We understand that this decision will come before Council at your February 11th 2026 meeting.

We had occasion recently to hear Mayor Westbroek speak at our local Rotary Club meeting. The Mayor spoke eloquently about his many 'consultations' with our local First Nations Chief on proposed projects. He stressed the importance of this type of consultation.

WHY THEN, are the tax payers and affected neighbours of this proposed development at 532 Memorial Avenue **not afforded this same respect, input and consultation**, as our First Nations neighbours?

This proposal seems to have been rushed in our view and until recently, when neighbours located within 100 metres of this proposed development were notified by the Town – we knew little about the 300 foot, four plus story behemoth of a building planned for this site.

This sacred piece of land which is very much a gateway to our Town, needs to showcase the Village character and respect the single family homes of long standing, that surround this proposed development. What is currently proposed will do little to visually enhance this gateway property. It will additionally cause deleterious impacts to quality of life for neighbours and provide a tremendous traffic hazard, as it is currently planned.

We ask and expect that sober second thought please take place and that the February 11th Town Council meeting turn down this height variance request until proper consultation with neighbours and a new design can be determined for this land.

Please note, we are not against development of this land. We are however asking to be respected and consulted as the Mayor outlined that he does with our local First Nations, to ensure that this development enhances the entry to our Town and does not diminish the quiet single family neighbourhood it will impose upon.

Sincerely,

Mr. and Mrs. Grant Henschel