

Catherine Sherrard

Mayor, Council and Planning Dept.,
Town of Qualicum Beach

February 8, 2026

Dear Mayor, Council and Town Planners,

I am writing regarding the height variance applied for in connection with the Development Proposal at 532 Memorial Avenue and Hoylake Road East.

While I do not oppose development of the property, I do not agree that the height variance requested should be approved. The character and brand of Qualicum Beach is neighbourhoods that are community orientated. The recent development in the east side of town was granted a variance because of its location. The additional height does not change the character of downtown Qualicum Beach. This development will change the surrounding area.

The development at 532 Memorial Avenue will be part of a neighbourhood that has existed since the 1960's of mainly single-story dwellings. The additional height requested would not be consistent with the neighbourhood or with Qualicum Beach's Community Plan.

The additional height requested will increase the number of units and the number of cars. It will fundamentally, and irrevocably change the very essence of, not only the living enjoyment of the people who live on Hoylake Road, but the entire neighbourhood.

Respectfully I request that the height variance is not allowed, and future planning for development of this property will take into consideration how to advance the Town goals and be consistent with our Community Plan.

Thank you in advance for your consideration of these concerns and requests.

Regards,

Catherine Sherrard
Homeowner, Qualicum Beach