

May 25, 2026

Melanie Wells

Dear Sir/Madam

I am writing to you to express my concerns regarding the proposed developments now under review, in Qualicum Beach. In particular I have concerns over the proposed height variance for the 532 Memorial project. The lack of adequate traffic studies as well as an apparent lack of adherence to the Official Community Plan make this project unsuitable for QB. In addition, the natural elevation of the lot means this development would significantly impact the surrounding neighbourhood and present a safety issue at the point of the golf course crossing on Memorial Rd.

The Provincial introduction of Bill 44 has sparked discussions for Island communities around infrastructure capacities and **the preservation of unique neighbourhoods, and this is of particular pertinence for Qualicum Beach**. Founding families developed neighbourhood communities that respected view corridors and height restrictions. It was never the intention of the community to develop high-rise housing, and a survey will still show that the average retiree would prefer to live in a single-story rancher and not high-density housing.

The recent amendments to the Sewerage Works at French Creek demonstrated the lack of adequate roads linking Qualicum to neighbouring Parksville and Urgent Care. Without the further development of an additional crossing over French Creek the only way past the natural barrier is via Highway 19. Increased density can only be managed by significant investment in roadways, sidewalks, lighting, institutions, hospitals and facilities catering for the healthcare needs of seniors.

When we purchased our home several years ago, we made a conscious choice to purchase in a community that respected the historical legacy of the village. It is important to us that the town retain its distinctive character and not become a community where development is allowed to run roughshod over the interests of the tax paying public.

I urge the council to focus on the needs of the residents who are on average senior citizens. We need appropriate housing and care facilities thoughtfully integrated into the town and not randomly inserted into a residential neighbourhood. Traffic corridors must be developed to cope with seasonal tourism and above all social license must be the guiding principle of development.

Respectfully

Melanie Wells