

R. Daniel Murphy

549 Memorial Avenue

Qualicum Beach, BC V9K 1K3

January 30, 2026

Mayor Teunis Westbroek

Councillors Scott Harrison, Anne Skipsey, Petronella Vander Valk, Jean Young

Information: Mr. Luke Sales, Director of Planning

Town of Qualicum Beach

201-660 Primrose Street

Qualicum Beach, BC V9K 1S7

Dear Mayor and Council

RE. NOTICE OF DEVELOPMENT VARIANCE APPLICATION AT 532 MEMORIAL AVE

I received notification that agents for the C9 zoned property in Area C6 at 532 Memorial Avenue, seek approval to vary building height from about 25 feet to 49 feet. Our residential property is 60 feet across Memorial Avenue from that property. We would be profoundly affected if you vote to vary the allowable building height, by nearly double, in this residential neighbourhood.

Try to imagine a building about the size of a BC Ferry on the lot next to your own home. The proposed main building at the top of the lot would be about as long as the Queen of Nanaimo, and about as wide and tall as the Coastal Celebration (keel to superstructure). If that is not massive, then what is?

We are not in East Village. Ours is a residential neighbourhood of mainly single-family, single-story homes - as all of you well-know. The proposed building at 4 stories (12 ft between floors) is basically a 5-story building by height. Such building height and mass would be completely incompatible and inappropriate at this location, in my opinion.

I urge you to reject the height variance Application. I hasten to add that I support development of the property for commercial and residential uses for C9 zoning – with no height variance allowed.

Yours truly,


Dan Murphy, Barrister and Solicitor (Retired)