

26 February 2026

Dear Mayor and Council Members,

I am writing again to reaffirm my unequivocal opposition to the proposed development and to request that you vote NO to the height increase requested and to the development. I know the community thinks the same way. That's what matters what the community thinks/wants as they are the ratepayers and will be affected very negatively by this poor development proposal. I will see this monstrosity from my Family Room windows and backyard and was not even notified in writing initially! All unacceptable.

I strongly urge all of you to walk down Memorial from town, up Hoylake from Berwick towards Memorial, up Memorial from the golf club/ intersection of Crescent Road W., along Crescent Road E towards Memorial and you can visualize and see how this proposed monstrosity will severely block light/create shadowing, block views of mountains and the ocean, tower over the neighbourhoods on both sides of Memorial/Hoyle to Sunningdale/Crescent Road infringing on valued as of right privacy. This development basically will be a blight on the Best Town in Canada- Qualicum Beach.

It's more than 2 street light poles high @ 43' +/- and of poor design. Higher than the elevation change from Crescent Road to Hoyle alone. It will be completely out of proportion sitting on top of the hill. Just look at the East Village an absolute disgrace in design and too high. Now a permanent blight. Irreversible.

This proposal is not designed properly taking into consideration the existing zoning, topography, view planes, shadowing effects, traffic increases, and importantly the surrounding Single Family neighbourhoods. This is not a minor variance request from existing zoning. It is MAJOR and allows for substantial increases in the density, massing and buildable square footage and will gain ocean & mountain views literally creating millions of extra dollars of profit at the stroke of the pen by council all at the expense/sacrifice of the neighbourhood homeowners and the whole town.

The developer can design a beautiful project that abides by the zoning that fits into the parcel of land/topography properly, and importantly respects & is considerate of the town, neighbourhood and nature.

This is a small truly beautiful town with probably one of the highest if not the highest Quality of Life in all of Canada. Let's keep it that way with properly planned developments/growth and please stop these approvals of developments that are way beyond the Official Plan and existing zoning before more damage is done.

Thank you for your time and consideration.

Respectfully & Kind regards,

Concerned Neighbour on Crescent Road East