

Comments concerning November 17th, 2021 Council Meeting

I was delighted with the tone of the council meeting yesterday and found it informative and enjoyable.

Here are some of my specific comments:

- I appreciated the logical approach to breaking the Naked Naturals Project into 2 parts allowing the zoning to go to second reading while allowing ample time for public input on the Building Designs.
- I was pleased to see the “outside the box” thinking of the Nenzel/Qualicum Road project given the nod to go ahead.
- The posting of the expected questions and answers relating to the moving of the Town Works Yard seems a great idea to help diffuse any uproar and public reaction. Please make sure to publish facts and how to *easily* access the Question and Answer info.
- Hearing about the good work of all of the EMO volunteers alongside Search and Rescue during this week’s flooding is a source of pride for all. Seeing our Civic Centre used in that matter is great. With all of the extreme storm events, we are fortunate to have this program.
- Thanks for giving us feedback on the financial costs of St. Andrews Park and the Memorial Golf Course. That helps the residents realize the facts and to combat the rumours. Glad to hear that the Golf Course is not only a great asset but that it is more than paying its way.

Again thank you for the respectful and productive manner of the recent council meeting.

Respectfully,

Joyce Daman

1203 Pintail Drive

From: [Marlys Diamond](#)
To: [communications](#)
Subject: Comments on Nov. 17 Council Meeting
Date: November 19, 2021 12:00:29 PM

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Good morning Mayor Wiese and Councillors,

The Nov. 17 council meeting was a pleasure to view, as there seemed to be a return to respectful discussion.

It was appreciated that a more timely and informative approach will be taken in proceeding with the Naked Naturals development. There has been concern on how it will affect the overall planning for this iconic corner. The impact on parking needs and access is of concern, and this must be well-done otherwise it will be a blight on the town forever. Thank you for slowing the process and giving more time for public understanding and examination.

Expanding public knowledge of the details of the work being done at Memorial and Hwy. 19A is also appreciated. The public perceives the cost as being for the roundabout and many are appalled. The infrastructure upgrades need to be emphasized. The recent Climate Change impact of flooding and storms can affect our infrastructure and hopefully the provisions made for the project will stand-up to conditions never envisioned. It is justified that the draft CCCAP must be brought forward and acted upon immediately. This will give awareness to the public's role, for their response and cooperation is important for success.

Mr. Marsh's breakdown on the valued contribution made to the town by the volunteer management of the Memorial Golf Course was good information and not often shared.

Marlys Diamond
516, 120 First Avenue West

From: [Charna Macfie](#)
To: [communications](#)
Subject: November 17, 2021 Council Meeting
Date: November 17, 2021 6:45:59 PM

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Mayor and Council,

During a brief discussion of the financial plan at Nov. 17 meeting, the topic of works yard relocation was raised.

Thank you Councillor Westbroek for pointing out the projected cost for relocation and upgrading of works yard as well as the controversial nature of the proposed location. It is my understanding the works yard will be discussed further at Nov. 24th COW meeting and that staff will present an overview of the plans for relocating the works yard.

As part of staff's overview of works yard plan and the FAQ page that will soon be posted on Town website, it would be useful for the public to know the other alternative sites being considered by staff and Council.

Regards
C. Macfie
578 Maple St.
Qualicum Beach

From: <<redacted>>
To: [communications](#)
Cc: [Weslie Gould](#)
Subject: Public Comments - re: Nov. 17th Council Meeting
Date: November 19, 2021 6:46:47 AM

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Mayor & Council - the following are my comments regarding the November 17th Council meeting:

- ❖ **Naked Naturals Project** - although not reflected in the Staff Memorandum, Council now appears to have been divided the application into two distinct parts to be dealt with separately. This is a good first step but still leaves many unanswered questions and concerns. A key to a proper review will be for Naked Naturals to hold a comprehensive public information meeting prior to the zoning amendment proceeding to a December 8th Public Hearing. Given that this is less than three weeks away and the applicant requires preparation time, Council should consider delaying the Public Hearing until into the new year. ***What's the rush - we need to get this right.***
- ❖ **Emergency Management** - recent extreme rainfall and flooding have illustrated the importance of a well coordinated emergency management program. A feature of the Qualicum Beach program is the partnerships that provide a large regional volunteer base and resources to meet area needs. Working as a coordinated regional team offers many benefits. This relationship should be fostered and strengthened as we move forward.
- ❖ **Community Climate Change Adaptation Plan (CCCAP)** - back in April a draft plan was circulated for public comment. The comment period was subsequently extended until early September. The Town website says this plan builds on existing policies and actions and allows the Town to proactively advance its climate resilience to prepare for potential hazards and adapt to changing conditions. Given the importance of this matter, there is a need to provide a full public update on the CCCAP before the end of the year and to implement an action plan in early 2022.
- ❖ **Strategic & Financial Plans** - will be reviewed at the November 24th COW meeting. This needs to be an in-depth review with renewed attention to critical infrastructure needs. This will be the only opportunity for public input on the important matters in these plans. The meeting time has now been extended to three hours, but this may still not be adequate time to fully address all the important matters in adequate detail.

Tim Pritchard
663 Windward Way

Mary Riches

171 First Avenue West
Qualicum Beach
V9K1G9

November 16th 2021

Dear Mayor and Council,

Re: Proposed development of 190 & 194 First Avenue West

The area between Primrose and Beach Street on First Avenue West has changed so much in the past nine years it is unrecognizable.

Nine years ago the area still held remnants of coastal village charm. There were affordable cottages at 180 and 184 with room for a garden or to grow food.

These cottages were demolished taking with them a hundred mature trees together with the birds who lived in them. The street was significantly altered; its appealing characteristics were not featured in new buildings - and now two more small homes are scheduled for demolition.

We and others bought property in Qualicum Beach with the intention to keep the town's unique attractiveness intact- preserved for all to enjoy. But this quality appears of little value to Qualicum Beach Council.

Our town has changed beyond recognition because many natural environs have been destroyed.

The cry is for densification. What is that? What is densification about?

Is there a limit to densification? Does it keep on and on until there is no natural earth left and we are crammed together "densified " and suffocating?

Time doesn't stand still; change is inevitable but buildings of quality have stood for hundreds of years, they remain inhabitable and beautiful with the patina of age. Why should we in Qualicum Beach accept less?

The design of the proposed apartment block at 190 / 194 First Avenue West is generic and uninspired. It is architecturally bankrupt and bears little relationship to surrounding structures besides pointy roof outlines - added seemingly as an after thought.

Who will live in these one bedroom apartments? Surely not families with children. And will the occupants have access to a physician ?

I ask that you rethink the design of this project and especially remove the glass balconies that will litter the street with views of stored utilities; meaningful diversions to the facade and rooflines are needed.

Commercial spaces on street level will add to the areas vibrancy for residents and tourists alike.

I am not "anti development" I am interested in architectural innovation - it's vital and exciting!

I am speaking against erosion of the very elements that preserve the quality of our town.

Yours truly,

Mary Riches

250 594 4205. Qualicum Beach

From: [John Wood](#)
To: [communications](#)
Cc: [*Brian Wiese](#); [Robert Filmer](#); [Scott Harrison](#); [Anne Skipsey](#); [Teunis Westbroek](#)
Subject: Public Comments - November 17 Council Meeting
Date: November 19, 2021 8:47:05 AM

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Good morning Mayor and Council,

Herewith are my comments and questions arising from the November 17th Council meeting.

Naked Naturals project at 111 Fourth Avenue West

- Why is there no detailed information on the latest building design available on the town website for members of the public to see and potentially comment on?
- How will the parking underneath the building be accessed if the building is constructed prior to the development of the adjoining land?
- Why has there been so much secrecy around the “working group” that is/was looking at the overall site development?
- Why is there such a rush to move the zoning process forward?
- The Director of Planning said “it’s about messaging” – I guess he’s referring to keeping the public in the dark by having no messaging.
- Why is the proponent’s Public Information Meeting jammed together with the Public Hearing on December 8th?

Public Works Yard

Councilor Westbroek stated that the new public works yard location will require removing five acres of trees from the community park. This is a shocking misstatement of the truth by the longest-serving politician in Qualicum Beach, serving to perpetuate misstatements by others to the detriment of the public knowing the truth. Thank you to Mayor Wiese for having corrected Councilor Westbroek immediately.

Committee and Liaison Reports

Councilor Skipsey said that one of the subjects discussed in the Public Open House on November 10th was “parameters around the CAO’s authority”. This is an important part of the Council/staff relationship, and deserves full explanation of what the statement intended and encompasses.

John Wood
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