

ELECTORAL AREA H
OFFICIAL COMMUNITY PLAN REVIEW
COMMUNITY DEVELOPMENT FORUM
BOWSER LEGION
NOVEMBER 1, 2016

Submission from Qualicum Landing Strata Council

Presenter:

John Duncan, Strata Council Member

I am here today as a member of the Strata Council for the Qualicum Landing (QL) Development (VIS 6911).

The Community is located 2 km south of the Horne Lake – Qualicum Bay connector between Highway 19A and the Coast line in area H of RDN.

Qualicum Landing consists of 62 detached residences, a clubhouse, an outdoor pool which is open for 3 months of the summer and a single tennis court. The houses in the Development were built over a 4 or 5-year period beginning in 2009. The community has its own septic system and is served by the Qualicum Bay – Horne Lake Waterworks.

The 62 owners at QL are diverse. Approximately half are individuals who rent their units to vacationers, one quarter are individuals who occupy their units for short periods and they remain otherwise unoccupied through most of the year and one quarter are full time residents. The net effect of this is that during peak season half or more of the units are occupied and off season three quarters of the units are unoccupied.

My wife and I have been full time residents since December 2013. A core of full time residents and a strong Strata Council have demonstrated caring stewardship of the community and maintained high standards. An example of this is that one-fifth of the houses are being painted annually.

This leads me to our ask. Despite the diverse ownership group there is no divergence in wanting language in the Official Community Plan to permit full time occupancy. This is the major issue for QL owners. All 57 owners who responded to the survey asking them to state whether they support this change said yes. To be clear, we are not asking to amend the designation of the Development as Resort Commercial. The request is simply to allow full time occupancy because the 180- day residency limitation is unenforceable and counterproductive. It accomplishes nothing positive and has become a big negative.

It has become clear to owners at QL that the residency language is eliminating many people who would otherwise have interest in the community. There is a strong consensus among the owners that this change should have no impact on the ability to rent or carry on with current practice.

I have considered our request in the context of the Community Values Statement in Section 1.2 of the current OCP. I also understand that our request is somewhat unique for this OCP Review in the sense that it is not tied to a new development proposal. In addition, our request will not impinge on neighbouring property owners in any way.

Most of the 21 items listed in the Community Values Statement were obviously addressed prior to the Development Permit issuance some years ago. Where I do see that our request is compatible with important community values that are not directly addressed in the Permit process is in those values dealing with economic diversification.

QL Strata operates with a \$350K /year budget. The bulk of this is paid to local contractors for services. In addition, individual owners are engaging local contractors and retailers for goods and services. We are part of a local diversified economy. I am aware of a home-based business three doors from me as is Purolator who arrive daily. This is compatible use and non-controversial.

The adoption of language to permit full time occupancy will stabilize QL. Full and part time residents are shopping and buying services locally and the three-quarters of the units that are unoccupied in the off season are not shopping at all.

The full-time residents at Qualicum Landing are an important sector of the community as they are the custodians or stewards to ensure that community rules and standards are followed. Contract services as well as the behavior of vacation renters are managed largely by full time residents.

It is unreasonable that the expectation is to require resident owners at QL to have 2 homes. This is not a wise use of resources and it is not compatible with sustainable development.

While the residency language was, no doubt adopted with good intentions, time has marched on and it is now evident that allowing full time occupancy in the OCP is a desirable outcome.

For all of these reasons we request that this OCP Review grant our request.

Thank you.