

# OUT OF TOWN PROPERTIES

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## PROJECT PROFILE

# A rare opportunity on east coast of the Island

Houses are bounded by forest on three sides and beach and strait on the fourth

### Qualicum Landing

**Project location:** Qualicum Beach, Vancouver Island  
**Project size:** 62 detached beach homes  
**Residence size:** 1,180 sq. ft. – 2,000 sq. ft., 3 bed  
**Prices:** \$399,000 — \$1,249,000  
**Telephone:** 604-220-6249  
**E-mail:** ahickey@qualicumlanding.com  
**Web:** qualicumlanding.com  
**Developer:** Qualicum Developments Ltd.  
**Design:** John Larsen, CA Design  
**Tentative occupancy:** From December

BY DOUGLAS COWELL

The east coast of Vancouver Island is one of Canada's most beautiful and enjoyable geographies. Located in the lee of the Vancouver Island Ranges, the climate is warm and dry in the summer and cool and moist the rest of the year. Located on the Strait of Georgia with the mainland's Coast Range across the way, the views and prospects are inevitably arresting and changing.

Of course this isn't news. People have been living — indeed, flourishing — along the Island's east coast for at least 9,000 years.

So it was quite a surprise to discover some waterfront for sale while poking along the old Island Highway, a little housing development hidden from the highway and opening onto the ocean, 10 minutes north of Qualicum Beach. How could this be?

It turns out that developers David Steele and Pat Delesalle had been dreaming of just such a property. They could find nothing that would work, however, until one of their contacts in the building industry tipped them off about a new possibility coming on the market. They didn't waste time.

"Right from the beginning it was a very spectacular piece of property," Steele explains, and seemed to demand something special. "We're really excited about what we've designed, and I think it fits what the property should do."

Qualicum Landing's 62 beach homes will be located on almost 16 acres. On one side, buffered by a line of trees, is Oceanside Drive. Another boundary is forested, the third is a small stream up which salmon still run and finally, to the northwest, the Strait of Georgia gives the whole area its wonderful character.

It's a strata arrangement, with each owner holding title to his or her building, but the property will be owned by the strata council and managed by a management company. That includes all maintenance and repairs.

Jim Ferrie, the construction manager on the project has nicknamed the homes' architecture Westcoast Cape Cod. He's been a builder for decades. He's an old hand. And yet on this project you can tell that he's excited.

"It's such a unique project. There's very little property like it available in all of western Canada: level waterfront land. Then add in luxury, stand-alone beach homes. We're selling a different property!"

"As a contractor I can assure you it's all of the highest quality in both materials and craftsmanship right from the foundation to the finish. It's what you'll find in West Vancouver."

His excitement has been rubbing off, it seems. "My mother just bought one of the units here; I think she wants to have a place where all the grandchildren will come and get together." Then he adds "I expect to see it passed down within the family over the years," he predicts.

"In this business, you know, you build a condo; you build a house. That's the job. But with this project we're building a community."

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The Qualicum Landing construction manager, Jim Ferrie, calls the architectural style of the homes Westcoast Cape Cod. His mother likes what she's seen and heard enough to buy. "I think she wants to have a place where all the grandchildren will come and get together."

