



PUBLIC HEARING
Tuesday, April 30, 2019 @ 6:00 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet

LATE AGENDA ITEMS

1. Addition to Agenda Item No. **6.4 Written Submissions for Bylaw No. 1241, 2019**
 - a) 2019-04-29 Vigneault Correspondence
 - b) 2019-04-30 Johnson Correspondence

2. Addition to the Agenda Item No. **7.4 Written Submissions for Bylaw No. 1242, 2019**
 - a) 2019-04-30 Johnson Correspondence
Same Correspondence as Item 1.b

April 29th, 2019

Subject VR2 Zoning

Dear Mayor, Council and Staff,

Vacation Rental is growing in Ucluelet, but we must be very careful when choosing the different kinds of vacation rentals that we want to allow in our town.

I am pleased to see how our council seems to have a good handle on VR1 and is efficient at keeping control of the number of units one household should operate.

However, VR2 is a different concern all together.

- Who benefits from VR2 zoning?

After reflecting on it, it seems to be only the owner of the VR2 benefits from this type of zoning.

Our community has fought this issue in early 2000s, and I wonder why we are here again. Tofino had it and had a tough time getting rid of it. Doesn't their experience count coming from our neighbouring town?

When VR2 zoning takes place, the value of the property increases and therefore the taxes increase for these people, but also for the neighbouring properties. If people have a fixed income, they have no way to make more money to pay the increase in taxes that they don't benefit from. Far from benefitting from this, the neighbours must put up with the crowded streets with cars parked everywhere, the noise of having big parties of people in the rented house and living with strangers on their street all the time. When the owners of these VR2 properties are absent, they are not supporting the community as they are not there to volunteer in different programs we have. In addition, the renters, I hear, often come from out of town with their groceries and don't support our Co-Op, the restaurants in town and the other businesses. This does not contribute to a sustainable community.

It appears that our city planners and other staff have a lot to deal with already without having to be constantly dealing with applications to modify and plan a new lay out to answer the demand of the different zoning that our council, staff and community have already established. It is also the tax payers' money that is used for staff to be always looking at new applications for variances instead of addressing other issues, often more urgent, that need to be dealt with in our community.

We are all aware that **some** B&Bs, VRs1 and Air B&Bs operate illegally in town and that is another thing that adds up for the work of the bylaw officer and staff to deal with, so why should we continue to add a zoning like VR2 that is really being bad for our community. I feel strongly that VR2 zoning should be taken off the books completely for the Ucluelet zonings and from the OCP.

Subject: VR-2 zoning letter for council

From: Courtney Johnson [REDACTED]

Sent: April 30, 2019 8:56 AM

Subject: VR-2 zoning letter for council

Dear Council,

I'm writing in regards the proposed zoning changes as I will be unable to attend the public hearing this evening.

I don't believe that any property should immediately rezoned as VR-2.

I do not feel the potential outcome of granting such an application without due process would be a positive one, because absentee ownership goes against combatting our housing crisis. It is very difficult to determine whether the property's long term rental is inhabited, who it is inhabited by, or enforce penalty if the rules are broken.

Once that zoning is changed, it is permanent. I fear a negative domino effect in this community if this is permitted to pass.

Having said that, it doesn't mean I am against the entire concept of a VR-2 rezoning for the Marine Drive property, or any other property for that matter, just an immediate one. It may be, that such rezoning could actually aid our housing crisis. I am definitely all for anything that will do that, but we must take our time with this process.

Council must decide what sort of example this property should be. I would suggest that a temporary use permit be issued at this time instead. Something like this does not interfere in the day to day lives of the owners and it protects the community from other developers who want to mimic this particular zoning change.

If all goes well, I would be the first to agree to have the property rezoned at that time. This sets a proper example for those who say they want to "start living in ukee" but only have an interest of building an air b&b.

Please consider the potential ramifications of immediate mass absentee ownership.

Ucluelet must not become Tofino.

Thank you for everything you do,

Courtney Kate Johnson
[REDACTED]
[REDACTED]