



**PUBLIC HEARING**  
**Tuesday, September 7, 2021 @ 5:30 PM**  
**Main Hall, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**LATE AGENDA**

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1. LATE ITEMS	
1.1. Add the following correspondence regarding Official Community Plan Amendment Bylaw No.1292, 2021 and Zoning Amendment Bylaw No. 1293, 2021 to Public Hearing Agenda Item 6.2. "Written Submissions Received During the Notice Period": <a href="#">2021-09-07 Blakely</a>	3
1.2. Add the following correspondence regarding District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 to Public Hearing Agenda Item 7.3. "Written Submissions Received During the Notice Period": <a href="#">2021-09-06 Hogan</a> <a href="#">2021-09-07 Goatcher-Bergmann</a>	5 - 8



**Joseph Rotenberg**

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**From:** Eric Blakely [REDACTED]  
**Sent:** September 7, 2021 10:17 AM  
**To:** Community Input Mailbox  
**Subject:** Official Community Plan Amendment Bylaw No.1292, 2021 and Zoning Amendment Bylaw No. 1293, 2021

**[External]**

My name is Eric Blakely. I purchased Strata Lot 5 in the Signature Circle Development in 2008. Shortly after my purchase, the developer, Marine Drive Properties Ltd., fell into financial difficulties and the development stalled. Because of this, I had no ability to build on or even sell my lot. I have been patiently waiting for the development to be reinstated for 13 years. In that time I have paid over \$36,000 in property taxes for a lot I don't even have access to. When I purchased the lot there were a number of restrictions associated with any building on it. Although the lot size is 2217m<sup>2</sup> (approximately half an acre), the building envelope is only approximately 450m<sup>2</sup> or 20% of the total lot size. The setback from the natural boundary of the sea is 10m. These restrictions were sufficient for the District of Ucluelet to grant approval for the Signature Circle Strata Plan in 2007. I see no reason why the District should now revoke them. The proposed zoning amendment would shrink the building size to a maximum grass floor area of 100m<sup>2</sup> (1076 ft<sup>2</sup>) and change the setback to 30m. I believe the current restrictions associated with the Signature Circle Strata Plan are more than acceptable for a low density housing development. I would like to hear the rationale for these proposed changes at the public hearing.

The proposed 100m<sup>2</sup> maximum building envelope on a half acre lot is completely unreasonable. It would devalue my lot to the point of making it potentially unsellable. Had these proposed changes been in place in 2008, I would never have even considered purchasing the property.

Over the years, I believed that by being patient, I would one day be able to access my lot and build on it. I did not even consider the possibility of the District changing the approved strata plans for Signature Circle. I have not yet but will consider my legal remedies should the zoning amendments be approved.

Sincerely,  
Eric Blakely  
2200 Varsity Estates Dr. NW, Suite 2  
Calgary, Ab. T3B-4Z8



**Joseph Rotenberg**

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**From:** Fabian Hogan [REDACTED]  
**Sent:** September 6, 2021 8:44 PM  
**To:** Community Input Mailbox  
**Subject:** District of Ucluelet Zoning amendment Bylaw No. 1284, 2021

**[External]**

To whom it may concern

I have heard many thoughtful and concerning comments regarding this development, the one that resonates most with me is that we are expanding our community by almost 25% in such a concentrated area.

Also with all due respect, I would like to propose that Mayor Mayco Noel be recused from voting on this matter as his personal company will prosper from this development.

Thank you

Fabian Hogan  
460 Marine Dr.



**Joseph Rotenberg**

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**From:** Elyse Goatcher-Bergmann [REDACTED]  
**Sent:** September 6, 2021 6:22 PM  
**To:** Community Input Mailbox  
**Subject:** Fwd: Public Hearing Submission - Lot 16 Marine Drive (Bylaw No. 1284, 2021)

**[External]**

Dear Mayor and Council,

Please accept this submission in support of the rezoning application for Lot 16 on Marine Drive.

My interest in this property stems from a concern for the lack of adequate housing inventory on the West Coast, as well as a desire to see changes to the current zoning and permitted uses on the site.

Having listened to and read the submissions opposing this development, I can certainly relate to some of the apprehension about the size and scale of the proposal for a town of our size. However, the latent commercial accommodation zoning rights on the property, coupled with the mix of proposed housing types and the developer's plans to prioritize the purpose-built rental apartment building are major factors in my support for this zoning change.

In my opinion, the current CD-2A zoning and its permitted uses are no longer reflective of Ucluelet's values or needs. It's unfortunate that Council will not have the benefit of receiving the results of the West Coast Housing Need and Demand Study at the time of the public hearing, but I imagine that the Study will confirm the immediate need from within our region for housing of all types across the spectrum, as opposed to a need for more commercial tourist accommodation.

Several submissions to date have urged Council to consider this proposal through the lens of "Managing Growth and Maintaining Quality of Life" as stated in the current Strategic Plan. While it is no small task to "manage growth", my hope is that Council will not only consider the quality of life of those who benefit from the high price of housing and have no need for increased inventory, but also for current renters, students, and others who were not able to "buy at the right time" and whose contributions are nonetheless crucial to the way in which our town will develop into the future.

In the midst of an observable housing crisis, I do not believe that the character of our community is at stake by providing opportunities to new or existing residents. I do believe, however, that by maintaining the status quo of large lot sizes, single-family zoning, and permitting further commercial tourist accommodation we will not only lose current members of our community but also lose-out on the possibility of new businesses, amenities and vibrancy brought about by an adequate supply of diverse housing options.

From my reading, this proposal is not perfect: It is large in scale, continues to include some short term rental uses, and does not provide affordable housing. I also expect that many of the legitimate concerns raised to date such as traffic patterns, frontage improvements, form and character, etc. will be considered in rigorous detail at subsequent stages of the development process.

At this time, as use and density are at issue, I hope that Council will consider the future of West Coast families, couples and single folks who are looking to remain in our community and who require stable, adequate housing opportunities to support a more livable, sustainable region.

Sincerely,

Elyse Goatcher-Bergmann  
 846 Lorne White Place

Ucluelet BC