

DISTRICT OF UCLUELET
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE
Tuesday, August 10, 2021 at 5:30 PM

Present: **Chair:** Deputy Mayor Hoar
 Council: Councillors Cole, Kemps, and McEwen
 Staff: Bruce Greig, Director of Community Planning
 Joseph Rotenberg, Manager of Corporate Services
 Nicole Morin, Corporate/Planning Clerk
 Paula Mason, Administration Clerk

Regrets: Mayor Noël (recused)

1. CALL TO ORDER

The meeting was called to order at 5:30 pm.

2. ACKNOWLEDGEMENT OF YUULU?I?ATH

Council acknowledged the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

Audience members and delegates were advised that this proceeding was being broadcast on Zoom and YouTube, which may store data on foreign servers.

4. LATE ITEMS

4.1 Add "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1284, 2021" as INTRO Item 7.2.

4.2 Add "Lot 16 Marine Drive Late Correspondence" (last updated August 10, 2021 at 2:30 pm) as PUBLIC INPUT Item 8.2.

5. APPROVAL OF AGENDA

August 10, 2021, Special Committee of the Whole

5.1 August 10, 2021, Special Committee of the Whole

2021.2022.COW **It was moved by Councillor McEwen and seconded by Councillor Cole**
THAT Council approve the August 10, 2021 Committee of the Whole Agenda as amended.

CARRIED.

6. CHAIR'S ANNOUNCEMENTS

The Chair outlined the meeting procedures. Joseph Rotenberg, Manager of Corporate Services, outlined how members of the public could participate by phone or online.

7. INTRO

7.1 Lot 16 Marine Drive - Committee of the Whole *Bruce Greig, Director of Community Planning*

Mr. Greig noted that this is not a Public Hearing, Open House or Townhall meeting.

He described the development site, outlined the current zoning of the lot, outlined the proposed zoning bylaw, outlined covenants, including a rental only covenant which would apply to the rental apartment building, proposed access routes, and the next steps that could occur after this Committee meeting.

Mr. Greig noted the existing zoning, which could allow up to 76 resort condominiums.

7.2 District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1284, 2021

8. PUBLIC INPUT

8.1 Correspondence to Council Regarding Lot 16 Marine Drive (Last Updated August 5, 2021) The Chair called for Public Input from audience members, via Zoom and via email comments sent to communityinput@ucluelet.ca.

Michael Grandbois - 1328 Victoria Road

Mr. Grandbois requested clarity on whether all but two of the R6 family home lots, or only two of the R6 family home lots, could have secondary dwellings on site? He noted concerns with the height of the R6 units, both primary and secondary. He also noted concerns with the proposed density, traffic and concerns related to infrastructure capacity.

- Mr. Greig clarified that the lot regulations in the R6 zone have a minimum lot size, and that secondary uses are only permitted on lots that are 480 metres or greater in size. The number of units will depend how the lots are configured.

Arvid Johnson - 1477 Victoria Road

Mr. Johnson noted a number of uncertainties regarding road access, the green belt and the number of residents which will potentially be on site.

- Mr. Greig noted that there is a park dedication, and that a 10-metre park dedication would run along the back of properties located on Victoria Road. This would be the property of the District of Ucluelet. He noted that the District of Ucluelet owns right of way access to two of the existing roadways and that these roads would not be opened up, as they would conflict with the parkway. He outlined the proposed road circulation internal within the development. Mr. Greig also distinguished green space covenants, park dedications and setbacks, as they are proposed in this development.

Lindsey Black - 1049 Helen Road

Ms. Black asked what the developer is contributing as amenities?

- Mr. Greig outlined the amenity contributions offered by the developer.

How will apartment building related maintenance fees for roadways, street lights be paid?

- Mr. Greig noted that this is not a strata, so the maintenance of the road and street lights would be conducted by the District of Ucluelet, as with any other public road within the municipality. The apartment would be under one ownership and as such the owner will be responsible for maintenance of their private property, such as their parking lot.

Will the developer manage the apartment building?

- Mr. Greig stated that we could not answer that question on behalf of the applicant.

Ms. Black asked if ownership was ever transferred to an owner other than the current applicant, is there a covenant to prevent it from being turned into strata at a later date.

- Councillor Hoar confirmed that the apartment building is covenanted for rental use only.

Matt Harbidge - 1816 Peninsula Road

Mr. Harbidge noted that this development does not improve local quality of life. He also noted that there are other developments in the works around town, but limited job prospects for the future home owners. He raised questions about the environmental sustainability and noted concerns with water capacity.

Mr. Harbidge asked what this development is doing to ensure that the rest of Ucluelet's residents have a sufficient water capacity moving forward? He noted concerns with town becoming too busy and impacts

on mental health. He stated that he feels it is not healthy to grow the town at this rate. Mr. Harbidge noted that the developer's proposal is extremely dense, and that the development does not align with the community's identity as a small town.

- Mr. Greig outlined the findings of the Koer's Engineering report, as related to the water and sewer infrastructure. Many of the upgrading costs for issues that were identified, will be at the cost of the developer. Mr. Greig outlined the DCC summary provided in the report, and noted what DCC's are eligible for.

Barbara Schramm - 1958 Bay Street

Ms. Schramm noted concerns with the density of this proposal, and noted it will have an environmental and social detriment. She noted concerns with the overuse of Big Beach, and the livability of town. She noted concerns with the small, tight lots and road widths.

Ms. Schramm asked if there will be parking allowed for in the proposed, narrow road width?

- Mr. Greig noted that the road width is 14 metres rather than the standard 16 - 20 metre road width. On-street parking is shown as part of the design.

Ms. Schramm noted concerns with the apartment building parking. She also noted concerns with the approval of smaller lots and the precedent this will set for future developments in the region.

Keagan Arsenault - 437 Marine Drive

Mr. Arsenault asked how the water flow from land development on higher ground will impact property owners located on lower ground?

- Mr. Greig noted that when asked this question previously, the applicant gave the following answer. *"Surface water run-off from any development or constructed works must be addressed on site and not flow onto adjacent properties. The upland property owner would be liable for any damage caused to downstream properties. Stormwater management will be undertaken for both the Subdivision Application and site specific Development Permits to the standards set by the Province and District once the Zoning is in place."*

Laurie Bird - 1547 Imperial Lane

Ms. Bird objected to the density of the lots and raised concerns with the livability of Ucluelet. She is in favour of both the rental housing and

additional housing, but is opposed to the density, specifically in the single family dwelling areas. She noted concerns about parking, as well as concerns regarding the requested exemptions for park space in the apartment lot area. Ms. Bird noted that the capacity of current park facilities in Ucluelet is already strained and asked that a larger area be dedicated to the building of a children's park within the development. She also noted that the current proposed park space dedication is small, and would not accommodate all the families that would be living in the development. Ms. Bird also noted concerns with the ability of the local fire department to respond to fires on the fourth storey of the apartment building. She expressed concerns with water capacity.

- Mr. Greig noted that Council has asked for a covenant that limits the apartment building to be three-storey in height, unless other future design plans are approved by Council. Mr. Greig referred to a report that was presented to Council from the Fire Chief that states that under the building code, a fourth storey must be sprinklered.

Ms. Bird asked if there was going to be underground parking at the apartment building? She noted concerns with the number of vehicles parking.

- Mr. Greig noted that the parking would be above ground.

2021.2023.COW **It was moved by Councillor McEwen and seconded by Councillor Kemps**
 THAT Council take a five minute recess.

CARRIED.

Recess began at 6:58 PM and Council returned to session at 7:06 PM.

8.1 Public Input continued

Cody Dreger - Nored Developments (developer) via Zoom

Mr. Dreger introduced himself as a local Nanaimo developer. He noted mental health issues related to housing shortages. He noted the importance of providing rental apartment accommodations versus the 76 vacation rentals the land is currently zoned for. He noted that this development would provide a long term rental apartment building and clarified that the small lots would not have vacation rentals. He noted the economic benefit of growth, and argued that increased inventory would result in lower price points. He noted that the rental building will be constructed first.

Travis Wade - 1373 Victoria Road

Mr. Wade agrees that there is a need for more housing but noted that this development is too dense. He noted the importance of considering the social, economic, environmental and engineering viability of this project.

Rob Adams - 1301 Eber Road

Mr. Adams noted concerns with current water discoloration. He noted this would likely be exacerbated by the water volumes required by this development.

- Mr. Greig discussed the source of water discoloration issues. He noted the District has applied for a grant to cover some of the costs associated with installing a filtration plant, intended to address current water discoloration issues.

Bruce Forest - 372 Marine Drive

Mr. Forest raised concerns with whether the existing sewage lagoons can handle the increased volume of sewage associated with this development, as they have not been updated recently.

- Mr. Greig confirmed that upgrades to the sewage lagoons were completed just this last year. He also noted that the addition of this proposed development does not trigger the need for further expansion.

Giovi Corlazzoli - 1860 Peninsula Road

Mr. Corlazzoli asked if there any rules in place to ensure that the houses will be sold or rented with preference to local families? Is there anything to prevent people from buying these units as secondary vacation homes, and having them left empty throughout the year?

- The Committee noted that local preference does not apply to this proposal, however the rental apartment is covenanted for rental use only. Homes could be left vacant, if the owner decided to do so.

Miles Morrison - 1497 Victoria Road via Zoom

Mr. Morrison noted that a previous plan had a park in the centre of the development. He recommended that the apartment building should be in the centre of the development, so as not to spoil the aesthetic.

Mr. Morrison commented that there should be two access roads in and out of the area, without all traffic being routed onto Victoria Road. He

stated that Council should require public support to grant permission for a fourth floor. Mr. Morrison then posed the following questions: Is it true that the fourth floor would result in unnecessary fire costs? Who would build this development? Will there be sufficient water, sewer and internet capacity? Who pays in the event of cost overruns?

- The Committee clarified that there are two access roads proposed by Staff, one via Victoria Road and one via Marine Drive. The building of a fourth floor would still be required to go before Council in the future, therefore public input would still be received. As mentioned previously, this development does not trigger the need for an aerial fire device, and a fourth floor must be sprinklered.

- Mr. Greig noted the developer would be responsible for the full cost of installing the infrastructure. Mr. Greig noted that the District would not be double-charging DCC's where new infrastructure installed by the developer is identified as completing part of the DCC works program. Mr. Greig stated the developer has indicated that they may build the entire development.

Kim and Calvin Clark - 401 Marine Drive via Zoom

Ms. Clark opposed the density and height of this development and recommended that the density be spread out throughout the community. She noted concerns with traffic, roadways, service capacity, required sewage upgrades, quality of life in Ucluelet and impact on Big Beach. Ms. Clark requested an update on the Victoria Road/Marine Drive sewage station upgrades? Will the R3 allow short term rentals? Are short term rentals allowed in other zones?

The Committee noted that there would not be short term rentals allowed in the R3 zones. Short term rentals would only be allowed in the six R1 zoned lots.

Mr. Greig spoke to the Victoria Road/Marine Drive pump station, stating it would benefit from this development, because the development sewage and other upstream load would bypass this station, thus addressing load issues by relieving some of the current pressure on that single station. Despite this current proposal, this particular infrastructure will be improved eventually, but a timeline has not been determined at this point, unless a development such as this one triggers it.

Paula de Jong - 405 Marine Drive via Zoom

Ms. de Jong noted she shares previously mentioned concerns related to density of the development, environmental impacts and increased pressure on existing amenities. She agrees that the town needs more affordable, rental housing but is concerned that this development may not actually address the issue of affordability for locals. Ms. de Jong noted that the development is planned with 1.5 parking spaces, but most households require more. Her questions included: What is the total amount of units, the total amount of dedicated parking spaces and the plan for parking overflow? She addressed road access and asked if a traffic assessment has been done to determine the impact on Victoria Road? Why not use Marine Drive and Matterson Road access points? The original development showed a green space setback of 20 metres, but the current proposal shows a 10 metre setback, off of Marine Drive between the townhouses. What are the permitted uses on the 10 metre setback? Will residents be able to cut down the vegetation or is this protected? How does the development contribute to affordable housing for locals?

- The Committee clarified that a traffic assessment has not been completed yet; it will be conducted at the subdivision stage, at the cost of the developer. Mr. Greig explained that the original proposal showed a 10 metre dedicated buffer along the back of the Victoria Road properties. The current proposal shows a 10 metre building setback, subject to a development permit, for the townhouses behind Marine Drive. Further details on the setbacks would come out during the development permit stage.

Councillor Cole asked what the setback is for the R1 zone?

- Mr. Greig clarified that in R1 the front setback is 7.5 metres, the rear setback is 6 metres.

- Mr. Greig noted that there are no variances proposed to the parking standards in the zoning bylaw, which requires 2 parking spaces for Single Family Dwellings and additional parking with the addition of a suite or cottage. Mr. Greig also clarified the current proposed road access and circulation.

Cody Dreger - Agent of Nored Developments (developer) via Zoom

Cody Dreger noted that the development will provide additional rental inventory, specifically long term market rentals. He noted that prohibiting short term rentals will impact the price of these units. There will also be smaller lots, which are intended to be more affordable. Mr. Dreger noted that the developer intends to partner with CMHC, whose program mandates that a certain portion of the apartment rental units be

affordable units. He noted that there are many positives to the development such as water/sewer upgrades etc.

Monique Copeland - 1309 Victoria Road via Zoom

Ms. Copeland echoed concerns that had been stated already by other residents.

Carla Robison - 1435 Victoria Road via Zoom

Ms. Robison asked if staff are referencing the Draft OCP or current OCP?

- Mr. Greig clarified that the developer is aware of the Draft OCP and its contents. The current OCP is determinative, in the next phase of development, when considering the development permits.

Ms. Robison, noted that she believes there are issues with the current OCP. She submitted that Council formalize and adopt the 2020 Draft OCP before further considering this development and that the Draft OCP policy is not in alignment with this proposal.

Ms. Robison requested information regarding how \$1000 per lot was established?

- Mr. Greig clarified that the developer will be paying both the DCCs of \$12,000 for Single Family Dwellings and approximately \$9,000 for Multi Family Dwellings, as well as an additional \$1,000/door cash contribution. The DCCs must be used for infrastructure improvements and upgrades.

Ms. Robison asked if the proposed contributions are adequate for funding the infrastructure support required for this development?

- Mr. Greig explained that DCCs are established by bylaw which is subject to Provincial approval. There is also an engineering formula that is used to calculate what costs are put in place for each individual municipality. With regards to amenity contributions and their adequacy, it is the task of Council to determine if the amenity contribution of a proposed development is sufficient.

Ms. Robison noted that the small park space that has been proposed is insufficient. She argued there should be a central park in this proposal and recommended that additional green space be satisfied. Ms. Robison argued that there should be a 20 metre green space buffer throughout

the proposal, as well as a pool/fitness centre. She noted the need to protect green space and the environment as well as the wildlife.

Ms. Robison continued that the greenspace behind Victoria Road, should not be used as a trail network.

- Mr. Greig confirmed that the green space would be a park and therefore trails could be constructed there if Council chose to do so.

Monique Copeland - 1309 Victoria Road via Zoom

Ms. Copeland noted that the 10 metre green space behind Victoria Road should be wider. She noted concerns with the density of the development, parking, sidewalks, traffic flow, current school capacity, additional stresses on emergency preparedness and water security. She noted concerns that the development being pursued is based on the 2011 OCP.

Samuel Cassavant - 1333 Helen Road via Zoom

Mr. Cassavant stated that he is in support of this development. He is pleased that some of the high density areas in the town core are being developed, rather than urban sprawl. He noted that the availability of more inventory for people wishing to purchase property in town is welcomed.

Matt Harbidge - 1816 Peninsula Road via Zoom

Mr. Harbidge asked if Council could require paperwork confirming that the developer is working with CMHC be presented, prior to approving the rental apartment? He noted that the same engineers are being used by both the developer and the District of Ucluelet. He also asked if the ACRD landfill can handle the increased amount of waste?

Written Submissions read aloud by Mr. Joseph Rotenberg

- a) Handwritten letter by Elyse Eyford, Ucluelet
- b) Letter from Julia de Wolf - 400 MacKenzie Beach Road, Tofino
- c) Letter from Colleen Broekhuizen - 1112 Coral Way, Ucluelet
- d) Letter from Destiny Poruchny & Andy Brillinger - 1449 Victoria Road

Destiny Poruchny - 1449 Victoria Road

Ms. Poruchny thanked Staff for reading her written submission and asked for clarification on a recent Facebook post created by the

developer, that referenced units for rent, subsidized by CMHC, with a portion available at below-market rents.

- Mr. Greig noted that there is nothing in this proposal which states that there will be rent restricted/affordable housing in the development.

Cody Dreger - Nored Developments (developer) via Zoom

Mr. Dreger clarified that his Facebook post, on a Ucluelet rental page, was addressed to readers that were concerned about a lack of rentals in the area. His post stated that supporting the development would make sense, as in such case as the development was to proceed, the developer would be considering going through CMHC which would produce market or below-market rents for portions. He noted that at this point it is not finalized.

Barb Schramm - 1958 Bay Street

Ms. Schramm recommended density concerns be addressed through conditions on the development approval that include items like a buffer space for Marine Drive and a playground within the proposal.

Written Submissions read aloud by Mr. Joseph Rotenberg

- a) Letter from Bob & Pat Walton - 457 Marine Drive
- b) Letter from Destiny Poruchny - 1449 Victoria Road

Robert Hollingshead - 1435 Victoria Road

Mr. Hollingshead noted that this is an opportunity for give and take, for balance on a larger overall outlook. He noted the importance obtaining satisfactory amenities. Mr. Hollingshead recommended that this development be deferred until after the 2020 Draft OCP is adopted.

8.2 Lot 16 Marine Drive Late Correspondence" (last updated August 10, 2021 at 2:30 pm)

9. COMMITTEE DISCUSSION

- 9.1 Councillor Cole suggested that the Committee of the Whole be adjourned, giving the Committee time to digest all the information that was provided at this Committee meeting. She recommended that ideas and thoughts on the matter be discussed further at the Regular Council Meeting scheduled for August 17, 2021.**

2021.2024.COW **It was moved by Councillor Cole and seconded by Councillor Hoar**
THAT this matter be further discussed at the Regular Council Meeting being held on August 17, 2021.

CARRIED.

10. RECOMMENDATION TO COUNCIL

There were no further recommendations.

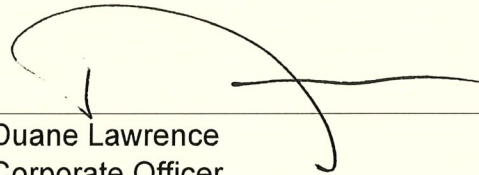
11. ADJOURNMENT

The meeting was adjourned at 9:17 PM

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, August 10, 2021 at 5:30 pm in the Activity Room One, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Marilyn McEwen
Mayor



Duane Lawrence
Corporate Officer