



**COMMITTEE OF THE WHOLE MEETING
Tuesday, May 24, 2022 @ 5:30 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

AGENDA

Page

1. CALL TO ORDER
2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

Council would like to acknowledge the Yuułuᑭiᑭᑭᑭᑭᑭ on whose traditional territories the District of Ucluelet operates.
3. NOTICE OF VIDEO RECORDING

Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.
4. LATE ITEMS
5. APPROVAL OF AGENDA
6. CHAIR'S ANNOUNCEMENT
7. REPORTS
 - 7.1. Presentation by Minato Development Co.
Chris Bozman
 - 7.2. Proposed "Minato Bay" Housing Development - 221 Minato Road
Bruce Greig, Director of Community Planning
[Minato Bay Development](#)
8. PUBLIC INPUT
9. ADJOURNMENT

3 - 32



REPORT TO COMMITTEE OF THE WHOLE

Council Meeting May 24, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** 3360-RZ22-03
SUBJECT: PROPOSED “MINATO BAY” HOUSING DEVELOPMENT - 221 MINATO ROAD **REPORT NO:** 22- 63
ATTACHMENT(S): APPENDIX A – APPLICATION MATERIALS

SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole provide Staff with direction to inform the next steps for the proposed “Minato Bay” housing development at 221 Minato Road.

BACKGROUND

The property at 221 Minato Road was rezoned for Campground and Guest House uses in 2020. The new owners of the property are proposing to amend the zoning to permit a mix of housing on the site, including 70 rental housing units in the first phase (see **Appendix ‘A’**). This is a significant development proposal for Ucluelet, proposing 212 housing units over all phases (see **Figure “1”**):

PROJECT DATA

221 MINATO ROAD		March 22, 2022							
PROJECT DATA									
Site Area	ft ²	Acres	Hectares						
Total Site	1,082,977 SF	24.86	10.06						
30m Shoreline Dedication	-358,230 SF	-8.22	-3.33						
Minato Rd Dedication	-27,638 SF	-0.63	-0.26						
Buildable Site	697,109 SF	16.00	6.47						
Site Coverage	16%								
Density Pre-Dedication	21.1	Units Per Hectare							
Density Post-Dedication	32.7	Units Per Hectare							
AREA SUMMARY	AVG. SIZE	UNITS (PHASE 1)	UNITS (PHASE 2)	AREA (GROSS)	EXCLUSIONS	AREA (NET)	FAR	UNITS	ATTAINABLE
Rental Housing	550 SF	70	28	53,900 SF		53,900 SF	0.08	98	46%
Family Homes, Attainable	1,500 SF	5	22	40,500 SF		40,500 SF	0.06	27	13%
Family Apartments (Stacked TH)	1,200 SF	14	6	24,000 SF		24,000 SF	0.03	20	9%
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Waterfront Homes w/ nightly rental	1,850 SF	19	28	86,950 SF		86,950 SF	0.12	47	:
Amenity	3,000 SF	1	1	6,000 SF	6,000 SF	0 SF			
TOTAL (GBA)		122	90	223,350 SF	6,000 SF	217,350 SF	0.31	212	78%
		Phase 1	Phase 2	(20,749.9 m ²)	(557.4 m ²)	(20,192.5 m ²)			

Figure 1: project data

1 |

The owners held a public information Open House on May 18, 2022. The Committee may wish to invite the proponent to briefly introduce themselves and their approach to this development, highlight features of particular interest, summarize the feedback received at the Open House, indicate any changes they may be considering in response to that feedback and answer questions from the Committee.

KEY QUESTIONS & PROCESS

Following is a brief description of main aspects from the initial development review, and questions for the Committee to consider. Not all details are known at this time: some would be provided at later stages (e.g., during the subdivision process) and some will come from analysis that is underway. It is expected that there may be questions that the applicant will need to answer in the near future to facilitate the approvals process. This is a normal and somewhat iterative process where the developer gauges the community support and concerns, and Council seeks information to inform a decision on whether the proposal presents a net benefit to the community.

A note on process:

This development application is at an early stage. The application was introduced to Council and the public at the April 26, 2022, Regular Council meeting. Given the amount and mix of affordable and attainable housing types proposed - and the need for appropriate housing in the community - the application has been moved to a Committee-of-the-Whole (CoW) meeting in an expedited manner. Depending on the feedback from the public Open House and the discussion in the CoW meeting, staff expect that the proponent will quickly indicate a preferred direction among the following typical paths:

- i. reconsider the concept, and go back to the drawing board to make major changes to the application;
- ii. adjust or clarify aspects of the proposal and move forward with the application – seeking approval for some or all of what has been shown to date; or
- iii. continue with the application in its current form, and pursue next steps to seek community approval, adoption of bylaws, issuance of permits, etc.

Site features, prior approvals and environmental values

The property at 221 Minato Road (Lot B, Plan VIP79908 Clayoquot District, District Lot 286) is a 10 ha (25-acre) parcel located on the north side of Peninsula Road and on the west side of Minato Road, adjacent to Olsen Bay and the Ucluelet Inlet to the north.

This property had considerable environmental value prior to extensive logging and clearing by the previous owners, in late 2016. Two fish bearing streams and associated riparian areas cross the site, one of which was been impacted by the site clearing. In 2019 site restoration work began under the guidance of a Qualified Environmental Professional (QEP) after the District issued Development Permit DP19-01 for that work. The project biologist confirmed that the replanting work along the stream corridor and shoreline was completed as directed (see Figure “2”):

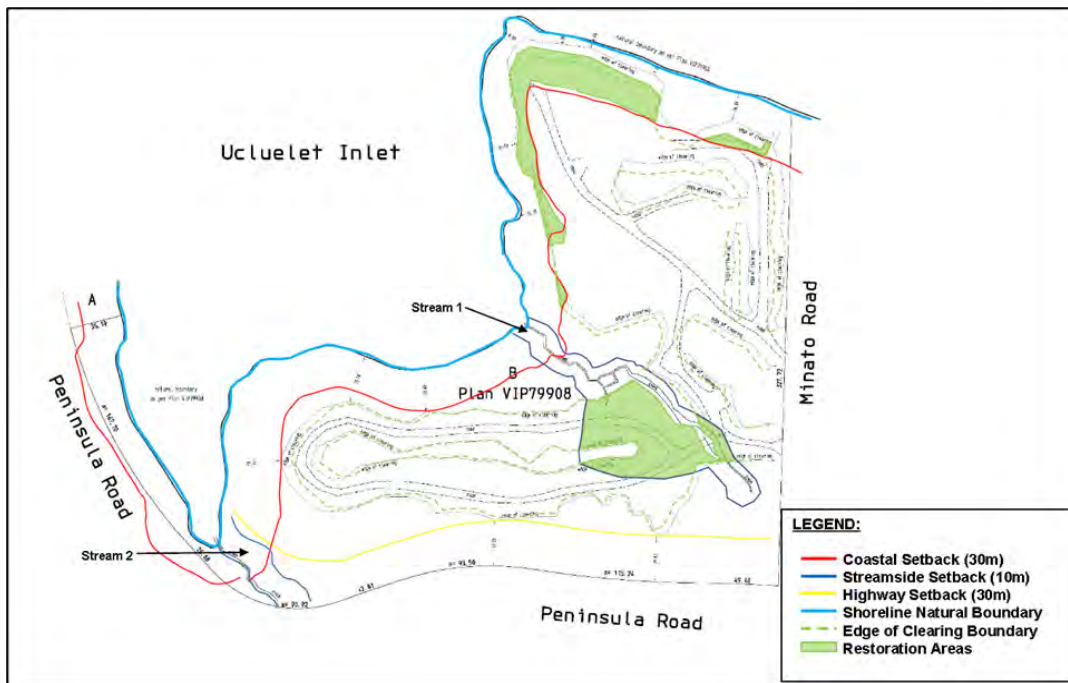


Figure 2: restoration areas (green) under DP19-01

In November of 2019, with the adoption of Zoning Amendment Bylaw No. 1244, the property was rezoned for a mix of GH – Guesthouse, CG – Campground, and P1 – Public Institutional zoning designations (see **Figure “3”**):

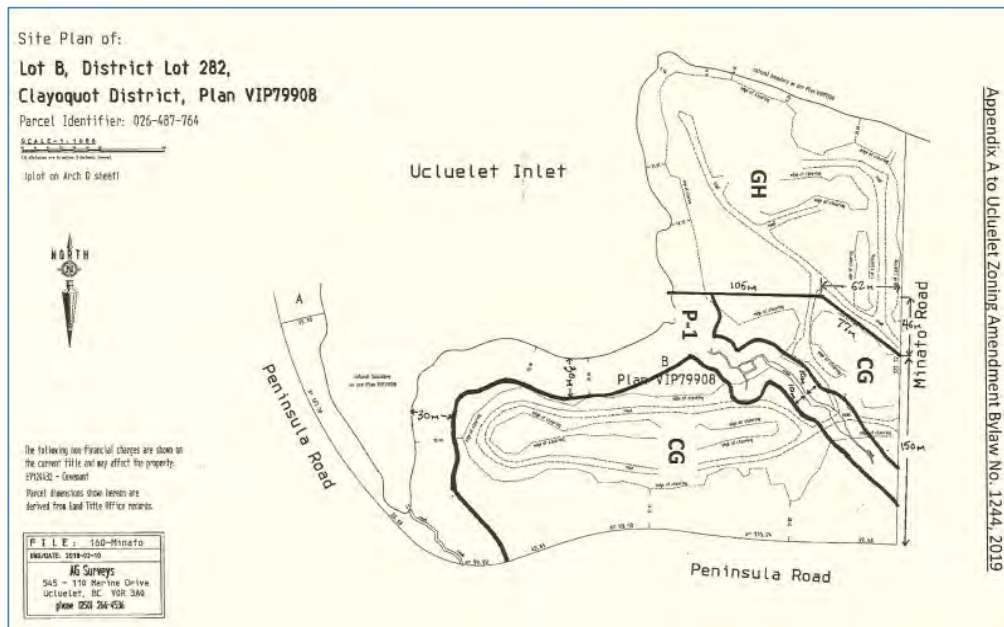


Figure 3: current Zoning designations

As part of the 2019 rezoning process, the owners offered to register a restrictive covenant on the title of the property to assure that a number of commitments would follow as the property was subdivided and developed for the proposed campground and guesthouse. These commitments include:

- Subdivision according to the approved plans;
- Dedication of park land along the stream corridor and shore of Olsen Bay next to the campground parcel (the areas zoned P-1);
- \$10,000 payment toward 2 viewing platforms;
- \$50,000 payment toward the stream corridor pedestrian trail;
- A further covenant to be registered on the guesthouse parcel ensuring:
 - a. Protection of the green space along the shoreline of Olsen Bay; and,
 - b. Prohibiting any further subdivision unless the 30m shoreline green space bordering Olsen Bay is dedicated as public park and the owner provides 100% of the cost of constructing a public trail along the shoreline green space.

“Minato Bay” proposal:

Ownership of the property subsequently changed. The new owners are applying to rezone the property for a mix of vacation rental, single-family residential and multi-family housing, including

“attainable” and “affordable” ownership, market rental and affordable rental units. The proposal indicates that 78% of the units will be attainable or affordable. The proposal includes all of the park and road right-of-way dedications anticipated in the previous rezoning (and covenant registered on the property title).

Housing:

The Ucluelet OCP includes the following policy **Policy 3.134:**

“Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.”

The Minato Bay development proposes to create 84% housing in the first phase and 78% overall that is “attainable” – this includes market rental units as well as a portion of rent-restricted affordable rental units. The 70 rental housing units shown in the first phase represent 57% of the phase 1 units.

There are a variety of ways to define what is “affordable” (affordable for whom?) and “attainable”.

In Canada, “affordable” often defaults to the CMHC definition of a household earning 80% median income (in Ucluelet this would equate roughly \$50k annual household income), spending no more than a third of their income on housing costs. The term “attainable” is useful when considering those households which earn more than the 80% median income level but who cannot afford to buy or rent the housing which is available on the free market without spending more (sometimes significantly more) than 30% of their household budget on housing.

The following graph (**Figure “4”**) from the 2021 West Coast Housing Needs Assessment illustrates how the market price of housing has rapidly diverged from what can be afforded by most households in the community:

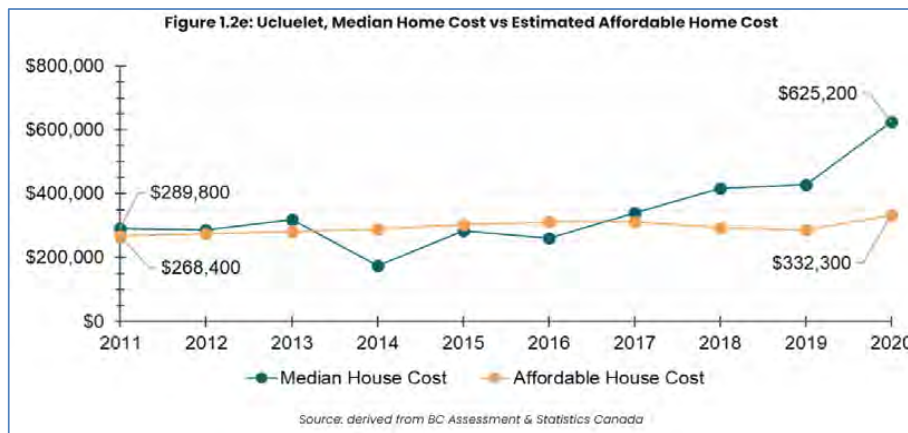


Figure 4: Ucluelet median home price vs. what is affordable to median household

The proponent defines “attainable” as *“housing that can be attained by a significant portion of the local staff and resident community in Ucluelet, now and for the life span of the community”*.

The applicants should be commended for approaching this project with a goal to create a mix of housing types, sizes and tenures. Not all of the details are yet known; the applicants have shown awareness and willingness to work with the District to define the details of the affordable and attainable housing - and the mechanisms to create and maintain the levels of affordability they are proposing.

A consideration is that the type and size of housing is no longer enough to constrain market prices to bring units into the “attainable” range. Smaller home, lots and multi-family units may have been attainable by the median household even a couple of years ago, but the recent prices of both new and used multi-family units (even in buildings where short-term rentals are not a possibility) are far beyond the purchasing power of the median Ucluelet household. The 2021 Housing Needs Assessment pointed to the need for Ucluelet to build an increasing supply of non-market housing to address the needs of the community. Units created by private developments have a role to play in this, and various mechanisms can be used to ensure that the affordability and attainability carries through. Again, not all the details are in hand, but the current proposal is – at this point – heading down the right path. A few points to consider:

- o additional supply of market rental units (not short-term rentals: long term leases to residential tenants) is a positive contribution to the housing supply in Ucluelet;
- o restrictions on sale price or rental rates can be achieved by covenants and housing agreements;
- o since the provision of affordable and attainable housing will factor into the rezoning decision, the details of any housing agreements and covenants will need to be flushed out ahead of a public hearing on any rezoning bylaw;
- o rent-restricted or price-restricted units, and their covenants, need to be overseen by a third party in the role of “housing authority”. That function does not currently exist in Ucluelet but is needed, particularly if we see more developments coming forward proposing a mix of market and non-market housing types. The housing authority role can be accomplished in different ways; options and recommendations will be the subject of a separate report to Council in the very near future.

Growth and Density

The "Low(ish) Growth Scenario" in the Ucluelet OCP projected the development of 1140 new residential units and 335 new tourist accommodation units over the next 30 years. The development currently proposed for the subject property shows a total of 212 units: 165 housing and 47 tourist accommodation in waterfront houses. This equates to 14% of the total development projected under the growth scenario shown on Map 9 of the OCP.

The Minato Bay proposal is a large development for Ucluelet. If 212 units are approved for this site, the community should be satisfied that the mix of housing hits the right balance to create a net benefit for the town.

The pace and amount of new development is influenced by the sum of many individual decisions. The community lacks affordable rental and ownership housing options. Simply building more housing will not solve the problem, without ensuring that the unit mix is delivering the right types of housing - including enough non-market housing - to do its share of meeting the needs of Ucluelet residents. Doing otherwise would simply fuel growth to accommodate more visitors, second home owners and future residents.

Financing the construction of new infrastructure and less profitable (i.e., more affordable) housing units is balanced by the sale of premium units at the highest price the market will bear. The application proposes that 47 waterfront homes be zoned to allow for whole-house nightly vacation rental. These would be premium investment properties; those units would not function as housing serving the community, rather they would be a form of commercial tourist accommodation and an investment product. If this land use is supported in the zoning, it would be important that the developers and the municipality put adequate mechanisms in place to ensure that the other 78% of the units are truly affordable to a range of Ucluelet resident households.

Short-term vacation rentals (STR's) within standalone single family "homes" is potentially a lucrative commercial investment. The 47 waterfront units proposed for this use should not be confused with homes – although constructed to look like a house and taxed as if it were a residence, these units command prices that reflect their investment potential, and have different impacts on the community as a form of commercial accommodation. The "AirBnB" house also does not bring with it the other investment, infrastructure and jobs that an equivalent hotel suite would carry. Approving a portion of standalone short-term rental houses in the requested zoning should only be done as part of a clear and careful balance between all aspect of the proposed development.

Access & Circulation

The preliminary plans submitted for the proposed Minato Bay development show the access to be two internal loop roads accessed from the Peninsula Highway from the existing intersection at Minato Road. The applicants have provided a traffic study to support this approach, which identified the need for some improvements on the highway to enable safe queuing and turning movements.

Staff review of the proposal has identified that for improved sight lines and the long-term planning for growth in the community, the primary access to the development should be considered approximately 220m to the west. The OCP long-range land use plan anticipates a future intersection in this location at the top of the rise, where visibility is improved and a future road would extend to the south (see **Figure "5"**). This alignment would provide better visibility for vehicles and for a pedestrian crossing to the multi-use path running parallel to the highway:

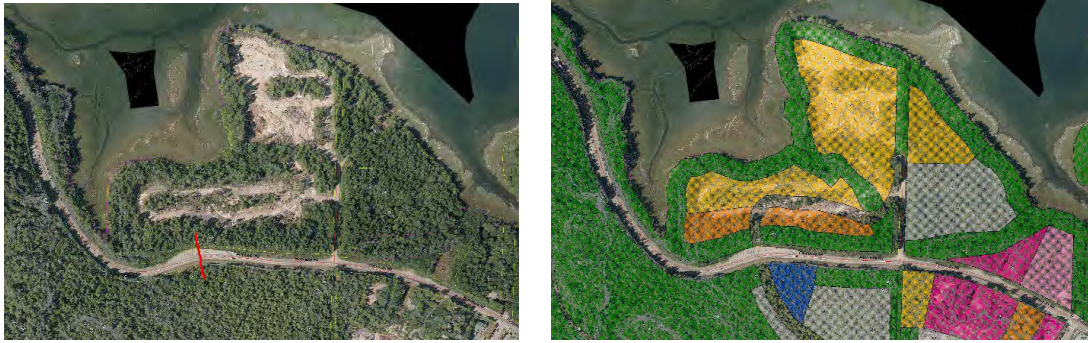


Figure 5: Approximate alignment of future intersection (left) and OCP overlay (right)

In this configuration, the current Minato Road entrance could remain as a right-in access from the westbound lane of Peninsula Road. The through-connection from the new intersection to the current Minato Road would also provide two points of access for emergency purposes. Engineering design has not been completed for the road access, nor has the Ministry of Transportation and Infrastructure approved any changes to the highway at this point; that more detailed work would be required as part of the subdivision approval stage. The applicants have begun the work at this earlier stage to understand the District’s requirements and the associated costs. The cost of constructing any road improvement works, including pedestrian pathways and crossings, would be borne by the developer.

The park dedication and trail construction anticipated by the previous campground proposal has been included in the current Minato Bay proposal. New footpaths would also connect through the site, providing residents of the new neighbourhood connections to the shared open space and amenities proposed by the developers. A new public trail following the shoreline and stream corridor would provide connection to the Wild Pacific Trail (WPT) at the Ancient Cedars trailhead. These new trail connections are key parts of connecting the Wild Pacific Trail to the Safe Harbour Trail on the inlet, providing an opportunity to experience the salt marsh and waters of Olsen Bay and ultimately connecting the WPT to the centre of town. The trail connection through this site would enable parking on the Minato Road end to serve the WPT – preferable to the highway shoulder parking which occurs at the Ancient Cedars.

Servicing

Analysis of the water and sewer servicing requirements has been initiated. Water servicing appears to be feasible, however - depending on building sizes - additional analysis will be required to determine whether the available fire flow is adequate or if offsite improvements would be necessary.

The analysis of sewer system capacity indicates that upgrades to three pump stations may be required (Peninsula, Hemlock and Fraser) to handle the additional flows generated by the proposed development.

The cost of offsite infrastructure upgrades necessary to serve the proposed development would be the responsibility of the developer. Understanding the total costs will be necessary for the proponent, as they weigh the total construction costs, mix of uses and the degree to which community amenities – such as more affordable forms of housing – fit within their development plans. Engineering and constructing the onsite and offsite infrastructure is required as part of the

subdivision process. A degree of engineering is required at this early stage for the developer to understand the servicing costs.

Tsunami risk

The Ucluelet Flood Hazard Mapping included mapping of lands subject to tsunami flood hazard, as shown in OCP map 5 (see excerpt showing the subject property in **Figure “6”**):



Figure 6: excerpt from OCP Map 5 showing tsunami flood hazard

Further site-specific analysis by Ebbwater Consulting identified that the tsunami Flood Construction Reference Plane for the site is at an elevation of 9.6m; the majority of the proposed housing development is located on lands below this elevation. Only the rental buildings in the first phase are located outside the mapped tsunami flood hazard. In response to the tsunami risk the developer shows a combination of regrading by adding fill material and building foundations atop pilings within the tsunami hazard areas. Further engineering work is necessary to determine the combination of structural foundation and geotechnical works that would be required to certify that the buildings and their occupant would be kept safe from tsunami risk – an engineered approach made possible by the recently adopted Tsunami Risk Tolerance Interim Policy #8-5280-1.

Measures for mitigating tsunami risks may also include risk management strategies such as warning systems and multiple evacuation routes. The roads and pathways discussed above may play a part in this. As a result of the more detailed engineering analysis for mitigating tsunami risks the proponents may choose to employ structural measures, adjust the siting of buildings, or both.

Whether the proposed rezoning were adopted or not, addressing the tsunami risk must be satisfied prior to subdivision approval. The Committee may wish to consider to what degree adding uses and densities to the zoning designation of the property is appropriate before the practical application of tsunami mitigation strategies are known in detail. The development is proposed to be built in phases over what may be a ten-year time span. A phased approach to development approvals may be worth considering given the evolving understanding of the tsunami risks and possible responses.

Questions for discussion:

The following areas are suggested as a starting point for discussion of community impact and how the proposed development fits within current District plans, policies, and infrastructure:

1. Number of units and density
2. Affordability
3. Access and circulation
4. Community benefit
5. Development approvals and phasing
6. Tsunami flood risk
7. Any changes that Council considers necessary at this point?

Next steps:

As noted above, the next steps will be determined in part by the feedback the applicant receives from the public and Council. The Committee may wish to indicate to the applicant and staff if there is a strong preference for how the application proceeds – essentially whether some or all of the development is ready for staff to draft zoning amendments for Council to consider at an upcoming meeting.

Respectfully submitted:

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING
DUANE LAWRENCE, CAO

Development Application

District of Ucluelet

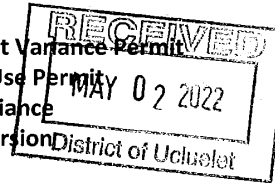
Planning Department
200 Main Street, Ucluelet, BC
VOR 3A0, P.O. Box 999
tel 250-726-4770 fax 250 726 7335

Type of Application

An application is submitted for one or more of the following:

- Official Community Plan Amendment
- Zoning Bylaw Amendment
- Development Permit (no variances)
- Development Permit (with variances)
- Development Permit Amendment

- Development Variance Permit
- Temporary Use Permit
- Board of Variance
- Strata Conversion
- Subdivision



Description of Property

Civic Address (es): 221 Minato Rd

Legal Description: Lot B Plan 79908 Block _____ Section _____ DL 286,471,472.1

Applicant Information

Notice of Disclosure to Applicant(s): The following contact information will be available to the public and may be posted on the Districts' website to allow interested parties to contact you about this application.

Applicant name: Chris Bozman Company name: Minato Development Co.
Mailing address: Po Box 221 Ucluelet BC Postal Code: VOR0A5
Tel : 604 848 4040 Cell : _____
Email : chris@bozman.ca Fax : _____

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant Signature: Christopher Bozman Date: _____

Registered Owner(s)

List all registered owners. For strata properties, provide accompanying authorization from all strata owners (not just strata corp.). If the owner is an incorporated company/society, attach a current corporate/society search or "notice of directors".

Registered Owner (s) name: Minato Development Co
Mailing address: Po Box 221 Ucluelet BC Postal Code: VOR0A5
Tel : 604 848 4040 Cell : _____
Email : chris@bozman.ca Fax : _____

Freedom of Information and Protection of Privacy Act (FOIPPA): Personal information is collected, used and disclosed under the authority of the Local Government Act, and section 26 (c) of the FOIPPA. The information will be used for the purpose of processing this application.

Owner Signature: Christopher Bozman Date: _____

Office Use Only:

Folio No.: 196 036	File No.: RZ-22-03	Date: May 2 2022	Receipt No.:	Fee: 7,700
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Schedule A, Bylaw 1164, 2015

June 2015



SITE PLAN

221 Minato Road
UCLUELET, BRITISH COLUMBIA.

Revised Rezoning
Application

ISSUED FOR REZONING
MARCH 22, 2022



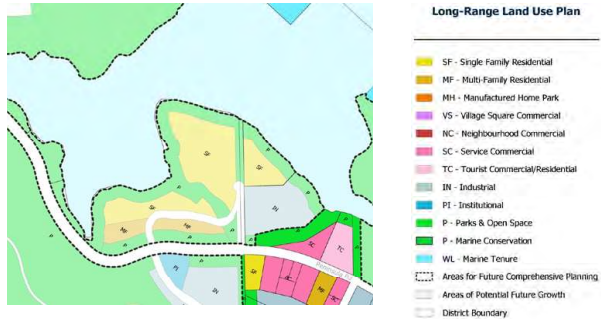
OCP AND CONTEXT

UCLUELET'S 2020 OCP

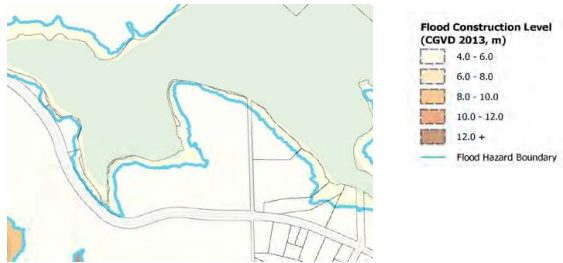
This site will be subject to these development permit areas:

- Multi-Family, Commercial & Mixed-Use (DPA IV)
- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

OCP LAND USE SUGGESTS SINGLE FAMILY AND MULTIFAMILY ON THE SITE.



FLOOD CONSTRUCTION LEVEL ONLY OCCURS IN 30M SHORELINE SETBACK



SATELLITE VIEW OF CONTEXT AROUND SITE

LETTER OF INTENT

Minato Bay aims to create a sustainable neighborhood that allows nature and residents to flourish, by creating homes that connect people with nature. Our 24.8-acre site located at 221 Minato Rd in Ucluelet is a master planned community of attainable rental, and market rental modular units as well as attainable single family detached, duplex and townhomes.

Throughout the property we have integrated connectivity to the Wild Pacific Trail, outdoor common spaces including play areas, communal gardening plots and significant unaltered green space. In addition to the common green spaces we are also proposing to provide two covered open air gathering structures to give the community safe accessible locations to connect with each other and nature.

We understand that we're changing not only the landscape of Minato Bay but Ucluelet as a whole. The gravity of those changes are not lost on us; at our core we believe this project must stand the test of time. It is being designed and built with a 100 year focus to ensure that it becomes a long term community asset not only for those who will make it home, but for the larger West Coast community. Our team is excited to continue to work with the District of Ucluelet, and its residents to ensure that this project is a success for all.



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		Phase 1	Phase 2	(20,749.9 m ²)	(557.4 m ²)	(20,192.5 m ²)			



ATTAINABLE HOMES

At its core Minato Bay wants to see community grow and we know that this can not be achieved if the project is not designed to connect with the existing community in Ucluelet and throughout the West Coast. Our proposed design will create housing formats across the housing continuum that will allow for individuals, families and the community at large to continue to grow and prosper. Our vision is to provide a pathway that could potentially give the options of traveling the housing continuum from affordable rental all the way through to water front home ownership.

We define attainable housing as housing that services now and for the life span of the community. Knowing that stable long term rental housing is urgently needed within the community we are proposing 98 units of long-term rental housing within the project. This amounts to 46% of the proposed units being designated rental. During the first phase of the project we would look to construct approximately 70 units rental housing. We look forward to working with the District of Ucluelet staff and Council on determining an appropriate formula to achieve a number of units that will meet the BC Housing guidelines for affordable rental rates.

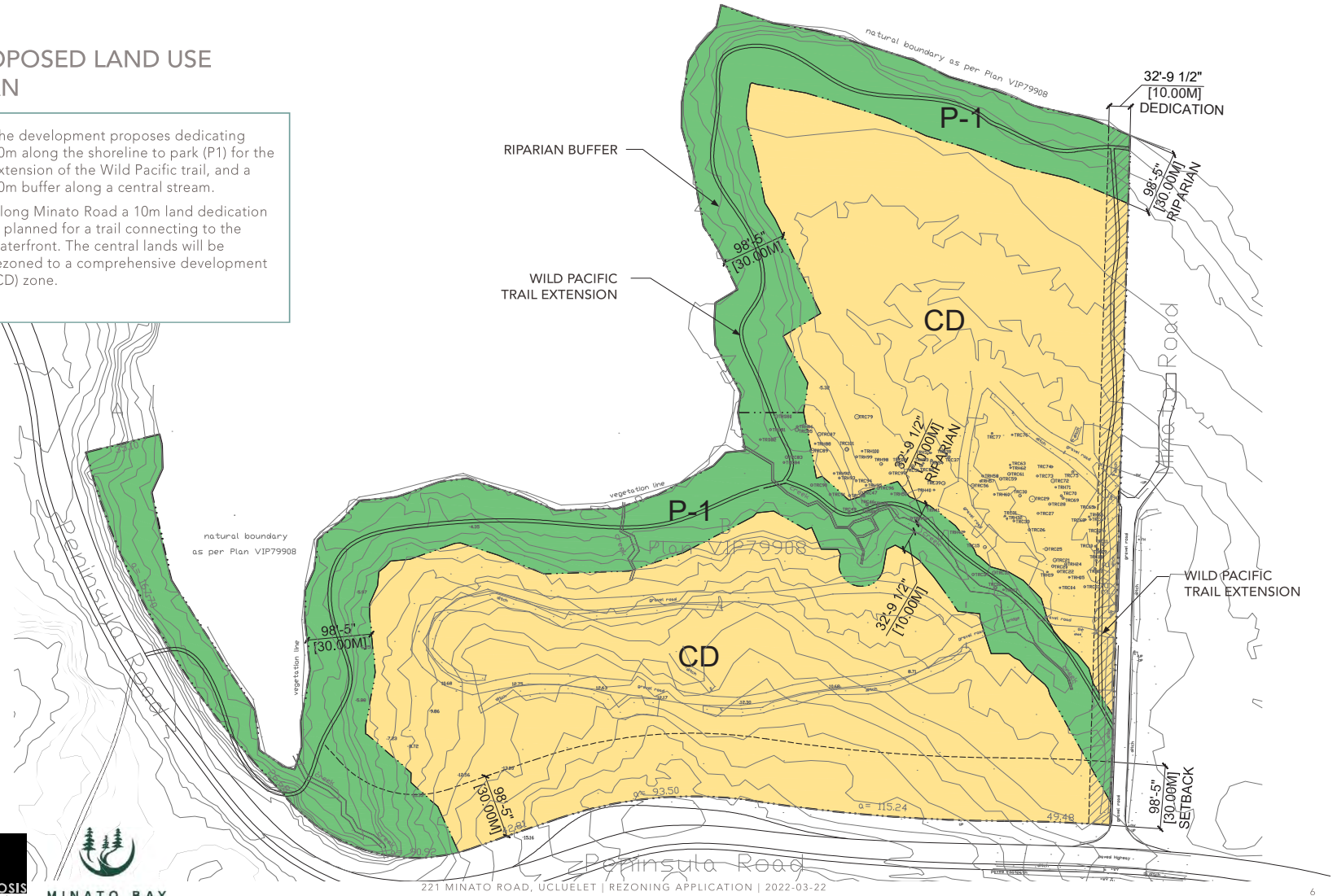


In addition to rental housing, we are proposing 67 units designed around growing families and those looking to enter home ownership. Utilizing a master planned community Minato Bay will cater to provide homes that local family's can comfortably grow into. These homes will be built to BC step code 3 or better with abundant amenity's located within the project site. We look forward to continuing to work with the DOU on coming up with a creative approach to not just make these homes attainable to the initial owners, but to make sure that they are attainable for those that come after. We are committed to working with the DOU on building a community that can help the current and ongoing housing needs of the area.

Our intent to produce attainable housing is sincere and something that all owners of the project are committed too. However, without clear guidelines and requirements set out by the District of Ucluelet it is very hard for us to be able to provide clear numbers and metrics currently. We all hope that from the work we have done to date and the vision that is displayed in our documents, that we can work with District staff, Council and local residents to provide a truly sustainable housing development.

PROPOSED LAND USE PLAN

- The development proposes dedicating 30m along the shoreline to park (P1) for the extension of the Wild Pacific trail, and a 10m buffer along a central stream.
- Along Minato Road a 10m land dedication is planned for a trail connecting to the waterfront. The central lands will be rezoned to a comprehensive development (CD) zone.



SITE PLAN

LEGEND

- RENTAL HOUSING
- FAMILY HOMES
- STACKED TOWNHOMES
- WATERFRONT HOMES
- AMENITY



221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22

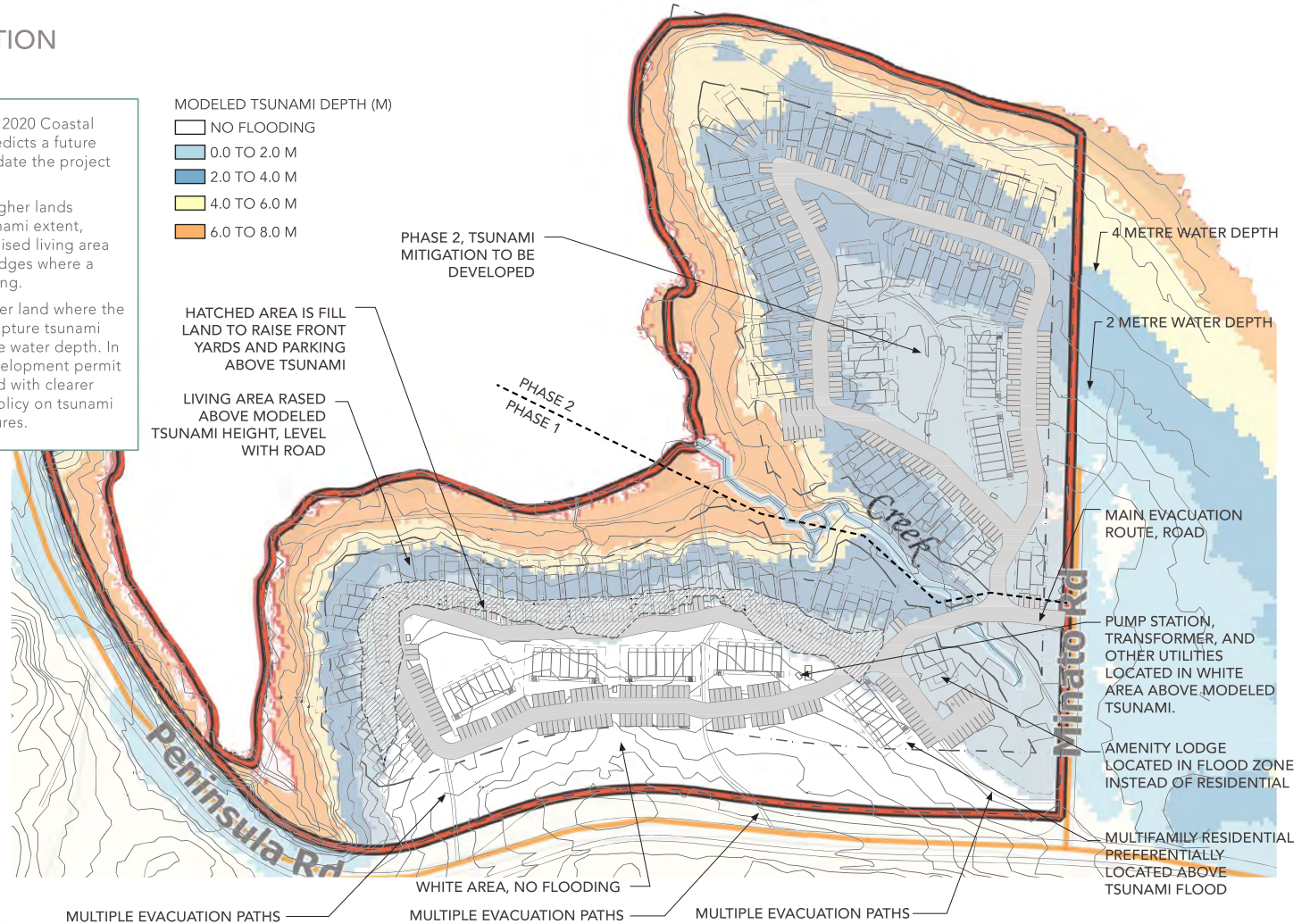
PHASING

- Phase 1 comprises the lands along Peninsula Road. It comes first to bring much-needed rental housing to Ucluelet.
- Phase 2 extends the neighbourhood north and will be designed to mitigate tsunami risk at lower elevations.
- Build-out of the phases is expected to occur over ten years.



TSUNAMI MITIGATION

- Ucluelet commissioned a 2020 Coastal Flood Mapping which predicts a future large tsunami could inundate the project site.
- Phase 1 is built first on higher lands outside the modeled tsunami extent, and involves filling and raised living area for homes on the lower edges where a tsunami may cause flooding.
- Phase 2 is located on lower land where the modeled splay faulting rupture tsunami predicts two to four metre water depth. In several years a future development permit for phase 2 will be drafted with clearer provincial and Ucluelet policy on tsunami risk and mitigation measures.



SITE SECTIONS

SECTION



TSUNAMI DEPTH (M)

- 0.0 TO 2.0
- 2.0 TO 4.0
- 4.0 TO 6.0
- 6.0 TO 8.0
- OVER 8.0

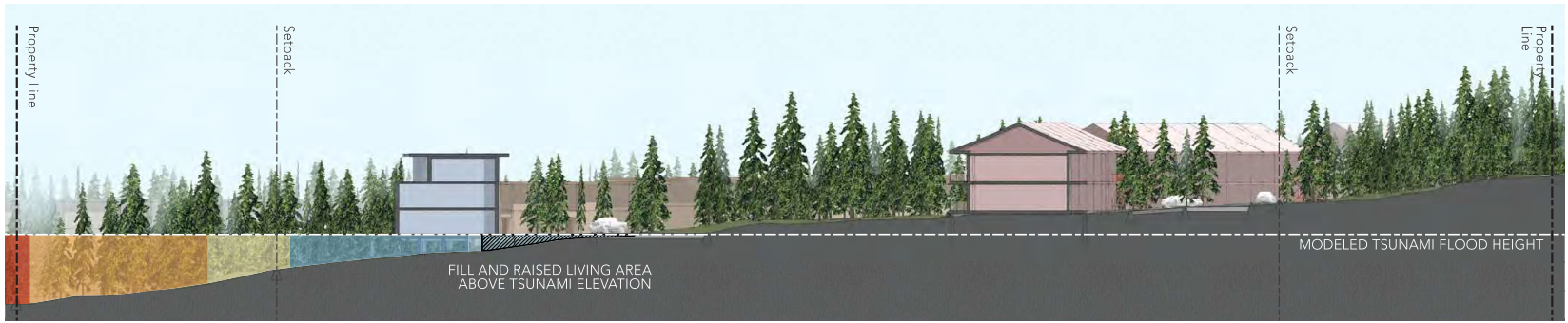
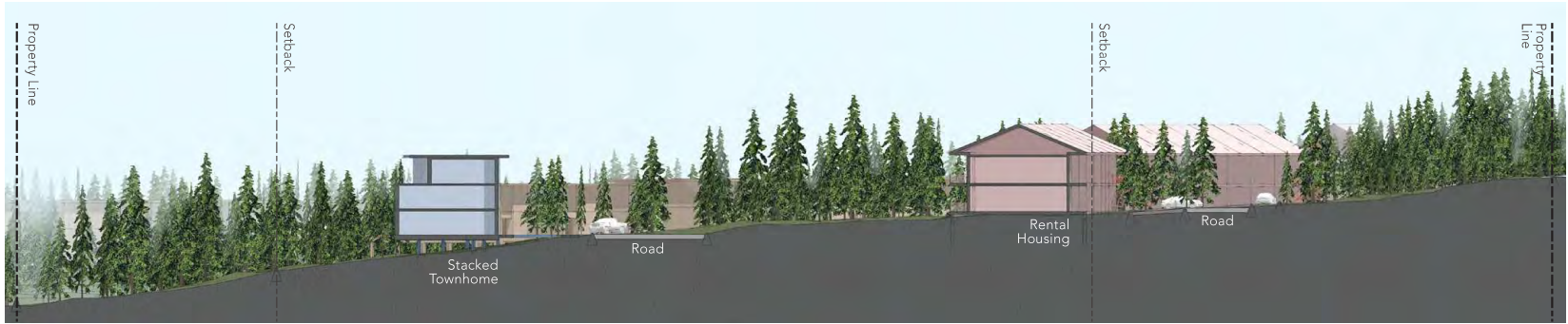


221 MINATO ROAD, UCLUELET | REZONING APPLICATION | 2022-03-22



SITE SECTIONS

SECTION



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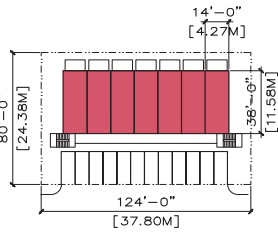


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HOUSING TYPE: RENTAL HOUSING

- One Bedroom units, 550sf, modular, stacked in two storeys.
- Some two-bedroom units.
- Parking on asphalt in front along road.
- Great decks for all units, facing the water.



LOT PLAN

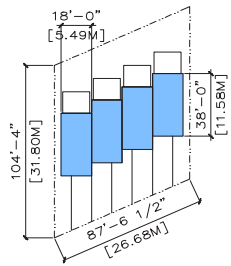


PRECEDENTS



HOUSING TYPE: STACKED TOWNHOME

- Two storey townhomes stacked over one-bed apartments.
- Ground floor one bedroom units, 600sf.
- Two bedroom townhomes, 1200sf on second and third storeys.
- Strata for sale at more attainable prices than family homes.



LOT PLAN

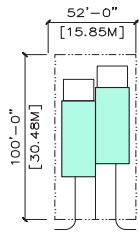


PRECEDENTS



HOUSING TYPE: FAMILY HOMES

- Single family and duplexes.
- Range of sizes from 1400sf to 1700sf.
- One car parking in front, one in garage.
- Strata, with rental option.



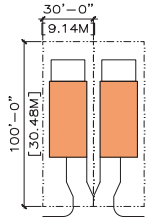
LOT PLAN

PRECEDENTS



HOUSING TYPE: WATERFRONT HOMES

- Detached and townhome types at an average of 1850sf, three bedrooms+den/guest.
- One or two cars parked in front, one in garage.
- Strata, zoned for nightly rental or long term occupancy, some with a long term tenanted rental suite on ground floor.



LOT PLAN



PRECEDENTS



PRECEDENTS - COMMON AMENITY



PRECEDENTS - FOREST AND TRAILS



AERIAL PERSPECTIVE FACING NORTH



AERIAL PERSPECTIVE FACING SOUTHEAST

