

DISTRICT OF UCLUELET
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE
Tuesday, May 24, 2022 at 5:30 PM

Present: **Chair:** Mayor Noël
 Council: Councillors Cole, Hoar, Kemps, and McEwen
 Staff: Donna Monteith, Acting CAO /Chief Financial Officer
 Bruce Greig, Director of Community Planning
 James MacIntosh, Director of Engineering Services
 Paula Mason, Manager of Corporate Services
 Samantha McCullough, Executive Assistant

Regrets:

1. CALL TO ORDER

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

2. ACKNOWLEDGEMENT OF FIRST NATIONS TERRITORY

2.1 The Committee acknowledged the Yuułu?iŋ?ath on whose traditional territories the District of Ucluelet operates.

3. NOTICE OF VIDEO RECORDING

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

4. LATE ITEMS

4.1 There were no late items.

5. APPROVAL OF AGENDA

5.1 May 24, 2022 Committee of the Whole Agenda

2022.2024.COW *It was moved and seconded THAT The Committee adopt the May 24, 2022 Committee of the Whole agenda as presented.*

CARRIED.

6. CHAIR'S ANNOUNCEMENT

7. REPORTS

7.1 Presentation by Minato Development Co.
Chris Bozman

Mr. Bozman was available to answer questions from the Committee. He mentioned that the developers held a public information Open House on May 18, 2022 with a fairly good turn out.

7.2 Proposed “Minato Bay” Housing Development - 221 Minato Road Bruce Greig, Director of Community Planning

Mr. Greig gave an overview of his report. He described what the current median income is in Ucluelet, as well as what type of housing that income can afford. He went on to specify the difference between affordable housing and attainable housing.

DISCUSSION

The Committee asked if the developer is prepared to commit to affordability being a component of the development. Mr. Bozman answered that 10% of the rental housing would be affordable as defined through BC Housing. Regarding the non-rental, ownership side of the project, their goal is to accommodate local, community people, working within numbers of average annual incomes. Regarding prices, construction costs make it very challenging to keep prices low, but the developer is working with CMHC and BC Housing, to try to get various approaches on programs that help to get people into new housing in an affordable way. That said, he made the point that they cannot go much further into discussions with CHMC or BC Housing until they get to the development permit stage.

Mr. Greig displayed a slide from the 2021 West Coast Housing Needs Assessment, which illustrates how the market price of housing has rapidly diverged from what can be afforded by most households in the community. He also showed 2021 Census data which shows the median income to be approximately \$62,000. Mr. Greig described how there are various mechanisms can be used to ensure that the affordability and attainability carries through, such as conditions and covenants placed on the land title. Mr. Bozman commented that they would be fine with this type of arrangement.

The Committee asked if park dedications and shorelines will be covenanted onto the property. Mr. Bozman answered that the shoreline park and Wild Pacific Trail (WPT) extension lands, could be given to the District of Ucluelet. The Committee asked how the land would connect to the existing WPT or future trail networks. Mr. Bozman showed on a slide where their property could potentially connect with the Ancient Cedars Trail. The Committee inquired about current parking and what the future parking plan looks like for trail users. Although nothing has been finalized at this stage, Mr. Bozman said that conversation

regarding future parking options can be included in engineering talks when planning the offsite civil designs.

The Committee inquired about the 47 waterfront properties with STRs units below. The concern expressed was with each of these being whole house rentals. Mr. Bozman is hoping that the upper units would be subsidized housing, with the lower units being constructed for B&B or short-term rental use. He mentioned that they will need some market-value units in order to keep the other housing prices lower.

The Committee asked what the amenity component of the proposal is. Mr. Bozman suggested covered gathering places with concrete tables, that would be used as community spaces.

The Committee asked for clarification if the development is planned to be free-hold or strata. Mr. Bozman said there may be a stratified component, but it would likely be a bare-land strata with free-hold dwellings on it.

The Committee had some questions regarding being with the tsunami flood hazard zone. Are their engineers certain that with this in mind, they'll be able to subdivide all the lots as shown in the plans? The developer is currently working with a coastal engineering firm and their geo-tech to create a more detailed modelling of what the tsunami risk threshold will be on the property. Within 2-3 weeks there should be detailed reporting on the subject.

The Committee commented that the plans appear to propose development of the lower lands in the later phases, with zoning focusing on the phases of the project located on the higher grounds being developed first. Mr. Bozman answered that Phase 1 (high ground) and Phase 2 (low ground) would be zoned as one package, with Phase 2 having a covenant registered requiring additional engineering being required prior to proceeding.

The Committee asked staff what about the flood mapping of this project is different than the flood mapping that was done for Lot 13? Mr. Greig clarified that nothing is different. The map on shows in the same manner, all flood risk hazard zones that the developer will need to meet additional engineering requirements before being able to build within the identified hazard zone.

Mayor Noël expressed his support of the project, stating that this development will appeal to people who are willing to buy into higher density housing, while being careful to ensure the protection of the

shoreline and the trails. He asked what kind of density bonuses are potentially available to the District to offset some of the additional pressure and associated costs it adds on the community and its services when adding highly dense developments to the area ie. additional parking, parks and general capacity of services? As the location of the project is outside of town the tranquil quaintness of the centre of town should not get affected too much. Mayor Noël commented that more 2-3 bedrooms are needed in the proposed 70 rental units versus 1 bedroom units. He is pleased to see a developer who is willing to work with the Planning Department to create a more diverse range of housing options.

The Committee mentioned that the optimal solution would be a development that provides long-term housing with no nightly rental units, but one that could include a long-term rental suites downstairs instead. Mr. Bozman offered to prepare an economic study of the site with no nightly rentals involved, to see what the results look like and bring it back to Council for review. He feels that there does need to be something at those higher values incorporated into the project to offset the community housing, and would like to prepare a proper business case with data to lean on when making a decision.

Mayor Noël inquired about the plans for access to the property. Where would the potential access point be coming off Peninsula Road? He suggested that perhaps access coming off Minato Road would be preferable for Phase 1 property owners. It was also mentioned that more than one access point would be needed for a development of this size. Mr. Bozman said that although it is still early days, they have engaged a traffic engineer to look at various safe, clear-sighted access points, and potentially a safe turning lane for traffic coming into town..

The Committee asked what impact the development would make on existing water and sewer services.

Mr. MacIntosh, Director of Engineering Services for the District of Ucluelet spoke to the status of and impact to, the five civil services. (Sewer/Water/Electric/Roads/Stormwater)

Sewer: The three lift stations located at Peninsula, Hemlock and Fraser are near the end of their life and are also near their maximum capacity, so essentially any development upstream of those lift stations will require them to be upgraded/replaced to a current standard. The service lines have quite a bit of capacity and useful life left.

Water to site: As there has only been theoretical studies to date, it is recommended that an onsite analysis be reviewed in combination with the development progression.

Electricity: BC Hydro has reviewed the development in concept and feels there is enough system capacity to service the site.

Roads: There has been some concern about a blind spot for traffic travelling south on Peninsula Road and turning left onto Minato Road, causing an unsafe condition. Additionally, Minato Road seems to be out of line with the long-term planning for the area, and although the District has not been prescriptive about that as of yet, we are looking for better way to manage that infrastructure.

Stormwater: Onsite management is preferred and quality of such is being asked of the developer to prove out.

The Committee commented that the developer's Open House the week prior showed a combination of housing types that would appeal to both a young family starting out, having children and moving to a larger unit, and eventually downsizing back into a smaller unit after the family has aged. Mr. Bozman commented that through the CMHC program, there are "aging in place" standards that need to be met, ensuring that there is availability for families to not only move into larger homes, but to downsize also.

The Committee suggested adding a bit more green space to the project's business case scenario, to which Mr. Bozman was not opposed.

8. PUBLIC INPUT

8.1

In person Speakers:

Greg Rawlston - 338 Yew Street

Mr. Rawlston asked the Committee to consider the impact adding such a large development will have on the community's services such as the ambulance, the doctor's office and the hospital.

The Committee commented that the BC Ambulance is anticipating upcoming growth in the region, the upcoming replacement of the Fire Hall is being planned with expansion of the community in mind, and that in order to address the current issues that already exist in town, we need some growth to generate funds to continue to upgrade and grow our infrastructure.

Barbara Schramm - 1958 Bay Street

Ms. Schramm spoke on behalf of the Wild Pacific Trail Society. Although the society understands the pressure to grow as a community, they are

concerned about their ability to reach and educate people staying in short-term rentals for just a couple of nights, about the protection of the mudflat areas around the development. She also drew attention to the potential increase in traffic using the trail access off the highway needing more parking spaces.

Susan Lee - 1162 Helen Road

Ms. Lee advised that she is currently educating herself on how permits/processes work, but wondered if there is a method of analyzing all the projects that are planned for the coming years in an accumulative way?

Mayor Noël mentioned that the District has more information available to them now than ever before, such as Land Use studies highlighting growth potential, location of old growth and fish bearing streams in the area, the Official Community Plan etc. Mr. Greig spoke to the fact that the OCP showed what growth we wanted, then each development is sized according to it.

Ms. Lee stated that although these projects are being applauded for accommodating housing, the same issues will re-occur in a few years.

The Committee asked if, when the development units come to market, will the units will be offered to locals first? Mr. Bozman answered that currently locals are the first to know of the project, but as the word gets out there others will come to know of it. He re-iterated the total project's long horizon would still be 10+ years until completion. Problems such as lack of services are already here, and we need to attract the right people in order to maintain full services.

Email to community@ucluelet.ca:

Laurie Crozier - #8 430 Orca Crescent

Ms. Crozier wrote in opposition to growth in the community. She expressed concerns about further clearing of trees and land, and impact on infrastructure.

Mr. Bozman clarified that the land on Minato Road was cleared prior to their purchasing it and that they are actively working with conservation groups to figure out carbon calculations for both the current project and for what was done to the land prior under previous ownership. The architectural design of this project has a large focus on preserving the trees and natural environment that are left.

Mayor Noël said he would like to see this project go to the next step, knowing that there are more hoops along the way such as

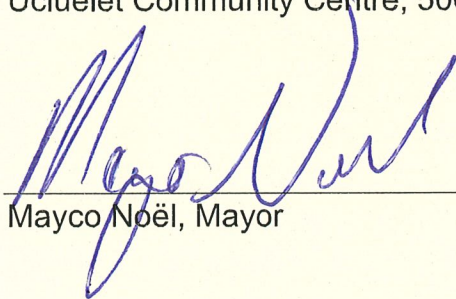
rezoning/subdivision etc. Ms. Lee asked if the community will have any input in the design. Mayor Noël answered there will be many opportunities for public input throughout the process.

There was no further public input.

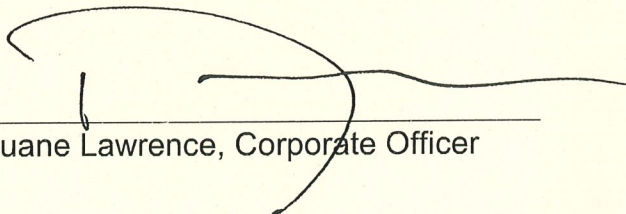
9. ADJOURNMENT

9.1 The meeting was adjourned at 6:58pm.

CERTIFIED CORRECT: Minutes of the Committee of the Whole Meeting held on Tuesday, May 24, 2022 at 5:30 pm in the Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Mayco Noël, Mayor



Duane Lawrence, Corporate Officer