



**REGULAR MEETING OF COUNCIL
Tuesday, June 27, 2023 @ 4:00 PM
Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

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1. LATE ITEMS	
1.1. Correspondence related to DVP for Subdivision Servicing - Lot 16 Marine Drive/ 449 Drive 2023-06-26 - D. Poruchny 2023-06-27 - M. Noel	3 - 7
1.2. Correspondence related to LOT 16 - Request to Modify Restrictive Covenant CA9460685 2023-06-26 - D. McMillan 2023-06-26 - L. Bird 2023-06-27 - L. Kemps 2023-06-27 - H. Riddick	9 - 15

Dear Mayor and Council members,

Thank you for the opportunity to provide input regarding DVP23-03.

I am opposed to the current proposal for the subdivision of Lot 16 as I believe that there will be a detrimental impact to the neighbourhood and I don't believe that the concerns raised by residents have been adequately assessed or addressed.

First of all, the access off of Victoria Road should be reconsidered. I think a more robust traffic study is needed before any decisions are made. Victoria Road is a narrow, quiet street, with **no sidewalks** and ditches on both sides. You cannot currently have two cars pass each other alongside a pedestrian. Think about the increase in traffic on this street once a few hundred additional residents are using this to access their properties on Lot 16. This is unsafe. These concerns have been brought up many times, but yet we do not have a satisfactory answer. And still no plan for sidewalks.

Additionally, I ask Council to consider if it is appropriate to have the narrowest roads and limited parking in the densest development. The goal in doing so is to squeeze in as many units as possible, but does not consider public safety or how this will impact the adjacent streets or traffic flow (I imagine parking will spill into other streets which are already jammed). Has access and egress in the event of a fire or a natural disaster been considered?

From the beginning, this development has been pushed forward in the name of housing, and more specifically, for providing much needed rental housing. We've been told that the end justifies the mean. Now that the future of the coveted apartment building is unknown (see agenda item 8.8), I wonder if now is the time to take a step back and assess the project and whether the sacrifices and accommodations made are in the best interest of the community as a whole. When is enough enough?

Lot 16 is set to be the largest, densest development that Ucluelet has ever seen. Therefore, no decision should be taken lightly as any decisions made will have long lasting implications to the community as a whole.

Thanks in advance for your consideration.

Regards,
Destiny Poruchny
1449 Victoria Road

DVP for Subdivision Servicing
 Lot 16 Marine Drive / 449 Matterson Drive
 March.30.2023
 June 27.2023

Attention: Mayor and Council

1. We are supportive of the development proposed to increase housing and rental apartments to the community.
2. We are opposed the plans of road access via Victoria Road.
 - a. Page 52 of the report, map of Lot 2, Lots 3 to 41
 - i. There is not one local that I know that would use the Marine drive access to the new subdivision. The short cut via Victoria Road would be used petty much by all 41 single family homes and followed by the 28-unit town homes.
 - a. Vision yourself coming from Co-op, post office, the crow's nest, liquor store or cannabis store in Tofino. What route would you take home?
 - ii. The Map on page 52 shows the impact this decision will have on our 6 m road with no sidewalk and the east side of the road with open culverts on Victoria Road. Victoria road is a residential area with no safe pedestrian lane or sidewalks.

William and Associates Traffic report

1. This report was obviously done from a desk.
 - a. No effort to lay down a traffic counter or sit on a porch and witness what the current street volumes are to get actual numbers but rather make a calculated guess to traffic flows.
 - i. For the traffic professional hired the Peak travel time is during drop off and pick up times at the schools
 - b. No consideration how locals feel about additional traffic in their neighbourhood We have repeated our concerns at every public engagement event that entry via Victoria Road is not welcomed by any of us.
 - i. Currently Victoria Road is already seeing increased traffic due to vehicles avoiding Peninsula Road and the lower speed zones and speed bumps.
 - c. There is no mention in the report the connection of Forbes Road to Marine drive will create safe passage of vehicle traffic on marine drive. Marine drive is wide and with safe off-street sidewalks. And lastly designed to handle this traffic.
 - i. It was a surprise to see no comment by the traffic consulate regarding how Marine Drive with the New Forbes extension will change traffic flows in our community.

A few Facts

Victoria Road – 30 lots in total

- 17 Homes used by residents that work full time in the town.
 - Containing 22 families
 - 4 homes rented monthly.
 - 5 families occupied.
 - One Vacation Rental – unoccupied by owner
 - One Vacation rental under construction
- Vacant lots – 4
- 3 lots owned by the District of Ucluelet
- Vehicle peak is during drop off and pick up times at elementary school.
- Kids on street
 - Under 10 = 8 children
 - Over 10 – under 18 = 5 kids
 - Living at home + 18 = 4 kids
- Street width paved is 19'6" or 6 meters. This .5 m less width than the subdivision which is listed at 6.5 m on page 94.
- Currently Victoria is one lane traffic if any vehicle is parked on the west side of the road. The east side of Victoria Road is an open ditch. I don't feel this is adequate regardless of the Professional Report indicating otherwise.

Construction phase

- Commercial truck traffic off Victoria Road only to worsen the roads with heavy equipment. Can the road take more heavy trucks. Is it worth the risk to find out.
- This is the not the road that commercial trucks can safely use with other user groups.

Adding housing at this level is a huge win for our community. Keep Victoria Road and those houses on Marine drive, from Peninsula Road to Matterson with the current traffic volumes. We would not notice an increase traffic volume with Lot 16 with some good planning. It's our street and we don't want it. The OCP clearly lays out main traffic roads and Victoria Road is not identified as one.

We the undersigned feel strongly about preserving the "Character and charm of our neighbourhood. "Our neighbourhood should not change because Marine drive option was not fully explored and utilized.

Sincerely,
 Mayco and Lilia Noël
 Victoria Road

C/C Westerly News

Joseph Rotenberg

From: Deborah McMillan [REDACTED]
Sent: June 26, 2023 10:14 PM
To: Community Input Mailbox
Subject: Lot 16

[External]

Dear Mayor and Council members,

I am opposed to the current proposal for Lot 16,

From the beginning the development has been touted as a solution to the shortage of rental housing in Ucluelet. One of the main reasons the application was approved was their promise that the apartment building would be built first and foremost. Now the developer wants changes. I feel that this is what happens to our community time and time again and our community is continuously shortchanged. Please do not set a precedent. If you could hold the developer to his promise that rental housing will be built on Lot 16 FIRST, I would appreciate that very much.

Sincerely, Deborah McMillan

445 Marine Drive, Ucluelet BC

Laurie Bird

[REDACTED] 1547 Imperial Lane

Ucluelet, B.C. V0R 3A0

Dear Mayor and Council members,

I am vehemently opposed to the current proposal put forth for Lot 16.

As stated by the developers during their past presentations (both visual and verbal), the rental housing component of the proposed development was put forth as a positive contribution to addressing the rental housing shortage in Ucluelet. In part, perhaps a large part from those of us who paid attention and offered input, the application was approved on the basis that the apartment building would be built first and foremost. Now the developer wants to renege on this and make changes to their original proposal.

I feel that this is an unethical move that is in the best interest of the developer and no one else. We have had a pattern of failed promises in Ucluelet in relation to housing developments. The council and mayor will not be acting in the best interest of the population of Ucluelet should they support the developer's proposal to go forward without the rental housing component of the development.

Yours sincerely



Laurie Bird

[REDACTED]

Joseph Rotenberg

From: Lara Kempfs [REDACTED]
Sent: June 27, 2023 1:21 PM
To: Community Input Mailbox
Subject: Lot 16 - Restrictive Covenant

[External]

To Mayor and Council,

Please maintain the restrictive covenant as previously agreed to by the owner of Lot 16 to build rental housing first. As we all know, rental housing is a must have in our community. I would go on in depth but I know that we all agree.

Thank you,

Lara Kempfs
301 Marine Drive



Joseph Rotenberg

From: Heather Riddick [REDACTED]
Sent: June 27, 2023 2:04 PM
To: Community Input Mailbox
Subject: Lot 16 - Restrictive Covenant

[External]

To Mayor & Council,

It has come to my attention that the owner of Lot 16 is trying to defer the rental housing that was previously agreed to per the restrictive covenant. This restrictive covenant was put in place as a condition of the development of Lot 16 and is very important to the growth of our community. Rental housing is a must for our community to flourish and grow. I hope that the Mayor and Council will stand by this decision and not revoke it.

Thank you,

Heather Riddick
1382 Edwards Place