



FROM: JOSEPH ROTENBERG, MANAGER OF CORPORATE SERVICES

FILE NO: 3360-20 RZ19-02

SUBJECT: PUBLIC HEARING REPORT BYLAW NO. 1284, 2021 (JUNE 8, 2021)

ATTACHMENT(S): NONE

PURPOSE:

The purpose of this report is to summarize the public input provided for the June 8, 2021 pPublic Hearing held for District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (the "Bylaw")

BACKGROUND:

On June 8, 2021 a public hearing regarding the Bylaw was conducted. Mayor Noël was not in attendance. All other Council members were in attendance.

Sections 465(5) & (6) of the *Local Government Act* require the following:

(5) A written report of each public hearing, containing a summary of the nature of the representations respecting the bylaw that were made at the hearing, must be prepared and maintained as a public record.

(6) A report under subsection (5) must be certified as being fair and accurate by the person preparing the report and, if applicable, by the person to whom the hearing was delegated under section 469.

The public hearing was held virtually in accordance with Ministerial Order M192. Members of the public were not permitted to attend in-person. All Council members attended in-person.

Members of the public could submit correspondence via drop off at the District Office, regular mail or email to communityinput@ucluelet.ca. Members of the public could participate in the public hearing via Zoom Webinar (phone and online), by email to communityinput@ucluelet.ca, and through the Zoom Webinar chat function.

Correspondence received after the Late Agenda was published and during the public hearing (via the chat function or email), was read out loud by Staff to Council. All other correspondence received before the Public Hearing began, was published in Public Hearing Agenda or Late Agenda.

DISCUSSION:

Proposed Bylaw and Permit

Bruce Greig, Director of Community Planning, described how Notice of this public hearing was provided and described the Bylaw in general terms.

Applicant Presentation

Nigel Gray - Agent for the Applicant, Nored Developments Inc

Mr. Gray provided a PowerPoint presentation which outlined the rezoning application, information received at a public information meeting held by the applicant in 2018, high-level land use concept, and proposed community amenity contributions.

Speakers

Myles and Margaret Morrison – 1497 Victoria Road, Ucluelet BC

Sought clarification regarding whether the Zoning would allow for a four-storey or three-storey apartment building. Cited concerns with the height of the apartment building.

Matt Harbidge – 1816 Peninsula Road, Ucluelet BC

Expressed concern for the proposal. Cited concerns with local water and sewer capacity and planning. Sought clarification on whether the contribution of \$112,000 would be via the DCC program or via another contribution?

Monique Copeland - 1309 Victoria Road, Ucluelet BC

Expressed Concerns for the proposal. Cited concerns with increased traffic, environmental impact, human services capacity and infrastructure capacity. Asked what studies (including an environmental assessment) had been conducted and how increased traffic will be addressed?

Michael Grandbois – 1328 Victoria Road, Ucluelet BC

Opposed the proposal. Mr. Grandbois cited concerns with the density of the R-6 Zone, increased traffic, road access from Victoria Road, pedestrian safety and privacy. He raised questions about the sufficiency of the proposed community amenity contribution and recommended a traffic study.

James Rodgers – 1317 Victoria, Ucluelet, BC

Expressed concerns about the proposal. Cited concerns with traffic, parking, storm water drainage and environmental impacts.

Raised questions regarding the environmental impact of previous development on site.

Donna Zwickel – 545 Marine Drive, Ucluelet, BC

Expressed concerns about the proposal through the Zoom Webinar chat function. Cited concerns regarding blasting.

Michelle Sergio – 554 Marine Drive, Ucluelet, BC

Expressed concerns about the proposal. Cited concerns related to traffic, noise, environmental impact and the density and scale of the development compared to the size of the town.

Patricia Walton – 457 Marine Drive, Ucluelet, BC

Noted the need for housing, but expressed concerns about the proposal. Cited concerns about the lack of a green space buffer between the proposed townhouses and properties on Marine Drive.

Isabella Morgan and Alec Patterson – 423 Marine Drive

Expressed concerns about the proposal. Cited concerns regarding noise, privacy and the size of the buffer between the proposed townhouses and their backyard. Supports the proposed apartment building.

Kim Clark and Calvin Clark – 401 Marine Drive, Ucluelet BC

Opposed the proposal. Cited concerns with the size of the development, density, impact on sense of community, reduced greenspace setbacks, privacy, traffic, water and sewer infrastructure capacity, parking, sidewalks, environmental impact, water runoff and bylaw enforcement issues. Opposed road access from Victoria Road.

Donna Zwickle – 545 Marine Drive, Ucluelet, BC

Opposed the project. Expressed views through the Zoom Chat Function. Cited concerns with the size and density of the project.

Destiny Poruchny – 1449 Victoria Road, Ucluelet BC

Asked for clarification regarding whether a Development Variance Permit is required for the four storey apartment, as she understands that the DVP is no longer required. This comment was received through the Zoom Webinar chat function.

Matt Harbidge – 1816 Peninsula Road, Ucluelet BC

Noted that this development does not align with the 2020 Draft OCP and expressed concerns with potential population growth associated with this development. Noted the need for an open house to be conducted in-person where community questions can be addressed by the developer.

Lucille Landry – 1309 Victoria Road, Ucluelet BC

Submitted a comment via the Zoom Webinar Chat. Opposed the project. Cited concerns with the scale of the development and impact on the feel of Ucluelet.

From Unidentified Members of the Public

Submitted a comment via the Zoom Webinar Chat. Noted that Council members are texting and should be listening and asked when they will receive answers to questions? Noted concerns with the town progressing.

Karla Robison -1435 Victoria Road, Ucluelet BC

Submitted a comment via the Zoom Webinar Chat. Identified a number of studies that should be conducted prior to moving this project forward and sought clarification regarding the next steps.

Monique Copeland - 1309 Victoria Road, Ucluelet BC

Submitted a comment via the Zoom Webinar chat. Noted that the school cannot accommodate the growth in population.

Andrew Kite - 392 Marine Drive

Expressed concerns about the proposal and cited environmental impact, water run off from the property, lack of setbacks, lack of greenspace and capacity of local sewage infrastructure.

Summary of Correspondence - Received During the Council Meeting

This correspondence was submitted to communityinput@ucluelet.ca during the public hearing. It was read out loud by Staff during the hearing.

Karla Robison -1435 Victoria Road, Ucluelet BC

This email noted concerns with water runoff and requested additional greenspace.

Lilia Noël - 1302 Victoria Road, Ucluelet BC

Raised concerns with traffic and pedestrian safety on Victoria Road. Recommended road access from Matterson Drive and Marine Drive. Supported the proposed apartment building and recommended equal number of market-based and affordable units.

Christine Overvelde - 536 Marine Drive, Ucluelet BC

Opposed the proposal. Raised concerns with density, traffic, and pedestrian safety.

Mike Bray and Nicole Bray - 1426 Victoria Road, Ucluelet BC

Support diverse housing development but raised concerns with the scale of the development, infrastructure capacity, density, traffic, fire protection, aesthetics, and lack of public engagement. Recommended that the public hearing be delayed to allow for in-person public attendance.

Jeff and Naomie Swann - 1260 Sunset Point Road, Ucluelet BC

Raised concerns with the scale of the development, public engagement, transparency, traffic, parking, pedestrian safety, and infrastructure capacity.

Summary of Correspondence - Received before the Public Hearing which was not published

This correspondence was received before the public hearing began, but after the Late Agenda was published. It was read out loud by Staff during the Public Hearing.

Pieter Timmermans - 1958 Bay Street, Ucluelet BC (June 7, 2021)

Opposed the project. He cited concerns with density, reduced setbacks, parking, narrow roads, B&B allowed but no additional parking, location, and affordability. Supported a three-storey apartment building.

Kim Clark and Calvin Clark – 401 Marine Drive, Ucluelet BC (June 7, 2021)

Opposed the project and Bylaw. They cited concerns with the proposed density, size of the development, setbacks, privacy, ecological impacts, road access from Victoria Road, water and sewer capacity, sidewalks, parking, water runoff, impact on wildlife, and bylaw enforcement issues associated with B&Bs.

Lance Bethell and Anita Skihar – 545 Marine Drive (June 7, 2021)

Supported the proposal but cited concerns with decreased setbacks along Marine Drive, privacy, density, height of the apartment building, and number of structures. They asked that a fence be constructed along the west end of 545 Marine Drive and that the aesthetic of the development be presented for Council approval.

Holly LeFevre and Jordan Lefevre - 489 Marine Drive, Ucluelet BC (June 7, 2021)

They opposed the proposed setbacks and noted concerns with water and sewer capacity and parking.

Karla Robison -1435 Victoria Road, Ucluelet BC (June 8, 2021)

Supported diverse housing development but expressed concerns about the proposal. Ms. Robison cited concerns with the size of the development, impact on quality of life, lack of engagement and transparency, building aesthetics (particularly the four-storey apartment building), density, access for emergency services, environmental impact, parking, traffic, pedestrian/cycling safety, building design, seismic, green space buffers, tax implications, fire safety for the four storey apartment building, and housing affordability. Ms. Robinson contended that the Community Amenity Contributions and Development Cost Charges were deficient. Ms. Robison raised a number of questions that she requested that Council answer before proceeding with the Bylaw.

Recommended additional green space, retention of old growth trees and habitat protection.

Destiny Poruchny & Andy Billinger – 1449 Victoria Road (June 7, 2021)

Expressed concerns about the proposal. Cited concerns with the scale of the development, proposed density, location, associated population increases, impact on character of the community, public engagement, height of the apartment building, allowing the 4 storey building without an additional public hearing, limited green space buffers, traffic along Victoria Road, infrastructure capacity, affordability, B&B bylaw compliance issues, and overall impact on quality of life.

The writer also questioned the suitability of the developer's proposed amenity contributions.

Summary of Published Correspondence

This correspondence was published in either the Public Hearing Agenda or Late Agenda.

Destiny Poruchny – 1449 Victoria Road (March 27, 2021)

Expressed concerns about the proposal. Cited concerns with the scale of the development and public engagement. Asked for clarification on next steps.

Andrea and Marc Fuller – 482 Marine Drive (May 28, 2021)

Were not in opposition to the proposal but cited concerns with the size of setbacks between the development Marine Drive and Victoria Road, retention of green space buffer within setbacks, infrastructure capacity, detached suites in the R-6 zone, parking, and traffic.

Paula de Jong and Dominic Gauthier – 405 Marine Drive (May 31, 2021)

Opposed the proposal. Raised the concerns with density, environmental impact caused by decreased greenspace setbacks, wildlife protection, noise, privacy, light pollution, road access from Victoria Road, and infrastructure capacity.

Deborah Murray and Scott Murray – 419 Marine Drive (May 31, 2021)

Opposed the proposal. Objected to the setbacks, lack of green space designations and raised concerns regarding density, noise, congestion, infrastructure capacity and the impact on Ucluelet's landscape.

Michael Ayre and Beverley Ayre – 394 Marine Drive (June 1, 2021)

Raised concerns with the capacity of the pump station at the corner of Marine Drive and Victoria Street.

Norbert Pluegge and Sylvia Pluegge – 423 Marine Drive (June 8, 2021)

Opposed the proposal. Raised concerns with the 10-metre setbacks, noise, privacy quiet enjoyment and green space.

Ardent Properties on behalf of the Owners of Strata Plan VIS4490 – “The Ridge” (June 2, 2021)

Supported the proposal, citing dedicated greenspace buffers, pedestrian paths and the need for rental housing. Recommended that a fence be constructed between Lot 16 and The Ridge property.

Patricia Walton and Bob Walton – 457 Marine Drive (June 4, 2021)

Expressed concerns with the proposal related to density, setbacks, privacy, lack of green space buffer zones, fire safety associated the height of the apartment building, traffic, aesthetics and lot sizes.

Alistaire Drake – 1317 Victoria Road (June 6, 2021)

Expressed concerns with the proposal associated with water runoff and environmental impact.

Elke Kite – 392 Marine Drive (June 6, 2021)

Expressed concerns with the proposal. Cited issues with water runoff and sewage capacity.

Heather Sargent – 1317 Victoria Road (June 6, 2021)

Opposed the proposal. Cited concerns with water runoff, environmental impact, setbacks/green corridors, parking, vehicle access from Victoria Road, and traffic. Recommended a hydrological study.

Laurie Bird - 1547 Imperial Lane (June 7, 2021)

Supported the development of an apartment building but opposed the exemption for minimum outdoor recreation spaces and decreased setbacks. Also expressed concerns with density, traffic, and overuse of existing public recreation sites, setbacks, and height of the apartment building.

Alistaire Drake – 1317 Victoria Road (June 7, 2021)

Shared photos of the water runoff issue identified in his previous submission.

Barbara Schramm – 1958 Bay Street (June 7, 2021)

Expressed concerns about the proposal. Cited density, lack of private yards, impact on surrounding parks, and parking. Recommended that some townhomes be price indexed.

Respectfully submitted: Joseph Rotenberg, Manager of Corporate Services

CERTIFIED CORRECT: of the Public Hearing Meeting held on June 8, 2021 at 5:30 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.



Joseph Rotenberg
Manager of Corporate Services

