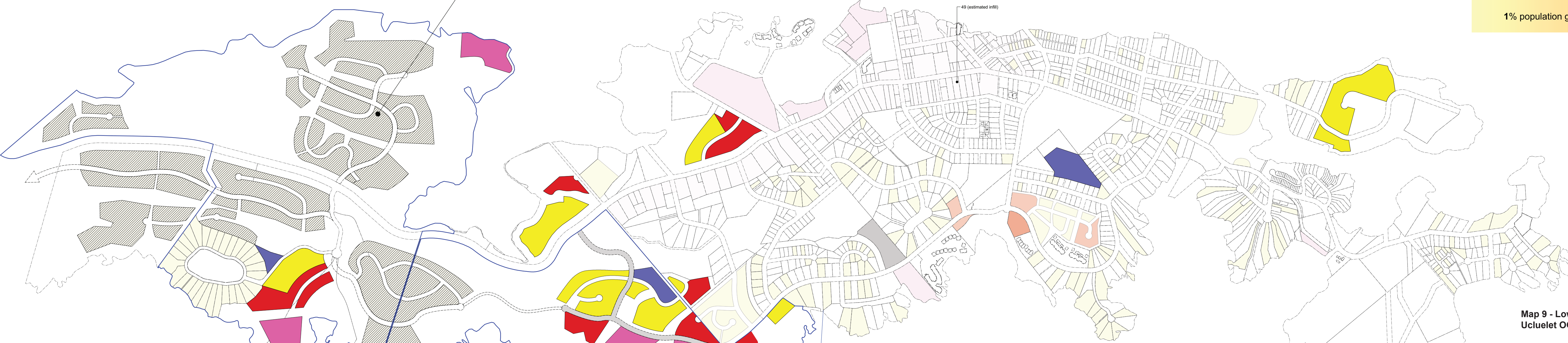


Future Potential Growth Areas
 Note that within the scope of the OCP, areas labelled as "Future Potential Growth" may be designated for no development at this time - and to be preserved in their natural state. OCP policy may direct that development in these areas be considered beyond the year 2050. These areas could be considered for development sooner if necessary, by amending the OCP - once an acceptable comprehensive plan is presented showing a community benefit and providing for the servicing to these sites. This is a policy area that should be reviewed as time goes by and as development unfolds outwards from the centre of town.

Low(ish) Growth (minus new B&B)
 60% Residential 40% Tourist Accommodation
 2050 Population = 2,600
 1% population growth over 30 years



Map 9 - Low(ish) Growth Scenario
 Ucluelet OCP Bylaw No. 1236, 2020

26 SFD
 13 ADU
 85 MF
 13 AH
 82 TA

Total Former Forest Reserve Lands:
 98 SFD 800m² average lot size "comparable to Victoria Dr."
 49 ADU Part of the SFD lots listed above
 205 MF 400m² average lot area per unit "comparable to the Ridge complex"
 46 AH 400m² average lot area per unit
 152 TA 400m² average lot area per unit

72 SFD
 36 ADU
 120 MF
 33 AH
 70 TA

178 SFD
 88 ADU
 207 MF
 88 AH
 183 TA

Unit Count Estimations:
Residential
 180 Vacant Single Family Dwelling Lots
 276 New Single Family Dwelling Lots
 138 Aux. Residential Dwelling (assume 50% of new SFD include ARDU)
 134 Affordable Housing Units
 412 Multi-Family Dwellings
 1,140 Total New Residential Dwellings

Tourist Accommodation
 335 Tourist Accommodation units (low tourist Accom. growth: LUDS table 13, p.39)
 335 Total New Tourist Accommodation

Low (ish) Growth Scenario
2,150 Total Residential Dwellings including 1010 dwellings in place today.
1,150 Total Tourist Accommodations including 815 units in place today.
 (+ 2.6 Black Rock hotel equivalents)

Note:
 These growth projections are, by necessity, based on a number of assumptions - see Appendix for discussion of source data and methodology.
 These illustrations are a starting point for community discussion, showing possible outcomes from policy changes.

- Single Family Dwelling
- Multi-Family Dwelling
- Tourist Accommodation
- Affordable Housing
- Future Potential Growth (see note)