



# DISTRICT OF UCLUELET

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Excerpts from the June 15, 2021 Regular Meeting Minutes

**16.2 District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (Lot 16 Marine Drive) - 3rd Reading**  
***Bruce Greig, Manager of Community Planning***

The Mayor recused himself at 5:25 PM due to a conflict of interest. Councillor Kemps chaired the meeting in his absence.

Mr. Greig presented this report. He explained the options presented in the report and noted that a public hearing was held on June 8, 2021. Mr. Greig explained that if Council would like to receive additional information regarding the Bylaw or submissions from the applicant or the public, an additional public hearing would be required.

Council discussed moving third reading of the bylaw at this time and noted that a number of issues and questions were raised at the public hearing. They noted the desire to hold an in-person public hearing. They also discussed the alternate recommendation to hold a Committee of the Whole on the bylaw where a report that addresses Council questions can be reviewed and questions from members of the public can be answered.

Council discussed the questions they would like to be addressed at the proposed Special Committee of the Whole.

2021.2208.REGULAR **It was moved by Councillor Hoar and seconded by Councillor Cole**

***THAT*** Council identifies the following items that it wishes to resolve prior to further consideration of the Bylaw:

- a. *Is there an environmental assessment and can we see that report?*
- b. *I saw one lot available for affordable housing, how do we figure out that percentage, and how can we work with BC Housing?*
- c. *Water runoff onto Victoria Road and Marine Drive.*
- d. *What is the width of the roads in the proposed development and will there be sidewalks?*
- e. *What are the total DCC's paid for the development?*
- f. *What is the buffer (set back) on the Marine Drive side of the development?*
- g. *What are the rental caps for the apartment building? What percentage is for affordable housing in the apartment building?*
- h. *What do the upgrades look like for Matterson Road?*

- i. Would the developer/owner entertain the idea of focusing on the apartment building first, and then moving over to the rest of the development, to make sure that the apartment is constructed first?*
- j. Who is paying for the sewer upgrades at the corner of Marine Drive and Victoria Road and who is paying for sewer and water upgrades associated with the development in general?*
- k. What is the timeline for this development?*
- l. How does this development help our community?*
- m. Is blasting required at this site? If so, what is the extent of the blasting?*
- n. Is there an archeological study and can we see that study?*
- o. Is this still an archeological site?*
- p. Is a three story apartment building an option?*
- q. How are patios addressed in the setback requirements in the zoning?*
- r. Are there alternative access roads other than off of Victoria Road, and the corner of Victoria Road and Marine Drive. What other options are available?*
- s. Requests that a traffic study be conducted.*

CARRIED.

2021.2209.REGULAR

**It was moved by Councillor Hoar and seconded by Councillor McEwen**

**THAT** Council:

- a. direct Staff to prepare a report providing the information, analysis, and recommendations on how those items will be addressed, with input from the applicant as necessary;*
- b. hold a Committee of the Whole meeting to provide an opportunity for the Applicant and Staff to address the report;*
- c. provide an opportunity for further public input at the Committee of the Whole meeting;*
- d. at that point consider whether Council deems it necessary to make changes to the bylaw or conditions of final approval, prior to considering referral of the bylaw to another public hearing; and,*
- e. direct Staff to publish notice of the Special Committee of the Whole meeting as widely as possible.*

CARRIED.

## 15. OTHER BUSINESS

There was no other business.

## **16. QUESTION PERIOD**

### **16.2 Questions via Zoom.**

Karla Robison, resident, requested that materials related to the Lot 16 development be published on a standalone section of the District's web page.

Ms. Robison asked Council for a progress report on the development known as Lot 13 Marine Drive?

Ms. Robison, noted that a number of questions raised at the public hearing (including questions related to parking and density) were not addressed in Council motion and asked that Staff address those questions at the Special Committee of the Whole related to Lot 16. Council noted that these questions can be reiterated by members of the public at the Committee of the Whole.

### **16.2 Questions via [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca)**

Nora O'Malley, from the Westerly News, noted difficulty hearing Bruce Greig, Director of Community Planning, during his Item 14.3. Another email was received that withdrew this submission.