

**DISTRICT OF UCLUELET**  
**MINUTES OF THE COMMITTEE OF THE WHOLE MEETING**  
**HELD IN THE GEORGE FRASER ROOM, 500 MATTERSON DRIVE**  
**Tuesday, October 3, 2017 at 7:30 PM**

Present:       **Chair:**           Mayor St. Jacques  
                  **Council:**       Councillors McEwen, Oliwa, Mole, and Noel  
                  **Staff:**           Carolyn Bidwell, Acting Chief Administrative Officer, Chief Financial Officer  
                          John Towgood, Planner 1  
                          Nikki Best, Deputy Municipal Clerk

1.    **CALL TO ORDER**
2.    **ADOPTION OF MINUTES**
3.    **UNFINISHED BUSINESS**
4.    **PUBLIC INPUT AND DELEGATIONS**

(a)   Public Input

Mayor St. Jacques extended the open invitation to all residents of the District of Ucluelet to provide public input or ask questions.

Doug Komoto - 855 Peninsula Road

- Raised a question regarding the three-way stop on Peninsula Road and Coast Guard Drive, wondering if it was necessary now that the pathway is completed. Now that the pathway is completed, people do not stop at the sign and most who turn right on Coast Guard don't stop at the sign.
- Mayor St. Jacques commented that the neighbourhood residents requested the sign as drivers were driving straight through the area and not visibly seeing the lighthouse and trail sign at the junction. The sign was an effort to slow and stop people so they would see the signs and not drive into the neighbourhood.
- Mr. Komoto requested that a larger sign then be placed for the lighthouse and trail.
- Mayor St. Jacques responded that Barb from the Wild Pacific Trail was present and heard that suggestion.

## 5. REPORTS FROM COUNCIL OR STAFF

### 5.1 1638 Cedar Road Proposed Purchase *John Towgood, Planner 1*

Mayor St. Jacques and John Towgood, Planner 1 provided an overview of the information provided in the 1638 Cedar Road Proposed Purchase report and then opened the floor up for comments and questions from the audience.

Robert Zurowski- 1752 Cypress

- Raised concerns about visibility of access to the proposed lot as it is near the worst intersection in town, so more signage would be required to ensure visitors are turning before the Main Street intersection.
- Stated he lived next door to the Aquarium and the lot is being used there now by RVs but it never fills up, so he suggested that RVs be directed to the small parking lot as a supplement.
- Added that we cannot forget to include disabled parking places in town and that there should be these included in new lots.

Barbara Schramm - 1958 Bay

- Supported this proposal but wondered if there was a road allowance to connect to Peninsula through another access way or road to increase the visibility of the lot.
- Additionally, with a lot of trees in the area that the landscaping and trees and greenspace is implemented in the space to have people feel welcome in the area.
- Added that since she lives on Bay street she encountered gridlock, so she cautions big signs pushing RVs down Bay Street. If one car has to turn then it turns into gridlock.

Pieter Timmermans - 1958 Bay

- Supported the proposal and felt it was forward thinking of the planner and Council. With appropriate signage and layout it would be a great success. One hundred years from now the town will exist and be likely fully developed, so having a lot like this now and opportunity is essential. Additionally, the other existing Cedar lot: He walks it everyday and sees people using it consistently.
- In regards to forward thinking of Council, there is other potential lots to consider in the future, specifically the Imperial Oil lot which is under remediation as well as the Army/Navy lot which the District could set up a contingency fund for future lot purchases should they come available.

Mayor St. Jacques asked Chief Financial Officer, Carolyn Bidwell to address where the funding is coming from for the purchases. Mrs. Bidwell responded that a portion of the funding is coming from the Resort Municipality Initiative and the remaining amount from reserves. Mayor St. Jacques asked a general question if the existing Cedar parking lot should be kept in which Mr. Timmermans responded with a yes, supported by the majority of the audience of approximately fifteen citizens through other audible and visible "Yes" answers.

Judy Gray - 506 Marine

- Supported the purchase of the lot and mentioned preliminary conversations with the owners of the drug store property. What was discussed was having an ingress from Peninsula and an egress onto Cedar, which would allow benefit to the backend of their property.

Dave McIntosh - 1515 Imperial

- Supported the proposal from the report but also mentioned the signage for the change of traffic pattern would be key to the success of this lot.

Dennis Morgan - 1208 Helen

- Supported purchase of the property, whether the finalized version of the plan is in place or not as the use and area of land could be negotiated, but there is a need for more parking in town. Hoping for a larger vision other than just parking as well as a the suggestion to keep the existing Cedar lot.

Ian Kennington - 1540 Pine

- Supported the purchase of the property but the only concern is the RV use of the area and the existing issues of RVs damaging other vehicles in town. Would like to see more pedestrian access in the area.

Denise Norman - 205 Main

- Supported the proposal and keeping the existing Cedar lot as she works in the main corridor in the community and sees the volume in the area and notes the congestion when there are RVs along the road. Keeping something in the core and building for increase and growth, rerouting is needed from that area. Planning, signage and other considerations would be beneficial after the purchase of the lot to ensure its success as well as decreasing the growing congestion.
- Inquired about the possibility of the District speaking to the School Board about using the high school vacant parking lot for

summertime RV parking, in alignment with restricting parking of RVs along Peninsula.

Laura Griffith-Cochrane - 1357 Pine

- Support the proposal and agreed with the suggestion of keeping green space in the area where it will be developed.
- Asked a question if there could be a sign placed at Bay street stating "RV Parking" with an arrow because this could be a temporary solution to the congestion while the lot is being purchased and developed.
- Inquired if there is a follow-up process on this purchase.

Mayor St. Jacques responded to Ms. Grieg-Cochrane that she loved the Committee of the Whole meetings and the ability to move back and forth on discussions like this and with the traffic consultant coming in with more information, there will be more consultation in the future.

Doug Kimoto - 855 Peninsula Road

- Inquired if there was any thought about if there was a developer to purchase the lot who would then provide a multi-storey lot with parking.
- Noted that the roadway is narrow on Island West by Hemlock could be widened, which would potentially take some pressure off of Bay Street.

Mayor St. Jacques responded to Mr. Kimoto that there haven't been any discussions with developers for this area in that regard yet, but it is known that costs for these parkades is large, let alone and the cost for the construction of a normal lot, therefore there haven't been any further discussions on multi-level uses at this time. Councillor Noel added that there is more consultation happening in the future so Council will keep the community informed on the process; Councillor Mole noted that with rezoning neighbours within a certain distance will need to be notified which will be done as needed to keep communication open; Councillor Oliwa added that he was pleased with the turnout of the meeting and that this proposal is viewed as a key to providing a solution to traffic congestion, phased approach and a clear communication strategy to the town including analysis of the incoming traffic report; Councillor McEwen added that the walking tour with John Towgood and parking experts suggested a one-way suggestion of traffic may be the solution, so Council is looking forward to this options coming forward from the parking experts along with the additional signage.

Jan Draeseke - 205 Main Street

- Supported that parking matters being taken into the hands of the District is good as opposed to developers.
- Noted this is a tourist destination town and we should be able to accommodate people who arrive.

6. LATE ITEMS

7. NEW BUSINESS

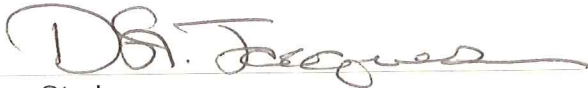
8. QUESTION PERIOD

9. ADJOURNMENT

9.1

Moved by Councillor Noel to adjourn the meeting at 8:09 p.m.

**CERTIFIED CORRECT:** Minutes of the Committee of the Whole Meeting held on Tuesday, October 3, 2017 at 7:30 pm in the George Fraser Room, Ucluelet Community Centre 500 Matterson Road, Ucluelet, BC.



Dianne St. Jacques  
Mayor



Carolyn Bidwell  
Acting Chief Administrative Officer/ Chief  
Financial Officer