



**REGULAR MEETING OF COUNCIL  
Tuesday, June 25, 2024 @ 4:00 PM**

**Electronically (Via Zoom) and in the George Fraser Room in the Ucluelet Community Centre  
500 Matterson Drive, Ucluelet**

**LATE AGENDA**

This meeting is conducted both in-person in the George Fraser Community Room and electronically through Zoom.

Visit [Ucluelet.ca/CouncilMeetings](https://Ucluelet.ca/CouncilMeetings)

for Zoom login details, links to the livestream on YouTube and other information about Council meetings.

Members of the public may attend the George Fraser Community Room in the Ucluelet Community Centre to hear, or watch and hear, this meeting including any electronic participation.

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1. LATE ITEMS	
1.1. Additional Public Hearing Written Submissions Related to Bylaw Nos. 1337, 2024 and 1322, 2024 <a href="#">2024-06-25 Late Correspondence</a>	3 - 14
1.2. Letter of Support Request - Raincoast Education Society <a href="#">BCGG Support Request DoJ</a>	15



**From:** [Lindsey Black](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** Concerns Regarding Proposed Development at 1061 Helen Road (Application RZ22.04)  
**Date:** June 21, 2024 1:41:36 PM

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**[External]**

Dear Mayor McEwen and Council,

I am writing to express my concerns regarding the proposed development at 1061 Helen Road by Haode Investments Ltd., as outlined in the upcoming public hearing notice. While I understand the need for development to accommodate growth, there are several issues with this proposal that I believe warrant careful consideration by Council.

Firstly, Policy 3.155 of the Official Community Plan designates Hyphocus Island as a low-density rural reserve. This policy mandates that the island should remain in its natural state until a comprehensive proposal that includes cluster residential development, significant tree retention, and public access is received. The current proposal for 1061 Helen Road, which includes six residential dwelling units with a maximum combined gross floor area of 1200m<sup>2</sup>, appears to contradict the intent of this policy. In order to build what is being proposed, significant clearing of the lot will be required. The policy emphasizes preservation and minimal impact, while the current proposal suggests a far more intensive use of the land which does not align with the spirit of maintaining the area's natural state.

Moreover, I have concerns about the safety and infrastructure surrounding this development. Helen Road currently lacks adequate sidewalks, which poses a safety risk for pedestrians. With the addition of new residential units, there will undoubtedly be an increase in both vehicular and foot traffic with only one way of ingress and egress. This raises serious safety concerns, particularly for children and elderly residents who may be more vulnerable. It is imperative that any development plan includes measures to improve pedestrian safety, such as the installation of sidewalks and proper lighting.

In summary, while I support responsible and sustainable development, I urge the Council to reconsider or request revisions to a lower density to the proposed development at 1061 Helen Road. It is essential that we adhere to the policies set forth in the Official Community Plan, to ensure that development is both sustainable and in keeping with the character of our community. Additionally, addressing the existing infrastructure deficiencies, such as the lack of sidewalks, is crucial to ensuring the safety and well-being of all Ucluelet residents.

Thank you for your attention to these important matters. I look forward to your response and to a thoughtful discussion at the public hearing.

Sincerely,

Lindsey Black



1049 Helen Road

June 21<sup>st</sup>, 2024.

Dear Mayor and Council:

Thank you for the opportunity to give input on the proposed land-use change for 1061 Helen Road. We are of the opinion that Haode Investments' plan to put six residential dwelling units there is excessive. Helen Road at this end of town is narrow, runs through an existing residential neighbourhood, and is a dead-end road across a causeway. Increased traffic is a major concern.

We are concerned that by agreeing to this zoning change, the District would be setting a precedent, leading to overdevelopment of this small island with only one route in and out.

We regret being unable to attend the meeting, and hope for consideration of the concerns from the residents of this neighbourhood.

Sincerely,

Shirley and Keith Martin

1147 Helen Rd.

**From:** [Benoît Sandjian](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** RZ22.04 - Written Submission  
**Date:** June 22, 2024 9:16:13 AM

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**[External]**

Hello,

As a homeowner, resident and business owner on Hyphocus Island, I believe that the Official Community Plan Amendment Bylaw No. 1337, 2024, and Zoning Amendment Bylaw No. 1322, is likely to affect my interest and wanted to submit a written submission as offered by the District of Ucluelet.

Whilst it is undeniable that there is a need of affordable housing in Ucluelet and that the town needs to develop, I am concerned with:

- the applicant: Hoade Investments is a Hong Kong registered company whose primary objective is likely not to be a positive contribution to Ucluelet real needs but rather solely financial profit.
- the final product delivered:
  - According to the District of Ucluelet, Multiple Family Residential means « *a building, or a group of buildings on the same lot, each containing three or more dwelling units, for residential use only and specifically excluding commercial tourist accommodation, on a lot which includes a minimum useable outdoor recreation / amenity space of (...)* » and Dwelling Unit means « *a self contained set of contiguous habitable rooms consisting of at least kitchen, sanitary (bathroom), living and sleeping rooms and facilities, in the same building* ». In other words, because this application is for 6 dwelling units, the final product should be a minimum of one building with 6 dwelling units and a maximum of 2 buildings with each 3 dwelling units, with in either case each dwelling unit being composed of one or more bedrooms a kitchen, bathroom, etc. So what will be the total housing capacity of each and all 6 dwelling units?
  - How many parking spaces will be planned for each dwelling unit? Are those included in the 1200 m<sup>2</sup> limit of the combined gross floor area?
  - There is no mention that the final product is required to actually offer affordable housing. What is the targetted selling cost of each dwelling unit?
  - Are there any restriction as to protecting some of the vegetation on the lot and the general aspect of the area? In other words, I am concerned that the final building(s) will be detrimental to the esthetical value of Hyphocus Island.
  - How is this development likely to affect the land value on Hyphocus Island?
- the construction:
  - how long is the development likely to take?
  - what will be the extent of the transformation of the lot in term of topography and vegetation?

These are more questions than actual comments but they do express some of my most immediate concerns regarding this application. Thank you for addressing those and taking them into account for this application process.

Benoît Sandjian  
1062 Helen Rd, Ucluelet

June 24, 2024  
To the Mayor and Council,

I am writing to oppose the zoning amendment application (Application Number Rz22.04) submitted for the property located at 1061 Helen Road, within the protected area of Hyphocus Island.

As a neighboring resident concerned for the need of affordable housing and the protection of our environment, I urge the municipality to prioritize alternative solutions that balance these essential priorities.

The proposed increase in square footage is excessive for the buildable land available, with plans for six 2150 square foot homes, totaling almost 13,000 square feet on a lot currently zoned as duplex. This approach is unsuitable, especially considering the narrow sloping land to the water and the need for extensive clearing to accommodate all 6 homes on the front half of the lot. Furthermore, this proposal conflicts with the environmental development plan established for Hyphocus Island (Area No.4).

I firmly believe that any development must be approached with careful consideration for environmental sustainability and adherent to the OCP plan.

### **Key concerns:**

#### **Unsustainable Density**

This proposal by Haode Investment firm seeks to maximize profit on a non-multifamily zoned lot, by avoiding higher priced, appropriately zoned lots in town. Their proposal disregards Hyphocus Island's Official Community Plan.

The firm initially proposed 11 units, then adjusted to 6. This reflects their profit driven motives. This lot does not meet the criteria typically associated with higher-density developments that prioritize locations within or near town centers, which generally have higher walk scores. This highlights our concern about the development's alignment with the local planning and community infrastructure.

A more respectful approach would be reducing this density to better align with the other lots throughout the island.

#### **Irreversible Loss of Green Space & Wildlife Corridors**

As per the application, the highlighted area of development would mean a massive loss of green space which is contrary to the measures put in place to protect Hyphocus Island in the Ucluelet official community plan and ecological guidelines. Specifically the concern here is the aim to maximize profit without consideration of ecological impact and have irreversible consequences for surrounding wildlife.



## **Pedestrian Safety Risk**

The big risk here is safety, particularly for families with children on Helen Rd which lacks proper infrastructure for pedestrians. Helen road is one of the narrowest roads in Ucluelet, and it would be devastating to have an accident as there is NO pedestrian walkways or lighting at night on that portion of road leading back towards schools and amenities. Safety of our neighbouring residents should be a top priority when considering densification. We are re-iterating what other neighbours feel with regards to the road (re: Patricia & Carl Seiber, and Siliva Johansson letter to muni June 17, 2024)

In conclusion, we do need density in Ucluelet; however, we urge rejection of the proposed zoning amendment in pursuit of a smaller footprint for our neighbours. We respectfully suggest increasing the zoning from duplex to 3 units instead of 6, which is similar to what's currently on Hyphocus in this area. Let's prioritize thoughtful planning and community engagement to protect Hyphocus Island's natural beauty and ecological qualities. As stated in the OCP, an effort must be made to preserve and enhance the natural state of Hyphocus Island.

Sincerely  
Leanne Pelosi  
1055 Helen Rd

**From:** [Kristen O'Keefe](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** Opposition for 1061 Helen Road Application  
**Date:** June 24, 2024 4:11:26 PM

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**[External]**

June 24, 2024

To the Mayor and Council,

I am writing to express my opposition to the zoning amendment application (Application Number Rz22.04) for the property at 1061 Helen Road, situated within the protected area of Hyphocus Island.

As a nearby resident with a strong commitment to affordable housing and environmental preservation, I urge the municipality to explore alternative solutions that effectively balance these crucial priorities.

The proposed increase in square footage is excessive given the available buildable land and proximity to the shoreline. Plans for six 2,150-square-foot homes, totaling nearly 13,000 square feet, on a lot currently zoned for duplex use are inappropriate. This is particularly concerning given the narrow, sloping land towards the water and the extensive clearing required to fit all six homes on the front half of the lot. Moreover, this proposal conflicts with the established environmental development plan for Hyphocus Island (Area No. 4).

I firmly believe that any development should be carefully considered to ensure environmental sustainability and adherence to the Official Community Plan (OCP).

Key Concerns:

**Unsustainable Density** Haode Investment Firm's proposal seeks to maximize profit on a lot not zoned for multifamily use, avoiding higher-cost, appropriately zoned lots in town. Their plan disregards Hyphocus Island's Official Community Plan. Initially proposing 11 units, they then reduced this to 6, indicating profit-driven motives. This lot does not meet the criteria typically associated with higher-density developments located in or near town centers with higher walk scores. This raises concerns about the alignment of the development with local planning and community infrastructure. A more respectful approach would be reducing this density to align better with other lots throughout the island.

**Irreversible Loss of Green Space & Wildlife Corridors** The proposed development would lead to a significant loss of green space, contrary to the Ucluelet Official Community Plan and ecological guidelines designed to protect Hyphocus Island. The focus on profit without regard for ecological impact could have lasting negative consequences for local wildlife.

**Pedestrian Safety Risks** There are considerable safety risks, particularly for families with children, on Helen Road, which lacks adequate pedestrian infrastructure. As one of the narrowest roads in Ucluelet, Helen Road's lack of walkways or night-time lighting presents a danger. The safety of residents should be paramount when considering increased density. We echo the concerns of neighbors like Patricia and Carl Seiber, and Silvia Johansson, as stated in their letter to the municipality dated June 17, 2024.

**Emergency Vehicle Access** The narrowness of Helen Road raises serious concerns about access for emergency vehicles in the event of a fire or other emergencies. The increased density would exacerbate these issues, potentially hindering emergency response and putting residents at greater risk.

In conclusion, while we recognize the need for increased density in Ucluelet, we urge the rejection of the proposed zoning amendment in favor of a smaller, more suitable footprint for our neighborhood. We suggest increasing the zoning from duplex to three units instead of six, aligning with current zoning in this part of Hyphocus Island. Let's prioritize thoughtful planning and community engagement to protect Hyphocus Island's natural beauty and ecological qualities. As the OCP states, efforts must be made to preserve and enhance the natural state of Hyphocus Island.

Thank you for your time & consideration.

Kindly,

Kristen O'Keefe

1151 Rupert rd

Tracy Eeftink  
1091 Helen Road  
Ucluelet, BC  
V0R 3A0



To: Mayor and Council, and the District of Ucluelet

Re: Application number RZ22.04  
1061 Helen Road, Ucluelet, BC  
Lot B, DL 543 Native Island, Clayoquot District, Plan VIP78185

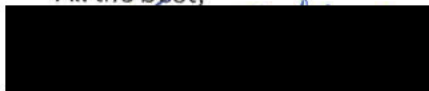
Development proposal from Single Family Residential to Multi Family Residential.

I believe that this development will affect my interests as a landowner living near to the subject property. The proposed 6 dwellings and the floor area of the dwellings is over and above what should reasonably be allowed on a lot this size in this neighbourhood.

High density housing at this address will set a precedent affecting the type of development to be permitted in this neighbourhood for future applications.

Thank you for the opportunity to give my input.

All the best,



Tracy Eeftink

**From:** [Jenn](#)  
**To:** [Community Input Mailbox](#)  
**Subject:** Re-zoning of 1061 Helen road  
**Date:** June 24, 2024 9:22:00 PM

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[External]

Council of Ucluelet,

I am writing regarding the re-zoning of 1061 Helen Road to a multi family six resident from a rural single family dwelling by the investor Haode investments.

If council allows this rezoning they are opening the door to further rezoning requests such as the larger Hyphocus development plan which would result in much higher density. My concern is that the access road from Marine Drive to the causeway is far too narrow to sustain the added traffic. Widening it to current standards would have severe impacts on the residents of that stretch of road, which would directly impact my residency at 1141 Helen Road.

I do not believe it is fair to people who built or purchased houses with full understanding of the road and its limitations, to have their properties affected so that some investment company can realize a profit on their land purchased mainly as an investment. The official community plan was created and approved by the community of Ucluelet to ensure we support a healthy and sustainable community and rezoning 1061 Helen Road to higher capacity does not support the plan or the vision for the community.

Sincerely,  
Jennifer Yakimishyn and Darren Salisbury  
1141 Helen Road

**Joseph Rotenberg**

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**From:** Christine Skucas [REDACTED]  
**Sent:** June 25, 2024 10:26 AM  
**To:** Community Input Mailbox  
**Subject:** rezoning 1061 Helen Road

**[External]**

To whom it may concern,

I am writing to speak against the proposed rezoning of 1061 Helen Road. This push for higher density is a detriment to living close to the site. The increase of traffic, the likelihood that the road would need to be widened and the probability of others seeking the same are all reasons to say no. While I understand the need for more housing this is not the way to solve that problem. I feel this is a slippery slope that will see no end if allowed. There are restrictions in place and they need to be adhered to. Please respect both the current zoning and the people who live in the area!

I want to continue to live in a safe, beautiful area without being concerned about it becoming overpopulated which is what this rezoning would cause. I have owned my home for 40 years, pay high taxes and expect current zoning to remain the same. Living in the last home before the causeway is a concern!

I am admittedly not adept at writing these letters but I do know I want to see the integrity of my community preserved and to me that means no high density on Hyphocus! I do not feel our town has the capacity in our schools, stores and medical system to warrant this rezoning.

I say NO!

Christine Skucas  
1123 Helen Road  
[REDACTED]

June 25, 2024

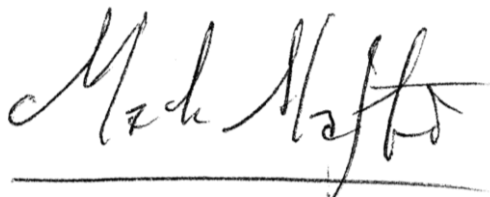
To whom it may concern,

The following is Raincoast Education Society's letter of support request which highlights how the BC Community Gaming Grant's funds would be spent in support our RES Field School Program.

Funds from the BC Gaming Grant would help support:

- **Staffing:** hire two year-round RES instructors who design and lead field trips that adapt BC Curricular Outcomes for each grade to a hands-on, outdoor setting (RES facilitates approx. 90 Field Schools per year, each class receiving at least one Field School per month).
- **Supplies and Equipment:** provide the necessary tools to facilitate unique science-based educational programming to two elementary schools within the SD70 school district – one in Tofino, the other in Ucluelet (total of 639 students), and occasionally in the Ahousaht and Bamfield schools
- **The RES Bus:** able to seat 22 students, is instrumental in getting the Field School students to places where you can see nature's natural processes/phenomena first-hand. Some examples include: the local salmon hatchery, tide pools, beaches, sand dunes, forests, and access to the Pacific Rim National Park Reserve.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Maftai', written over a horizontal line.

Mark Maftai  
Executive Director, Raincoast Education Society