

From: Alishia Fox

Sent: March 16, 2026 11:52 AM

To: Community Input Mailbox <communityinput@ucluelet.ca>

Subject: Public Comment – Zoning Amendment RZ26-03 (1671 Cedar Road)

[External]

To Mayor and Council,

I am writing to provide public comment regarding the proposed zoning amendment for 1671 Cedar Road (File No. RZ26-03).

While the proposal would permit up to 23 dwelling units at this location, I am concerned that the bylaw allows the units to be used for either Commercial Tourist Accommodation or Residential use.

Ucluelet is currently experiencing a serious shortage of housing for the people who live and work in our community year round. Many workers who support the local economy, including those employed in hospitality, food service, retail, housekeeping, grocery, and other essential services, are struggling to find stable and affordable housing in town.

Tourism is an important part of Ucluelet's economy, but our community already has a substantial amount of tourist accommodation, including hotels, vacation rentals, and short term rentals. Additional tourism focused development does not address the most urgent issue facing the town, which is the lack of housing for the local workforce.

For this reason, I respectfully urge Council to prioritize the needs of residents and workers by restricting the permitted use at 1671 Cedar Road to residential housing only, rather than allowing the option for commercial tourist accommodation.

In addition, I encourage Council to consider how new residential developments can meaningfully contribute to attainable housing. The community's need is not for more luxury

condominiums or investor owned properties, but for housing that people working in Ucluelet can realistically afford. If a multi unit residential building is constructed at this location, it should support the people who keep our community functioning day to day, including those working in restaurants, hotels, grocery stores, retail businesses, and other essential local services.

Recent development patterns have made it increasingly difficult for workers to remain in Ucluelet as housing prices continue to rise and more properties are purchased as vacation homes or investment properties. At the same time, tourism continues to grow, increasing the demand for workers while reducing the availability of housing for those same workers.

Ensuring that new developments contribute to the long term housing supply for residents is essential to maintaining a sustainable and functioning community.

A tourism economy cannot function if the workers who keep it running cannot afford to live in the community.

The next local government election in British Columbia will take place in October 2026. As that time approaches, many residents will be paying close attention to how Council addresses the issue of housing for the local workforce and the long term sustainability of our community.

Thank you for the opportunity to provide input.

Sincerely,

Alishia Fox