

From: Alishia Fox [REDACTED]
Sent: March 16, 2026 12:34 PM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Public Comment – Zoning Amendment RZ24-14 (560 Marine Drive)

[External]

To Mayor and Council,

I am writing to provide public comment regarding the proposed zoning amendment for 560 Marine Drive (File No. RZ24-14).

I understand that the proposal would allow a mixed use development that includes twelve residential rental units, five resort condominium units, a twelve room hotel, and a neighbourhood pub near Big Beach.

While I appreciate that rental units are included in the proposal, I have several concerns about how this development may affect the community, particularly in relation to workforce housing, environmental considerations, parking capacity, and access to public recreation areas.

Workforce Housing

Tourism businesses require a significant number of staff to operate, including housekeeping staff, kitchen staff, servers, front desk workers, maintenance staff, and management. Each new hotel room and restaurant seat increases the demand for workers in our community.

Ucluelet is already experiencing a severe shortage of housing for workers. A clear example of this challenge can be seen near Big Beach with the operations of Black Rock Oceanfront

Resort. Due to the lack of available housing in town, staff accommodation had to be created on site using trailers and modular units placed on what had previously been a parking area.

If this development proceeds with a hotel and pub, it will inevitably require additional staff. Without dedicated staff housing, those workers will need to compete for the same limited housing supply that local residents and existing businesses already rely on.

For this reason, I strongly encourage Council to require that workforce housing be incorporated directly into the development. If a project expands tourism capacity, it should also provide housing for the workers required to operate those businesses.

Environmental and Drainage Considerations

The site appears to be located adjacent to the beach trail and a drainage channel that flows toward Big Beach. This drainage corridor functions as part of the local watershed and stormwater system.

Development near such features should be carefully reviewed to ensure that natural drainage patterns are not disrupted and that appropriate setbacks and environmental protections are in place. I would ask Council to confirm whether environmental review and stormwater management planning have been completed for this site.

Parking and Traffic Impacts

Parking at Big Beach is already extremely limited during peak tourism months. Visitors from nearby accommodations, including Black Rock Oceanfront Resort, already contribute to overflow parking in the area.

During the summer, vehicles frequently park along Marine Drive near the beach trails, and the parking lot at the Ucluelet Community Centre is often used as overflow parking for visitors walking to Big Beach. This area is already heavily used due to the community centre, skate park, and nearby recreational facilities.

Adding a hotel, resort units, and a pub at this location will likely increase visitor traffic and parking demand in an area that is already at capacity during peak tourism periods. Without sufficient on site parking and careful planning, there is a risk that additional visitors could further reduce the availability of parking intended for public beach access and community facilities.

Protection of Public Beach Access and Community Use

Big Beach is one of the most important recreational spaces in Ucluelet. It is used year round by local residents for walks, family gatherings, picnics, and beach fires.

Many residents already find it difficult to access the area during peak tourism months due to congestion and limited parking. Increasing tourism development immediately adjacent to this public beach could further limit the ability of residents to enjoy this shared space.

Public beaches are one of the defining features of life in Ucluelet, and development near them should enhance community access, not unintentionally make those spaces feel less available to the people who live here.

As someone who lives in this community, Big Beach is one of my favourite places to spend time with family and friends throughout the year. Protecting local access to that space is deeply important to many residents.

Planning for the Long Term

As Council considers this proposal, I encourage you to reflect on an important question that many residents are asking: who is Ucluelet being planned for in the long term, the people who live and work here year round, or the visitors who come for short stays?

Tourism is an important part of the local economy. However, a tourism economy cannot function if the workers who support it cannot afford to live in the community.

Thank you for the opportunity to provide input as Council considers this proposal.

Sincerely,

Alishia Fox

