

From: Alishia Fox

Sent: March 16, 2026 1:43 PM

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

Subject: Public Comment – Zoning Amendment RZ24-15 (604 Rainforest Road)

[External]

To Mayor and Council,

I am writing to provide public comment regarding the proposed zoning amendment for 604 Rainforest Road.

My primary concern with this proposal relates to the cumulative impact of tourism development in the area surrounding Big Beach and Marine Drive.

Rainforest Drive is predominantly a residential street. While the corner of Marine Drive and Rainforest Road may allow for mixed use development, the surrounding neighbourhood remains largely residential in character. Converting the ground floor of this building into resort accommodation would introduce additional tourism activity directly adjacent to residential homes.

This proposal should also be considered in the context of other tourism developments already operating or proposed nearby. The area already includes Black Rock Oceanfront Resort near Big Beach, and there is currently another development proposal for a hotel and pub in the same general corridor. Adding additional resort accommodation within one block of these developments raises concerns about the concentration of tourism uses in a small area.

During peak tourism months, the Big Beach area already experiences congestion and overflow parking. Vehicles frequently park along Marine Drive near the beach trails, and nearby public facilities are often used as overflow parking for beach access. Increasing the number of tourism units in this area could further intensify these pressures.

In addition, recent drainage and infrastructure work in the surrounding area suggests that the existing systems may already be under strain or are being upgraded in response to increased development pressure. It would be helpful for Council to consider whether the surrounding infrastructure, roads, and public spaces can sustainably support the cumulative impact of additional tourism development in this location.

Big Beach is one of the most valued public spaces in Ucluelet and is used year round by residents as well as visitors. Development decisions in the surrounding area should carefully consider how increased tourism density may affect congestion, parking, and the overall accessibility of this shared community space.

As Council reviews this proposal, I encourage you to consider whether additional resort accommodation in this area aligns with the long term vision for the neighbourhood and the balance between residential community life and tourism development.

Thank you for the opportunity to provide input.

Sincerely,

Alishia Fox