

From: Iman Makaremi [REDACTED]
Sent: March 23, 2026 11:59 AM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Opposing 560 marine drive proposal

[External]

Subject: Formal Submission Regarding Bylaw No. 1382 (560 Marine Drive – RZ24-14)

Dear Mayor and Council,

I am writing to express my opposition to the proposed zoning amendment for 560 Marine Drive. While I recognize that this property is currently zoned for commercial use and that some level of development is appropriate, the current proposal asks for a significant increase in density that is not consistent with the surrounding neighborhood or our community's long-term goals.

Specifically, the application to double the residential units from six to twelve, while also adding a twelve-room hotel and five resort condos, represents a substantial intensification of use. According to the 2024 Interim Housing Needs Report, Ucluelet already faces a critical shortage of housing for permanent residents. Expanding tourist accommodation on this scale—particularly when we are currently a magnet for resort investment due to provincial STR exemptions—compounds the pressure on our local infrastructure and housing market without providing the year-round stability our town needs.

Furthermore, we are currently in the middle of a comprehensive Official Community Plan (OCP) review. It is a fundamental principle of responsible planning that major shifts in density and land use should be deferred until the new OCP provides a clear, community-ratified vision. Approving this amendment now preempts that public process and commits a sensitive area near Big Beach to a level of tourist density that has not been properly vetted against our actual capacity.

Big Beach is one of the few remaining accessible public spaces for local residents. The cumulative impact of adding seventeen new tourist keys, in addition to the existing density of Black Rock, risks eroding the very character that makes this area special. We should be protecting our limited coastline for the people who live here year-round, not incentivizing further resort expansion at the cost of our neighborhood's livability.

I urge Council to reject this density increase and hold the line. This site should remain within its original zoning scope until the new OCP is finalized and we have a better

understanding of how much more short-term rental capacity our community can truly support.

Sincerely,

Iman Makaremi

