To: Ucluelet Mayor and Council
Re: OPPOSITION: Zoning Amendment Bylaw No. 1398

Dear Mayor and Council,

I am writing to formally register my **strong opposition** to the proposed Zoning Amendment Bylaw No. 1398 regarding the property at 604 Rainforest Drive.

1. **Failure to Deliver on the 2022 Community Agreement** The current zoning for this property, established in 2022, was a specific compromise. The developer was granted the right to include profitable resort condo units on the condition that the ground floor be dedicated to a Health Care Office. The fact that the building was never completed and the intended clinic has since relocated should not result in the developer being granted increased resort-style density.
2. **No Reward for Incomplete Projects** The original permission for resort units was a conditional trade-off. If the applicant cannot fulfill their end of that agreement, they should not retain the profit-driving side of the deal. Removing the requirement for a medical clinic to allow for more resort units provides no community benefit and sets a poor precedent for how development commitments are managed in Ucluelet.
3. **Pattern of Reduced Project Scope and Lack of Transparency** My concerns are informed by my direct experience as a resident of Rainforest Commons, where the applicant served as the developer. During that project, I observed a consistent pattern of reducing project scope and removing key items from the original plans without adequate communication. This current amendment appears to be a continuation of that pattern, prioritizing private profit over promised community features.

Prioritize Local Benefit Over Resort Density A change in the specific need for a clinic at this site does not justify a default to more resort units. Instead, it should trigger a requirement for a use that addresses Ucluelet's pressing needs, such as affordable or supportive housing. Proceeding with an amendment that provides little community benefit is an abandonment of the public interest.

I urge Council to deny Bylaw No. 1398 and hold this space for a use that serves the people who live and work here year-round.

Sincerely,

Sarah Gray & Matt Birnie

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