

March 22, 2026

Brent and Denise Halfyard

Residents

[REDACTED]  
[REDACTED]  
[REDACTED]

**Dear Mayor and city council members,**

This is a community initiative to reject the amendment of Nick Killins for Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026908701, File No: RZ25-06.

Address: 604 Rainforest Drive

Legal Description: Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District; PID 026908701

Applicant: Nick Killins

File No: RZ25-06

**For your review from original bylaw:**

Mixed Commercial/Resort Condo buildings are only permitted if the ground floor of the building contains a Health Care Office with a minimum gross floor area of 700m<sup>2</sup> or a Health Care Office functioning as a medical doctor clinic providing general practitioner services with a minimum gross floor area of 200m<sup>2</sup>.

**Community Impact:**

Luxury condos or short term rentals will not help our community (there are many already). I have personally spoken to people who work here and have seen many families seeking housing online. I stand firm that it is common knowledge that families and workers need affordable long term homes in which to reside.

Re-consider the zoning for a commercial space on the main floor to house a dentist or similar practitioner to further benefit the community. We are in dire need of a dentist (ask any parent).

Re-consider reverting to the original smaller building size of roughly 6000 square feet. A larger building means more units which means more cars, increased traffic, noise and disruption in the community.

**Personal impacts:**

Since building our dream home in 2022, our privacy and safety had been severely compromised by the development at 604 Rainforest Drive.

In November of 2024, the storm toppled multiple trees from our property and trees from 604 Rainforest Drive that posed a direct threat to our home. I tried multiple times to contact Nick Killins, the owner and developer, to assist in the cost of tree removal. He did not respond. \$3800 was our out of pocket expense. This would not have occurred if a green space was in place or the original footprint of the proposed smaller development was adhered to.

We ask to amend the commercial zoning to allow for a 6 m buffer between 604 Rainforest Drive and our property, [REDACTED], and a remediation of all the trees that blew down on our land.

**Noteworthy:**

The developer has also made it clear that there are no funds to even begin the demolition of the existing site (let alone start a new development) as he has stated on the public record he needs pre-sales of units before he can even apply for a loan.

It seems a reasonable request that Nick Killins have the site demolished and readied for new construction before applying for a building permit or any amendment to the original proposal.

**In summation:**

My wife and myself, along with the support of the community and neighbours included here are formally requesting that Council deny this application. The proposal fails to meet the OCP's requirements for affordable housing, the impact on infrastructure and environmental protection.

Sincerely yours,

Brent and Denise Halfyard

[REDACTED]

Ucluelet, BC