



## REPORT TO COUNCIL

Council Meeting: February 24, 2026  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES

**FILE No:**3360-20 RZ25-06

**SUBJECT: ZONING AMENDMENT FOR 604 RAINFOREST DRIVE**

**REPORT No:** 26-15

**ATTACHMENTS:** APPENDIX A – APPLICATION  
APPENDIX B – BYLAW NO. 1398, 2026

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### RECOMMENDATION:

- 1) **THAT** “District of Ucluelet Zoning Amendment Bylaw No. 1398, 2026” be read a first time.
- 2) **THAT** “District of Ucluelet Zoning Amendment Bylaw No. 1398, 2026” be read a second time.
- 3) **THAT** Council direct Staff to give notice for a public hearing to be held on District of Ucluelet Zoning Amendment Bylaw No. 1398, 2026.
- 4) **THAT** Council authorize the removal of CB283129 (a Section 219 covenant associated with a previous development proposal) from the property title.

### CAO’S COMMENTS:

This lot has been a point of concern for a few years now and staff have been working with the owner to find a solution. Advancing the proposed Zoning Amendment to a public hearing will allow Council to formally receive feedback from the community.

### BACKGROUND:

An application has been received to amend the zoning for the subject property known as 604 Rainforest Drive; Lot A, Plan VIP82211, District Lot 281& 282, Clayoquot Land District (the “subject property”; see Figure 1). The Subject property is approximately 0.34 ha and located on the northwest corner of Marine Drive and Rainforest Drive. The lot is currently vacant but contains a failed concrete foundation from a previous development proposal.

The subject property was part of a 2005 comprehensive development known as the Rainforest subdivision. This development was mainly large residential lots and originally had four larger properties designated with similar mixed-use zoning as the subject property. The mixed use in this subdivision anticipated a spa-type commercial use on the ground floor of these properties, with

tourist accommodation or residences above. This commercial spa-focused vision for the area has not been developed as the area has built out to predominantly residential uses. Since 2005, three of the four properties originally designated for mixed uses have had their zoning designation changed to single family and multifamily use.

The subject properties zoning was amended in 2022 to accommodate a potential healthcare office proposal, which did not materialize. As such, the development proponent has submitted a new proposal to permit six short-term rental units and six long-term residential units on the parcel.



Figure 1 – The Subject Property

At the November 18, 2025, regular Council meeting, Council was introduced to this development proposal and the following resolution was made:

*“THAT Council direct staff to prepare zoning amendment bylaws and introduce them to Council for first and second reading to accommodate the development proposal for 604 Rainforest Drive.”*

The proposed zoning bylaw amendment bylaw has been created and is attached to this report as Appendix B.

## DISCUSSION

### Development Concept

The applicant's development concept is for a three-storey building with the two upper floors containing residential units for long-term tenancy and the ground floor being used for short-term rental units. In total, the concept plan includes six residential units and six short-term rental units.

The concept plan contains lower-level short-term units as one-bedroom units and the residential units above containing two bedrooms with a den. Figure 2 illustrates the site layout concept as submitted. It should be noted that the developer is in discussions with Ucluelet's Fire Chief to reduce pavement area, increase areas that can be replanted, and still maintain fire truck maneuvering. The site plan, as submitted, demonstrates that the proposed density can be accommodated on the subject parcel.

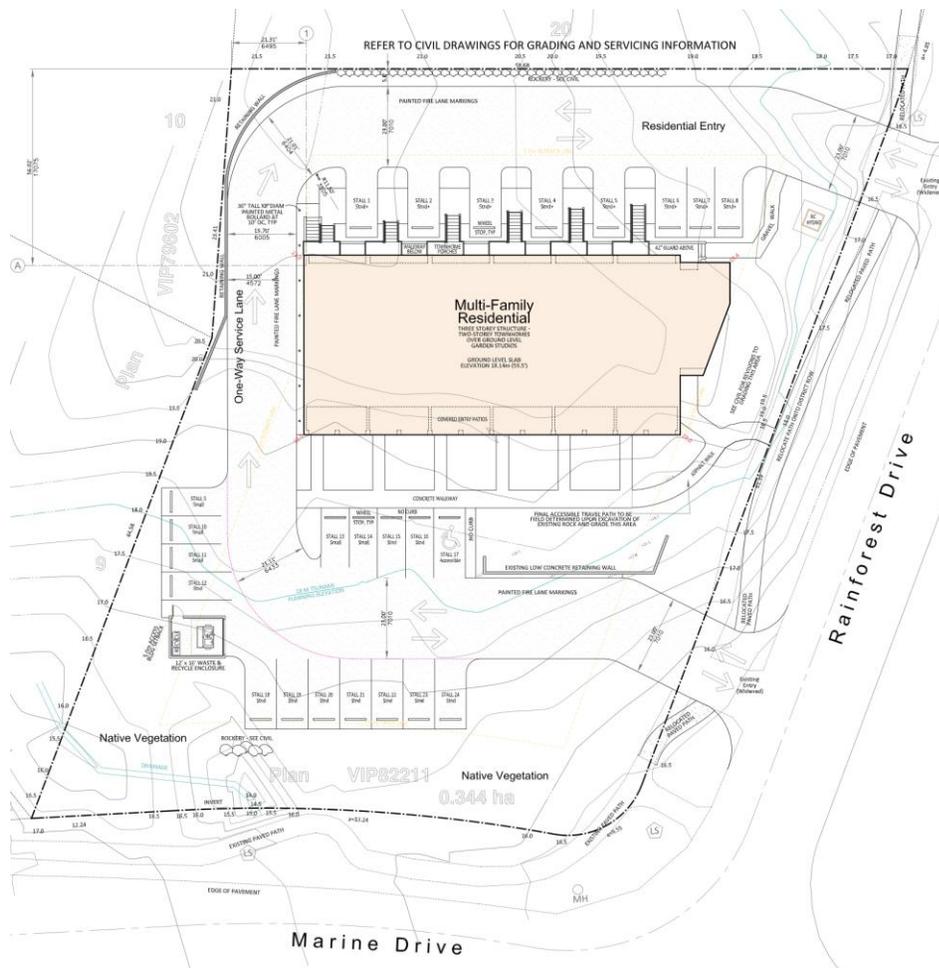


Figure 2 – Site Layout (concept)

## **Proposed Zoning Amendment**

The subject property currently has the CD-3A SubZone designation which permits a range of uses, as was contemplated in the previous rezoning application. However, the existing zoning does not permit the short-term rental accommodation and residential use combination as proposed. To accommodate the applicant's development concept, an amendment to the zoning bylaw is required.

The attached zoning amendment bylaw removes the existing site-specific Mixed Commercial/Residential uses from the subject property and replaces them with a Multiple Family Residential use. This will permit all the 12 units proposed to be Multiple Family Residential units. The bylaw also contains allowances for resort Condo uses in the ground floor units of the multiple storey building. The proposed bylaw also sets the maximum gross floor area for the property to 1450m<sup>2</sup> to accommodate the proposed building. Lastly the bylaw re-labels the subject property to remove "Commercial" from that label. In summary, the proposed zoning amendment would allow the 12 units proposed, 6 of which must be residential and 6 of which can be used for either residential or short-term rental use.

## **Official Community Plan (OCP)**

The properties land use designation is Multiple-Family Residential. However, it has contained commercial zoning permissions by allowing some short-term use. The current proposal seeks to balance the uses of the site with the broader objectives of the Multiple-Family Residential designation. By maintaining a medium-scale building form, the development provides a sensitive transition between different intensities of use, ensuring the site remains compatible with the surrounding residential context.

## **Development Permit**

As the project is currently at the rezoning stage, it is important to note that the Development Permit (DP) guidelines would apply to any specific development eventually proposed for the site. The subject property falls within the Official Community Plan's Development Permit Area IV (Multi-Family, Commercial, and Mixed Use), which establishes the design objectives for development. Based on the concept submitted for this rezoning, the proposal is consistent with these guidelines through its use of a coastal material palette—including corrugated metal, stained cedar siding, and wood support posts—and a comprehensive landscape plan that retains existing native species along the Rainforest Drive frontage. By integrating 1.6m paved pedestrian paths and concrete walkways, the design ensures a functional, accessible, and attractive public realm that aligns with the District's long-term vision for coordinated form and character.

## **Public Hearing Requirements**

As part of the Province's broader housing initiatives, the Province adopted Bill 44 which introduced changes to the Local Government Act that are intended to streamline housing delivery in British Columbia. To comply with Bill 44, public hearings can no longer be held for

- Residential rezoning applications consistent with Ucluelet's Official Community Plan
- Mixed-use projects consistent with the Official Community Plan, where at least 50% of the project is residential

As this proposal is requesting a shift within the commercial uses, the zoning amendment is not considered to be exclusively for residential purposes. Therefore, a public hearing is required.

## **Covenant CB283129**

To secure certain elements of the 2022 development proposal, a section 219 Covenant was entered into by the District of Ucluelet and the landowner. As it is unlikely that the original development will be realized on the subject parcel and that the current proposal does not involve a medical clinic component, a resolution for the release of this covenant is included as a recommendation.

### **ANALYSIS OF OPTIONS:**

#### **Option 1: Give First and Second Reading and Direct Staff to Notice a Public Hearing (Recommended)**

By advancing the Bylaw to a public hearing, Council allows the community to provide formal feedback on the shift from the previous medical office vision to the current mixed-tenancy residential and resort model. If Council chooses this option, staff will schedule the hearing and notify neighboring residents.

#### **Option 2: Amend the Bylaw and/or Provide Alternative Direction**

Council may determine that the proposed mix of uses or the scale of the building requires further discussion.

#### **Option 3: Abandon or Defeat the Bylaw**

The status quo would remain.

### **SUMMARY:**

When the subject property was originally zoned in 2005, it was zoned to support a mixed-use building containing uses such as an office or a spa on the ground floor and up to six Multiple Family

Residential units or Resort Condo units above. The owner, under this 2005 zoning, could have built a large Spa on the ground floor with six Resort Condo dwelling units above. The proposed amendment represents a shift from the 2005 vision of spa-focused commercial space to a more contemporary mixed-use model featuring six ground-floor "Resort Condo" units and six "Multiple Family Residential" dwellings. While the previous zoning allowed for a broad range of commercial uses, this new framework provides a commitment to long-term residential housing, with the majority of the increased gross floor area dedicated specifically to those residential dwellings, and the ability for all the proposed 12 units to be used for long-term residential use.

Given the site's history and the strong community interest in remediating the unsightly concrete foundation, this proposal offers a viable path toward site completion. Advancing the bylaw to first and second reading and proceeding to a public hearing will ensure a transparent process, allowing Council to weigh formal community feedback before making a final determination on the application.

**Respectfully Submitted:** Tyler Brown, Director of Planning and Strategic Initiatives

**Reviewed by:**

**Approved By:** Richard Harding, Chief Administrative Officer

To Ucluelet planning department,

The purpose of my application is to amend the current zoning on 604 rainforest lane to allow for 6 two bedroom plus den residential units on the upper floors and 6 one bedroom commercial nightly rental units on the ground floor. As I am sure you are all aware, the current building on the property has had a catastrophic concrete failure and needs to be demolished. As an attempt to get the project back up and running and fix the current eye sore that currently exists on the property, I am kindly asking that you take the time to consider the amendment. The only option I have to get the project up and running again is to obtain presales in order for the banks to offer lending.

Thank you for your consideration

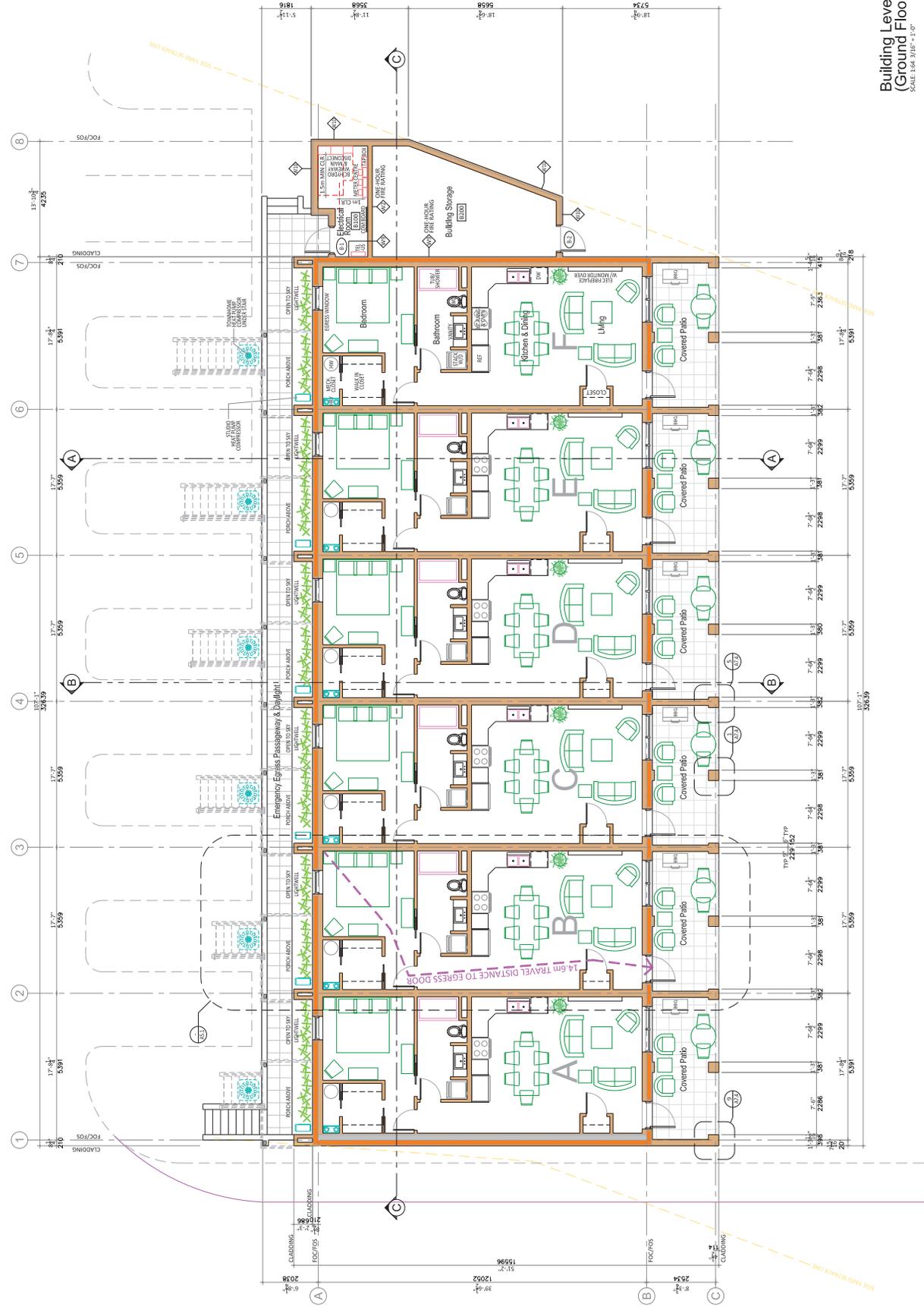
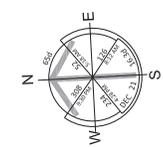
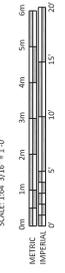


Nicholas Killins





**Building Level 1  
 (Ground Floor Studios)**  
 SCALE 1/8" = 1'-0"













**PROJECT NAME & SITE ADDRESS**  
 Rainforest Townhomes & Studios  
 804 RAINFORST DRIVE  
 UCLUELET, BC V8R 3A0

**CLIENT**  
 Nick Killins  
 Cleopatra Construction  
 270 KING, BC V6R 0A4

**PREPARED BY DATE SUBMITTED**  
 Doug Cole, Architect  
 2024.06.11

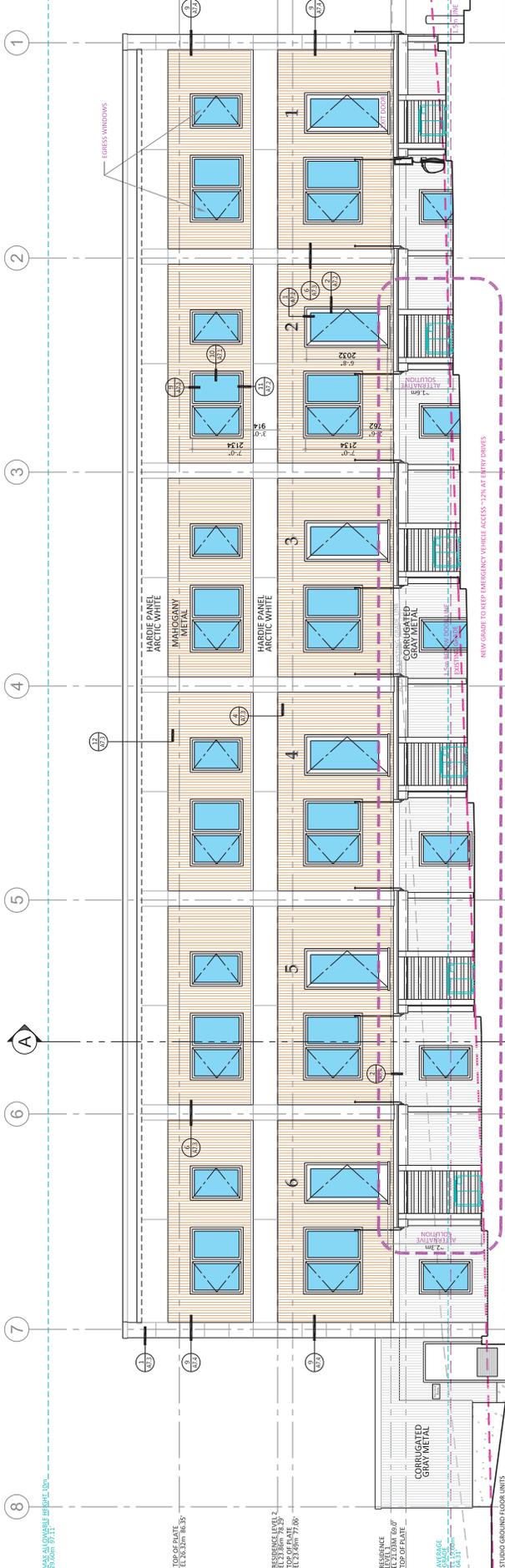
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**ISSUED FOR BUILDING PERMIT REVIEWS**

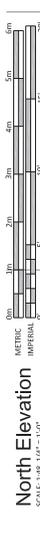
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 2024-001

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**SHEET NUMBER**  
 A3.3

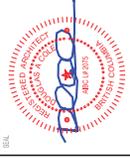


**View from Parking Area**



**View at Building Face**





**OFFICIAL SIGNATURE**  
 A PROFESSIONAL ARCHITECT HAS REVIEWED AND APPROVED THIS SET OF ARCHITECTURAL DRAWINGS FOR THE PROJECT DESCRIBED HEREIN. THE ARCHITECT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT.

**PROJECT NAME & ADDRESS**  
**Rainforest Townhomes & Studios**  
 604 RAINFORREST DRIVE  
 UCLUELET, BC V9R 3A0

**CLIENT**  
 Nick Killins  
 Clayquot Construction  
 2777 27th Street  
 TONGUE POINT, BC V9B 0A4

**DESIGNER ARCHITECTURE FIRM**  
 Doug Cole Architecture LLC  
 1830 DOUG COLE ARCHITECT  
 WWW.DOUGCOLEARCHITECT.COM  
 250-466-5535

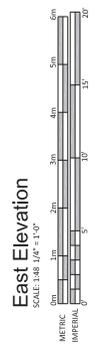
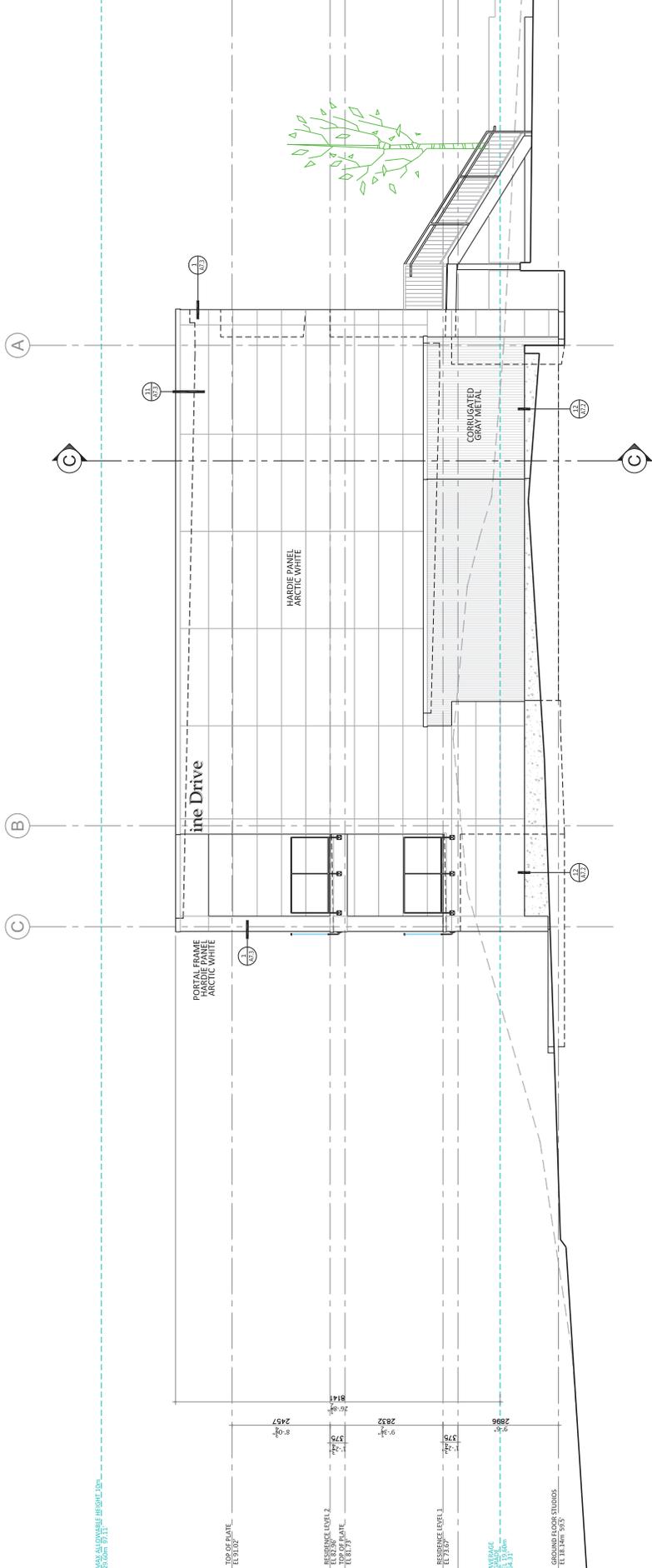
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 Issued for Building Permit Reviews

**DESIGNER**  
 DAC

**REVIEWER**  
 DAC

**PROJECT TITLE**  
 EAST BUILDING ELEVATION

**SHEET NUMBER**  
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BASED ON SURVEY REFERENCE TO  
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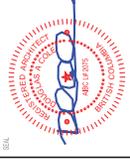
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 CEILING

RESIDENCE LEVEL 2  
 FINISHED FLOOR

RESIDENCE LEVEL 1  
 FINISHED FLOOR

GROUND FLOOR STUDIOS  
 FINISHED FLOOR

GROUND FLOOR STUDIOS  
 FINISHED FLOOR



**PROJECT NAME & ADDRESS:**  
 Rainforest Townhomes & Studios  
 804 RAINFOREST DRIVE  
 UCLUELET, BC V8R 3A0

**CLIENT:**  
 Nick Killins  
 Cleopatra Construction  
 20000 BC V8R 0A4

**DESIGN TEAM:**  
 ARCHITECT: DOUG COLE  
 PROJECT MANAGER: DOUG COLE  
 DESIGNER: DOUG COLE  
 ARCHITECT: DOUG COLE

**DATE:**  
 2024.04.11

**ISSUED FOR BUILDING PERMIT REVIEWS**

**PROJECT:**  
 RAINFOREST TOWNHOMES & STUDIOS  
 804 RAINFOREST DRIVE  
 UCLUELET, BC V8R 3A0

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 A4.1

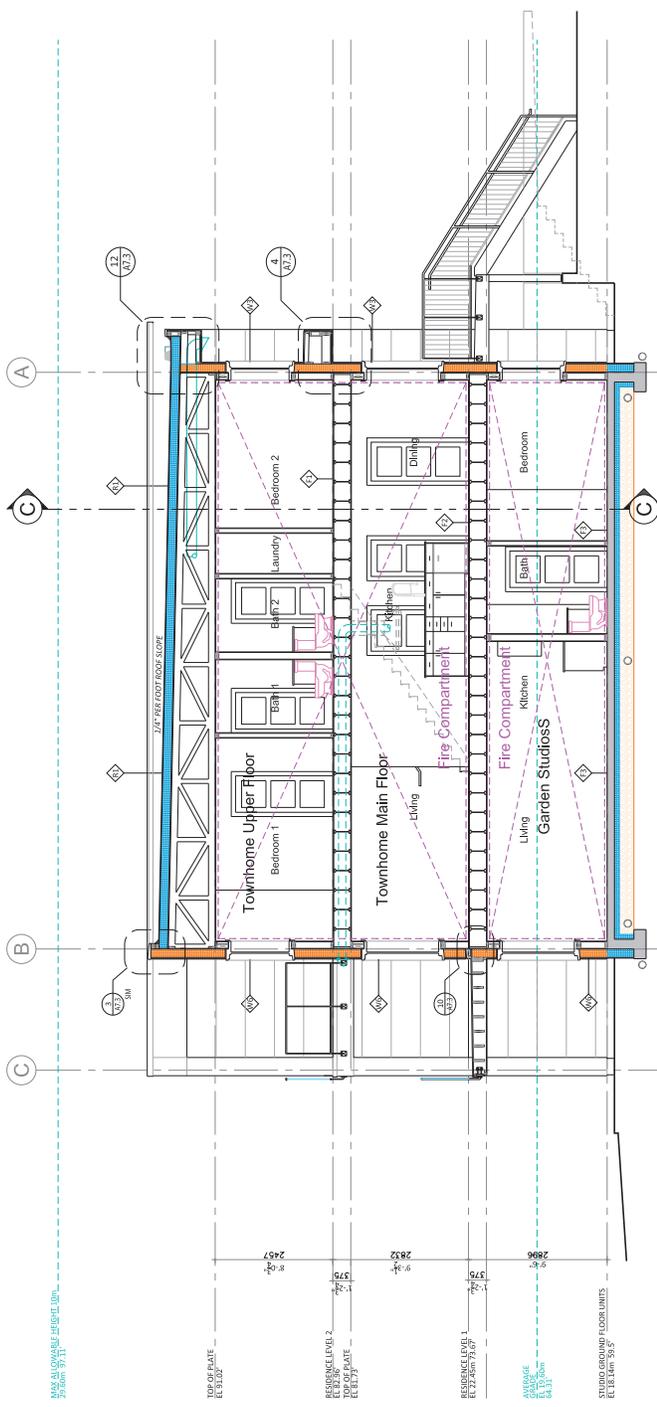
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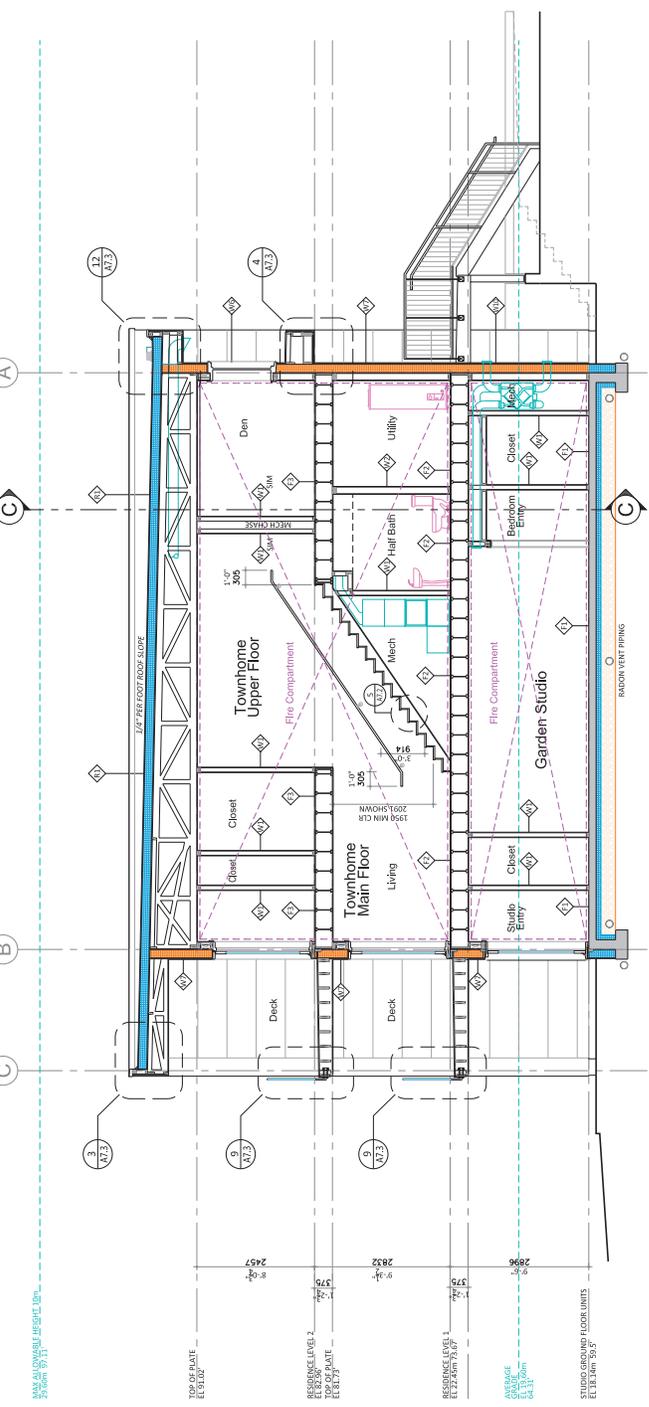
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**Building Section B-B**  
 SCALE: 1/4" = 1'-0"



**Building Section A-A**  
 SCALE: 1/4" = 1'-0"



**Building Section B-B**  
 SCALE: 1/4" = 1'-0"

MAX ALLOWABLE HEIGHT: 10m  
 32.81 ft

TOP OF PLATE  
 EL: 3.102

RESIDENCE LEVEL 1  
 EL: 2.206

RESIDENCE LEVEL 2  
 EL: 3.310

STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
 EL: 3.518

STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
 EL: 3.934

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.038

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.142

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.246

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.350

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.454

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.558

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.662

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.766

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.870

MAX ALLOWABLE HEIGHT: 10m  
 32.81 ft

TOP OF PLATE  
 EL: 3.102

RESIDENCE LEVEL 1  
 EL: 2.206

RESIDENCE LEVEL 2  
 EL: 3.310

STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
 EL: 3.518

STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
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STUDIO/GARAGE FLOOR UNITS  
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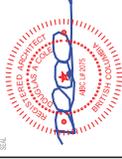
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STUDIO/GARAGE FLOOR UNITS  
 EL: 4.766

STUDIO/GARAGE FLOOR UNITS  
 EL: 4.870



**DETAILS REMITTEE**  
 A PERMIT SPONSOR MUST BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING PERMITS OR APPROVALS FROM ANY OTHER AGENCY OR AUTHORITY.

**PROJECT NAME & ADDRESS**  
**Rainforest Townhomes & Studios**  
 604 RAINFORREST DRIVE  
 UCLUELET, BC V3R 3A0

**CLIENT**  
 Nick Kilgus  
 Cleopatra Construction  
 10200 BC V3R 0A4  
 UCLUELET, BC V3R 3A0

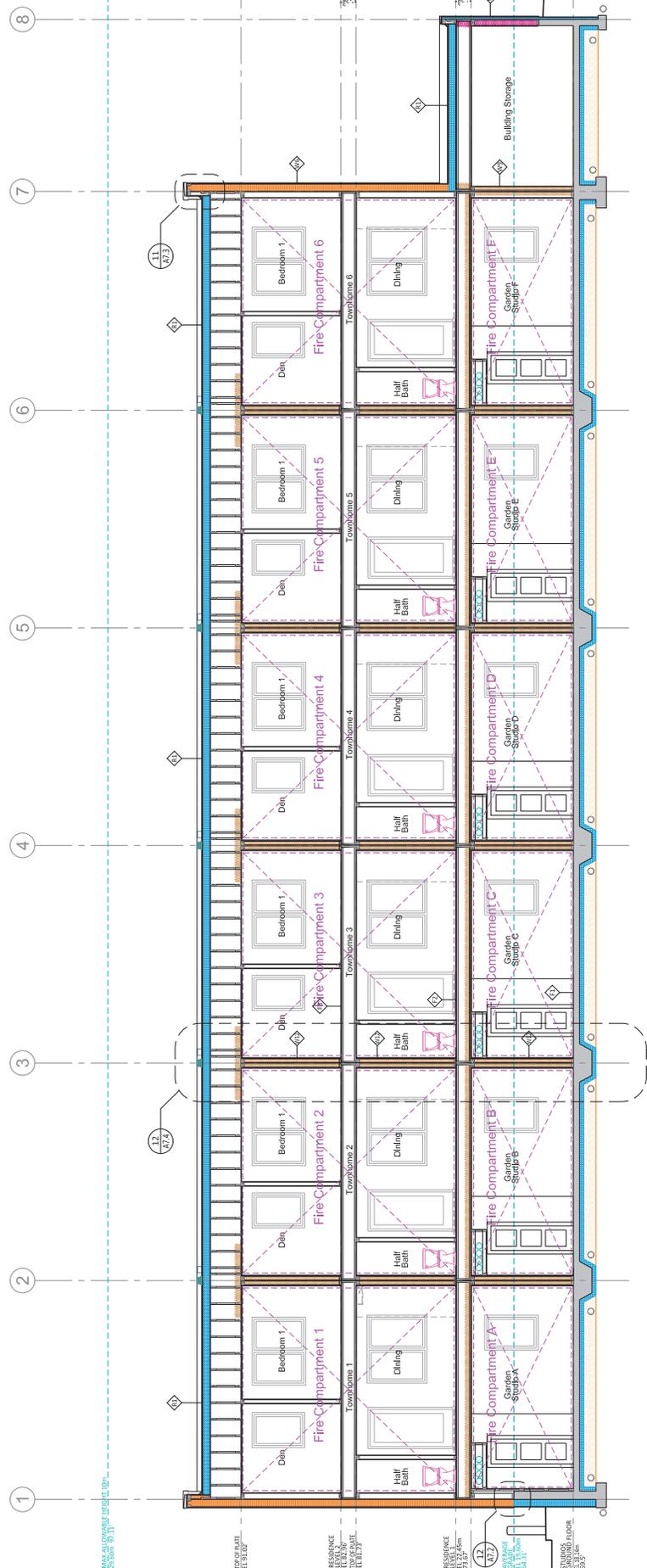
**PREPARED BY**  
 Doug Cole  
 1180  
 604-685-5535

**ISSUED FOR**  
 Building Permit Reviews

**DATE**  
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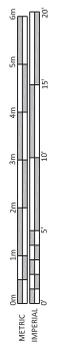
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 SECTION C-C

**SHEET NUMBER**  
**A4.2**



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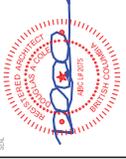
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 METRIC  
 IMPERIAL



MAXIMUM ALLOWABLE FLOOR TO CEILING HEIGHT: 10'-0"

TOP OF FINISH FLOOR

RESERVANCE LEVEL: 1'-0"



**SPECIAL REMARKS:**  
 A PERMIT SPONSOR MUST BE OBTAINED FOR THIS PROJECT. THE PERMIT SPONSOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF THE PERMITS. THE PERMIT SPONSOR SHALL BE RESPONSIBLE FOR THE COST OF THE PERMITS.

**PROJECT NAME & ADDRESS:**  
**Rainforest Townhomes & Studios**  
 808 RAINFOREST DRIVE  
 UCLUELET, BC V9R 3A0

**CLIENT:**  
 Nick Killins  
 Cleopatra Construction  
 20200 BC V9R 0A4

**DESIGNER:**  
 DUG COLE ARCHITECTURE LLC  
 1180 DUG COLE ARCHITECT  
 WWW.DUGCOLEARCHITECT.COM  
 604-665-5535

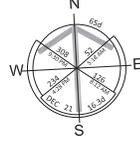
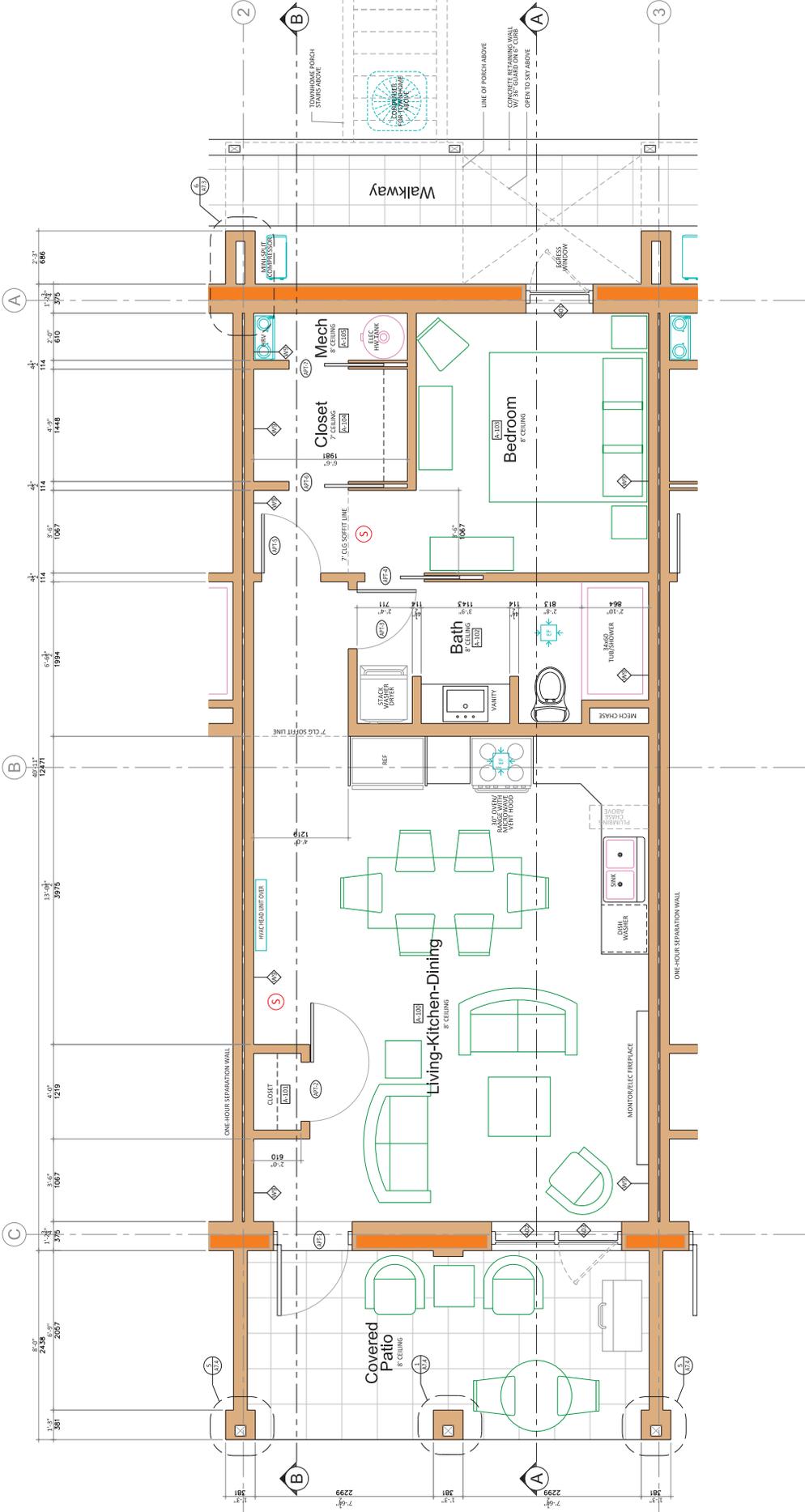
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**ISSUED FOR:**  
 Building Permit Reviews

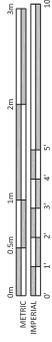
**PROJECT:**  
 DAC

**ENLARGED FLOOR PLAN:**  
 GARDEN STUDIO

**SHEET NUMBER:**  
 A5.1



**Garden Studio**  
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**SPECIAL PERMIT**  
 A SPECIAL PERMIT IS REQUIRED FOR THIS PROJECT. THE SPECIAL PERMIT IS A CONDITION OF THE PERMIT. THE SPECIAL PERMIT IS A CONDITION OF THE PERMIT. THE SPECIAL PERMIT IS A CONDITION OF THE PERMIT.

**PROJECT NAME & ADDRESS**  
**Rainforest Townhomes & Studios**  
 804 RAINFOREST DRIVE  
 UCLUELET, BC V0R 3A0

**CLIENT**  
 Nick Killins  
 Cleopatra Construction  
 270 KING, BC V6S 0A4

**PREPARED BY**  
 Doug Cole, Architect  
 1180 DOUTCHMAN AVENUE  
 VANCOUVER, BC V6E 2E6

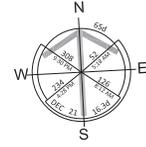
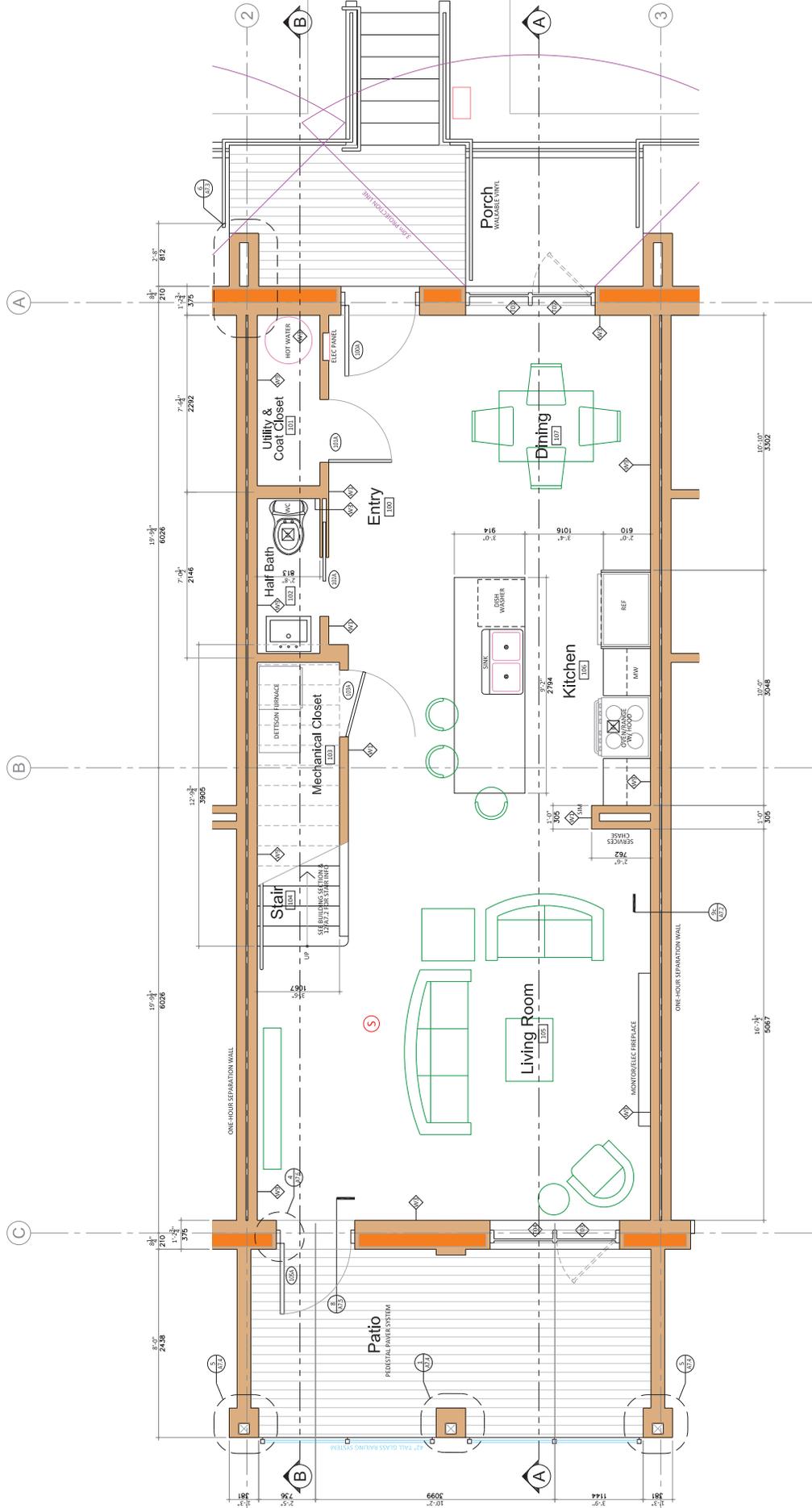
**DATE**  
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**ISSUED FOR BUILDING PERMIT REVIEWS**

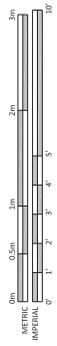
**DATE**  
 2024.08.28  
**PROJECT**  
 DAC  
**SCALE**  
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**ENLARGED FLOOR PLAN - TOWNHOME LEVEL 1**

**SHEET NUMBER**  
**A5.2**



**Townhome Level 1**  
 SCALE 1/8" = 1'-0"





## DISTRICT OF UCLUELET

### Zoning Amendment Bylaw No. 1398, 2026

A Bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

(Text Amendment to add Resort Condo use at 604 Rainforest Drive)

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**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

#### 1. Text Amendment

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by:

**A.** replacing subsection CD-3A.1.4 with the following:

"CD-3A.1.4 The following uses are permitted on Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District, in the areas of the CD-3 Zone Plan labeled "Multiple Family Residential/Resort Condo":

(1) Principal:

(a) Multiple Family Residential"

**B.** adding subsection CD-3A.1.7 alphanumerically as follows:

"CD-3A.1.7 On Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District, in the areas of the CD-3 Zone Plan labeled "Multiple Family Residential/Resort Condo CD-3A.1.4", a Resort Condo use is also a permitted principle use on the ground floor of a muti-storey building containing Multiple Family Residential dwelling units above. "

**C.** by replacing Subsection CD-3A.4.1(1) as follows:

"(1) On Lot A, Plan VIP82211, District Lot 281 & 282, Clayoquot Land District, in the areas of the CD-3 Zone Plan labeled "Multiple Family Residential/Resort Condo CD-3A.1.4":

(a) Principle Building: 1450m<sup>2</sup>"

- D. replacing the label on the Comprehensive Development (CD-3) Plan  
“Commercial/Residential CD-3A.1.4” with the following:  
“Multiple-Family Residential/Resort Condo CD-3A.1.4”

**2. Citation:**

This bylaw may be cited as “District of Ucluelet Zoning Amendment Bylaw No. 1398, 2026”.

**READ A FIRST TIME** this    day of    , **2026.**

**READ A SECOND TIME** this    day of    , **2026.**

**PUBLIC HEARING** held this    day of    , **2026.**

**READ A THIRD TIME** this    day of    , **2026.**

**ADOPTED** this    day of    , **2026.**

**CERTIFIED CORRECT:** “District of Ucluelet Zoning Amendment Bylaw No. 1398, 2026.”

---

Marilyn McEwen  
Mayor

---

Ed Chow  
Corporate Officer

**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:

---

Ed Chow  
Corporate Officer