



November 17, 2025

District of Ucluelet
Planning Department
200 Main Street
Ucluelet, BC
V0R 3A0, P.O. Box 999

Re: **Multi Family Residential Building
Lot 90
Statement of Intent**

The purpose of this application is to request a Rezoning to allow for the construction of a 6 storey multi family residential building on Lot 90 of the Weyerhaeuser Lands Development Phase 5.

The land is within the CD-5 Development Area, Subzone CD-5C (Development Area 3) – Oceanwest, and among other things is intended for single and multiple family dwellings.

The Lot 90 site is 6450 sm in size but is steeply sloping making vehicular access difficult and limiting the potential for single family or small scale multi family residential development.

The design strategy perches a 2 storey building at the high point of the site with 4 additional storeys 'below grade' similar to a daylight basement. Vehicle access is from single point off the cul de sac at the high side of the site.

The high, street side, of the top two floors are developed as 2 storey 'townhouse' units with individual front doors and driveway parking at grade which is similar in scale and form to what is anticipated to be developed on the adjacent single family residential lots.

Parking for the 'apartment' units is in a below grade parkade and shares the same single access point off of the cul-de-sac as the townhouse driveways.

The building footprint is 950 sm and the gross floor area is 3925 sm with a the lot coverage of 15% and a floor space ratio of .61:1.

Assuming that development can occur from above the site disturbance beyond the footprint of the building and parking area should be minimal allowing for a significant amount of the existing trees and vegetation to be retained.

If you have any questions or require any additional information please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flemming Petersen', written over a faint circular stamp.

Flemming Petersen
dHKarchitects

Victoria
977 Fort Street V8V 3K3
T 250-658-3367
www.dhk.ca

Nanaimo
102-5190 Dublin Way V9T 2K8
T 250-585-5810



NO.	DATE	DESCRIPTION	BY	CHECKED

ISSUED FOR REZONING

dhK architects
 2100 W. 10th Ave. Suite 100
 Vancouver, BC V6H 2Y6
 Tel: 604.278.8888
 Fax: 604.278.8889
 Email: info@dhk.ca

Lot 90
 Uptown, BC
L5 Floor Plan
 A204

1 Bottom Floor L1 Plan
 A204 Scale: 1:100
 0 1000 mm
 0 100'



1 West Elevation
A307 Scale: 1:100



2 East Elevation
A307 Scale: 1:250

NO.	REVISION	DATE	BY

ISSUED FOR REZONING

dhkr architects
 1111 W. 10th St. Suite 100
 Vancouver, BC V6H 2Y6
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.dhkr.ca

Lot 180
 Upperville, BC

Exterior Elevations

A307



AVERAGE GRADE
3880

