



REPORT TO COUNCIL

Council Meeting: April 28, 2026

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES

FILE NO: 3360-20 RZ25-07

SUBJECT: ZONING AMENDMENT BYLAW NO. 1406, 2026 – 1100 SHORE PINE DRIVE

REPORT NO: 26- 52

ATTACHMENT: APPENDIX A – APPLICATION

RECOMMENDATIONS:

THAT Council direct staff to give notice of first reading to “District of Ucluelet Zoning Amendment Bylaw No. 1406, 2026”.

CAO’S COMMENTS:

CAO concurs with Staff’s recommendation.

BACKGROUND:

An application has been received from dHK Architects, on behalf of Weyerhaeuser Company Limited, for a change to the zoning designation of 1100 Shore Pine Drive; Lot 90, District lot 285, Clayoquot District, Plan EPP140604 (the “**Subject Property**”) from a Single-Family Dwelling designation to a Multi-Family Residential designation.

The subject property is a steeply sloped 1.7-acre fully forested free hold lot that was created in 2025 within the recent Shore Pine Ridge subdivision. The subject property was identified to have high potential for a higher density residential use and in 2023 the subject property was given a *Multi-Family Residential* designation in the Official Community Plan’s *Long-Range Land Use Plan*.



Figure 1 – Subject Property

DISCUSSION:

This application is requesting a zoning amendment that would allow a 31-unit, five-level multiple Family Residential building with underground parking. It is important to note that this is a zoning amendment request specific to the land use and not a Development Permit application for the form and character and environmental impacts of the architectural plans included in the application. These plans are included as proof of concept only. In review of the applicants request it was identified that the R-3 zone would be suitable to facilitate the desired development and the applicant has concurred with this assessment.

OFFICIAL COMMUNITY PLAN

Ucluelet’s Official Community Plan (OCP) Long-Range Land Use Plan (Schedule A) identifies the property as Multi-Family Residential. Multi-Family Residential is described as follows:

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings. This designation may

also include small-lot single-family subdivision or cluster developments which achieve similar densities.

The Multi-Family Residential use designation has the following specific policies:

- *Policy 3.147 Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;*
- *Policy 3.148 Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;*
- *Policy 3.149 Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;*
- *Policy 3.150 Explore the use of coach houses and forms of low to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and*
- *Policy 3.151 Encourage the provision of underground or concealed parking and affordable housing units*

AFFORDABLE HOUSING

The OCP has the following policy regarding affordable housing:

- *Policy 3.143 Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.*

The subject property has affordable housing obligations committed to in the original Master Development Agreement (MDA) created in the framework of the original zoning for the Weyerhaeuser lands. In general terms, affordable housing units are to be developed at a rate of at least twenty percent of the total Multiple Family Residential units developed. Under the MDA framework, 6 of the 31 multi-family units in the concept building would be required to be affordable housing units as defined within the MDA.

In 2019 Weyerhaeuser arranged transfer of Lot 13 to a third party for the purpose of affordable housing. For this transfer, Weyerhaeuser was credited with creating 33 units of affordable housing as defined in the MDA. Instead of allocating 6 actual dwelling units to satisfy the MDA affordable housing obligation it is anticipated that Weyerhaeuser would use a portion of the Lot 13 credit instead of allocating actual dwelling units to satisfy the MDA affordable housing obligation.

ENGINEERING

The application, including the concept drawings, was forwarded to the district engineers for a servicing review to understand if there would be any consequential servicing deficiencies for the

proposed multiple family use. The report identified that water pressure may be an issue for the upper floors of the concept building. The potential water pressure deficiency could cause the upper units to experience less pressure than the recommended minimum and be problematic in the buildings fire suppression system. The report recommends that the applicant at the building permit stage provide the following:

- *Fire flow demand calculated in accordance with the Water Supply For Public Fire Protection by Fire Underwriters Survey of Canada for the proposed building.*
- *Flow test be carried out at the fire hydrant in the Shore Pine Dr cul-de-sac.*
- *Fire flow demand calculated in accordance with the Water Supply For Public Fire Protection by Fire Underwriters Survey of Canada based on the building detailed design drawings.*
- *Sanitary flow demand for service sizing.*
- *Stormwater flow demand for storm water management works and service sizing*

The matter would be fully determined and resolved at the time of building permit.

ENVIRONMENTAL

The proposed change of use may result in greater site disturbance due to the larger allowable building area and the increase in allowable lot coverage. However, multi-family developments are subject to the Environmental Development Permit process which will result in an environmental assessment of the site by a Qualified Environmental Professional. Also to note, the subject property has a protected green space located along all property lines with widths extending 5.0m, 8.0m and 10.0m as indicated in green below in Figure 2.

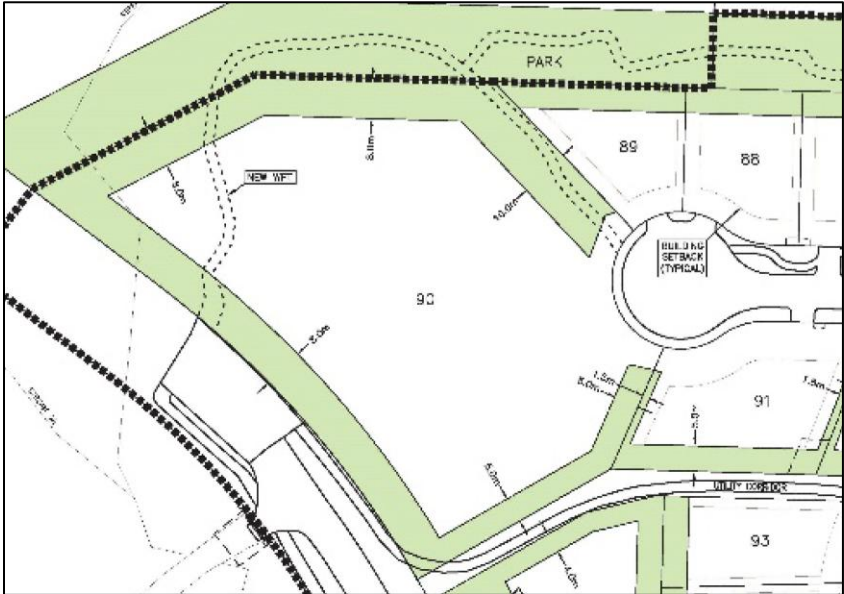


Figure 2 – Green Space

FIRE PROTECTION

There is a fire hydrant on the south side of the cul-de-sac, just before the proposed driveway and the hydrant is connected to the dead-ended watermain. As noted previously, pressures may be an issue, especially for a building sprinkler system. The applicant will be required to provide a fire flow demand calculated in accordance with the Water Supply For Public Fire Protection by Fire Underwriters Survey of Canada for the proposed building at time of building permit.

ZONING AMENDMENT BYLAW NO. 1406, 2026

To facilitate the applicants request, it is proposed to change the zoning designation of the subject property from a Single-Family Large Lot designation within the CD-5C zone, to the R-3 Zone – High Density Residential. The following chart identifies the relevant changes in zoning regulations as result of the proposed zoning designation change:

Regulation	From CD-5C	To R-3
Principle Use	Single Family Dwelling	Multiple Family Residential
Secondary use	Bed and Breakfast, Secondary Suite, ARDU, Home Occupation	Home Occupation
Density	One of each principle and secondary uses.	51 Dwelling units with underground parking.
Floor Are Ratio	No Restriction	1.5
Lot Coverage	25%	50%
Building Height	11m	11m
Front Yard Setback	7.5m	6m
Rear Yard Setback	5.0m	6m
Side Yard Setback	4m	6m

Figure 3 – Zoning Regulation comparison

The proposed zoning amendment would consist of two clauses to facilitate the change in zoning designation:

- 1 Schedule B of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by removing the zoning designation for Lot 90, District lot 285, Clayoquot District, Plan EPP140604 (1100 Shore Pine Drive), shown outlined on the map attached to this Bylaw as Appendix A, from the CD-5C subzone plan.*
- 2 Schedule A (Zoning Map) of District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by changing the zoning designation of Lot 90, District lot 285, Clayoquot District, Plan EPP140604 (1100 Shore Pine Drive), shown outlined on the map attached to this Bylaw as Appendix A, from the CD-5 zone to R-3 High Density Residential.*

ARCHEOLOGICAL

A Preliminary Field Reconnaissance (PFR) will be required prior to any site disturbance during the environmental and form and character Development Permit process. The PFR will determine the probability of cultural remains existing on the property and, if so, what next steps are required.

POLICY OR LEGISLATIVE IMPACTS

If Staff are directed to give notice of first reading to District of Ucluelet Zoning Amendment Bylaw No. 1406, staff will give the statutory notice and bring the bylaw back for first and subsequent readings at the first available Council meeting.

EXTERNAL REFERRALS

This application was referred to the Ucluelet First Nation and any response will be forwarded to Council prior to the potential first reading of this bylaw.

OPTIONS:

Council is requested to consider the following options regarding the zoning amendment for 1100 Shore Pine Drive:

Option 1: Give notice of first reading to District of Ucluelet Zoning Amendment Bylaw No. 1406 (recommended)

Under this option, Council direct staff to give notice of first reading to District of Ucluelet Zoning Amendment Bylaw No. 1406, and the bylaw will be brought back to Council for first and subsequent readings.

Option 2: Keep current zoning for the subject property in place

Council may choose not to direct staff to give notice of Bylaw No. 1406 and thereby denying the applicants request to change the subject properties zoning designation.

Option 3: Alternate Direction

Council can provide alternate direction to Staff.

SUMMARY:

The subject property was anticipated in Ucluelet's OCP to have its zoning changed to allow a higher density multiple family use. The multiple family use proposed for the subject property, while not considered an affordable housing option, is an underrepresented portion of Ucluelet's housing continuum. It should also be noted that the proposed multiple family use will afford the applicant the opportunity to use its affordable housing credits from the Lot 13 transfer.

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

Reviewed by: N/A

Approved By: Richard Harding, Chief Administrative Officer