

From: Bryan Pudney <bpudney@rennie.com>

Sent: May 12, 2026 9:06 AM

To: Community Input Mailbox <communityinput@ucluelet.ca>

Subject: Hyphocus Island Public Hearing - Bryan Pudney [REDACTED]

[External]

To the District of Ucluelet and Members of Council,

My name is Bryan Pudney ([REDACTED]) I am a homeowner in Ucluelet, a father of two young children, and a member of this community. I will be speaking at the public hearing and wanted to include a written submission to ensure my support is formally on the record.

My wife and I moved here nearly four years ago with a clear intention to raise our family in Ucluelet and put down roots. We're not passing through. We're invested in what this town looks like in ten, twenty, thirty years. And that's the lens through which I want to speak to this project.

Ucluelet has a housing problem, and I think most of us know it. There is a near-total absence of attainable family housing in this community. Rental options for local workers are scarce. Young people who grew up here, or who want to build a life here, have almost nowhere to go. This isn't an abstract policy issue, it's the lived reality of the people who make this town function every single day.

The Hyphocus Island proposal addresses this directly. With 51 single-family homes, 25 waterfront lots, and 9 micro homes, it offers a genuine range of housing types that reflect the actual diversity of needs in our community. These are homes intended for people who live and work in Ucluelet, not for investors, not for short-term tourist accommodation.

Beyond the housing itself, I want to highlight what this developer is actually committing to:

- Widening Helen Road and adding a sidewalk so children can walk safely, a long-overdue improvement that will benefit the entire neighbourhood, not just new residents.
- Preserving more than fifty percent of existing vegetation on the island and keeping the waterfront tree line intact, a meaningful commitment to the natural character of the site.
- Donating significant land back to the community.

- Addressing the sewage lagoon odour issue that has affected the area for years.
- The Ministry of Transportation has reviewed the traffic implications and confirmed the road network can accommodate the additional load without significant issues.

I want to speak directly to the concern about growth changing the character of Ucluelet. I understand it. I feel it too. But I'd ask that we consider what happens if we don't act. The Minato Road project is off the table. The development pipeline is thin. If this proposal doesn't move forward, we are not preserving Ucluelet as it is, we are watching it gradually become a place where only those who already own property can afford to stay. That is not the community I moved here to be part of.

Towns that remain vibrant are the ones that grow thoughtfully, that invest in infrastructure, attract young families, and build a tax base that supports better services for everyone. This project is an opportunity to do exactly that, with a developer who has demonstrated they understand what it means to build here responsibly.

I urge Council to support this proposal moving forward.

Thank you so much for your time,

--

Bryan Pudney Kelly

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