

From: Lindsey Black [REDACTED]
Sent: May 12, 2026 11:59 AM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Opposition to the proposed Hyphocus Island development

[External]

Dear Mayor and Council,

I am writing to express my opposition to the proposed Hyphocus Island development in its current form. While I recognize the importance of thoughtful growth and the need for housing within our community, I believe the scale and intensity of this proposal are incompatible with the realities of a small, remote coastal town such as Ucluelet.

Although the proposal identifies 85 dwelling units, the zoning framework permits secondary suites and accessory dwelling units (ADUs) throughout much of the development. This creates the potential for a substantially larger residential population than what is initially being presented to the public. Based on the development framework outlined, the project could effectively result in up to 195 residential units depending on how the properties are ultimately developed over time.

For a community of approximately 2,000 residents, this represents an extraordinary concentration of density on a geographically constrained island with only one primary access route in and out. Hyphocus Island is separated from the main portion of town and relies heavily on the Helen Road and Marine Drive connection for all traffic flow, emergency response access, servicing, and evacuation. The staff report itself acknowledges that transportation upgrades are already required to accommodate projected impacts.

My concerns are not simply about growth itself, but rather whether this level of density is appropriate and sustainable for this location. A development of this scale raises significant concerns regarding:

- Traffic congestion and vehicle volume
- Emergency response access and evacuation capacity
- Infrastructure reliability during storms or closures
- Pressure on municipal services and utilities
- Overall public safety within a constrained island environment

These concerns are amplified by the proposal's proximity to the community's sewage lagoons and lands identified for future wastewater infrastructure expansion. The report explicitly references the need for additional sewer servicing infrastructure and future expansion considerations. Locating what could become one of the densest residential areas in the community adjacent to existing and future sewage infrastructure raises legitimate concerns regarding long-term compatibility, odour impacts, environmental considerations, and overall quality of life for future residents.

I am also concerned that the project appears disconnected from the economic realities of the community. With median household incomes in Ucluelet significantly below the likely cost of these homes, it is difficult to see how the project meaningfully addresses local housing affordability. Based on conservative construction at \$500 per sq.ft. and land estimates, many of these homes could approach pricing near \$2 million once fully developed with suites or ADUs. Without binding affordability measures, the project risks functioning primarily as higher-end market housing while adding further pressure to local infrastructure and services.

Additionally, I believe there is a broader concern regarding precedent and community character. Ucluelet is valued for its modest scale, environmental sensitivity, and rural coastal identity. Hyphocus Island itself has been recognized as environmentally and culturally significant. Yet this proposal has the potential to urbanize one of the most constrained and sensitive areas within the community into a highly concentrated residential enclave.

I also want to note that I previously opposed changes to short-term rental regulations that altered property rights and expectations for existing owners after purchase. However, I do question why new developments continue to permit additional short-term rental potential within what already appears to be a saturated tourism market. During peak seasons, the community already experiences significant strain on infrastructure, parking, retail services, and public amenities. Continuing to add further tourism-oriented inventory does not appear aligned with the long-term sustainability of the community.

In summary, my concern is not simply about 85 homes, but rather the cumulative long-term density and intensity this proposal could ultimately create on a constrained island with limited access, existing infrastructure challenges, and significant environmental sensitivity. I respectfully ask Mayor and Council to carefully reconsider whether this scale of development is truly appropriate for Hyphocus Island and for the long-term interests of the Ucluelet community.

Thank you for your time and consideration.

Lindsey Black

