

From: Naomi Furst RMT <[REDACTED]>

Sent: May 16, 2026 9:07 PM

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

Subject: Subject: Hyphocus Island Rezoning and Development Proposal

[External]

Subject: Hyphocus Island Rezoning and Development Proposal

Dear Mayor and Council,

I am writing regarding the proposed Hyphocus Island rezoning and development application.

While I understand the need for housing in Ucluelet, I have serious concerns about the long-term cumulative impacts this proposal could have on infrastructure, traffic, wildlife, neighbourhood livability and the future character of our community.

My concerns include:

- Increased traffic through quiet residential neighbourhoods including Helen Road, Matterson, Marine Drive, Bay Street and surrounding feeder roads
- Increased traffic through school zones and pedestrian areas
- Existing congestion issues at Main & Peninsula, Village Square and surrounding commercial areas becoming worse over time
- Lack of sidewalks along most of Helen Road despite increased traffic likely moving through the area
- Increased pressure on parking, especially around the Co-op, post office and Village Square during peak season
- Concerns about whether roads and intersections are truly prepared for this scale of growth
- Years of construction disruption including road work, heavy equipment, construction traffic, noise and possible blasting

- Concerns about the cumulative impacts of multiple developments already proposed or underway throughout town
- Increased pressure on healthcare services, schools, grocery stores, infrastructure and municipal services
- Concerns that future infrastructure upgrades and traffic mitigation costs may ultimately fall onto taxpayers
- Concerns about the sewage lagoon smell and whether long-term mitigation costs and infrastructure upgrades will become the responsibility of the District and taxpayers
- Concerns about the loss and fragmentation of one of the last largely forested areas within town boundaries
- Concerns regarding documented wildlife activity in the area including wolves, deer, cougars and wildlife trees
- Concerns that increased density, lighting, noise, pets, trails and human activity may further displace wildlife already under pressure from expanding development
- Concerns that “attainable” or “modest” housing pricing may still remain out of reach for many local working residents
- Concerns that rental suites are not guaranteed to become affordable long-term housing for local families and workers

I encourage Council to carefully consider the long-term impacts this proposal could have on traffic flow, infrastructure capacity, environmental sustainability and neighbourhood character before approving rezoning changes.

Thank you for your time and consideration.

Sincerely,

Naomi FURST

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Sent from Yahoo Mail for iPhone