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Sent: May 17, 2026 3:24 PM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Cc: Marilyn McEwen (Ucluelet Mayor) <mmcewen@ucluelet.ca>; Mayco Noel [REDACTED]; Shawn Anderson (Ucluelet Council) <sanderson@ucluelet.ca>; Jennifer Hoar (Ucluelet Council) <jhoar@ucluelet.ca>; Mark Maftei (Ucluelet Council) <mmaftei@ucluelet.ca>
Subject: Re: rezoning and changes to the OCP for Hyphocus Island /Public Hearing May 20,2026

[External]

To the Mayor and Council, District of Ucluelet

Re: Hyphocus Island proposed rezoning and changes to the Official Community Plan

I trust that all my and other previous submissions have been reviewed so I will not repeat them here except for a few points for emphasis.

Maywind's representatives assure us that they listened to our concerns. I submit that they may have listened, but they did not hear. This may be because we are not really speaking from the same set of values and expectations. What I hear is that there is an assumption that all small municipalities yearn to be urban centres. What they do not hear is that many chose to live in small towns because that is the lifestyle they have chosen. At the information sessions many concerns as to the impact of changes to our lifestyles were met with comments such as. "Children can play on the streets of Kitsilano, or the traffic flow will be no greater than that of a Vancouver residential neighbourhood." Many, if not most, of Ucluelet's long term residents have chosen specifically NOT to live in urban areas.

The Maywind representatives have said that those who live on Helen Road have asked for a safer road. That is not really what we said. We said that if the development were to go ahead as proposed, the road would not be safe for that level of traffic. It is the development that would trigger the need for an improved road. The current residents have not asked for the road to be widened or upgraded.

While their definition of low density may suit a larger urban area or even some other part of Ucluelet, it is not low for a location such as Hyphocus. We are being asked to consider "Gentle Density" options in our discussions of what citizens of Ucluelet are willing to accept and where these are acceptable. This proposal cannot be considered Gentle if it is located on Hyphocus.

Speaking of costs what are the benefits being offered for what will be lost? More housing is the selling point. Presently I am in Revelstoke, my former home, another Resort Municipality. It is to be noted that Revelstoke, since becoming a Resort town, also suffers from a housing shortage for many whose income is less than \$100,000.00 annually. There has been a dramatic increase in all types of housing here for several years. There is still a shortage of “affordable” housing for many. B.C. Rail, one of the major and long-time employers is moving many of its positions to Kamloops citing the high cost of living for its employees in Revelstoke. In Resort Municipalities more housing does not automatically translate into more housing for the local workforce. It is this portion of Ucluelet’s population that is crying out for housing. When we are told that this development on Hyphocus will meet the housing needs of the missing middle, I am left to wonder who they are talking about? In the latest proposal I see that they plan to sell the compact single-family homes (the 51 plus 9) for \$899,000.00. Can the local Ucluelet residents who presently need housing, afford the downpayment (\$65,000.00) needed for this price? The secondary suite may help offset the mortgage payments but first they must qualify for a mortgage. I fear that those who are eager for housing are being sold a false dream by realtors. Are there enough under housed or unhoused residents that can afford these proposed homes? So, after Hyphocus is stripped and subdued who will buy these homes?

The only thing being offered that we like is an opening of the causeway. We asked for that before Maywind came on the scene. However, this comes with a cost too high to justify such a drastic change to Hyphocus.

Please let the zoning remain Rural Residential. The land was purchased under that zoning; the buyers should live with that zoning.

Patricia Sieber

