

From: Alishia Fox [REDACTED]
Sent: May 18, 2026 1:35 PM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Additional Comments Regarding Hyphocus Rezoning Proposal

[External]

Mayor and Council,

I am writing a second time regarding the proposed Hyphocus rezoning application. In my original submission, my concerns were primarily focused on wildlife displacement and the environmental impacts of developing this area. However, over the past two weeks, I have spent considerable time reviewing the proposal, speaking with community members and following the public discussion surrounding this application. As a result, I would like to formally add additional concerns to the public record ahead of the hearing.

First, I want to be clear that I understand Ucluelet is facing housing pressures and that additional housing will be needed as the town grows. My concerns are not rooted in opposition to all development, but rather in questions around pacing, infrastructure, attainability and long-term community planning.

One of my major concerns is that this proposal is being framed as a solution to local housing affordability, while many of the projected price points being discussed remain far outside the reach of a significant portion of local working residents. In a tourism-based community where many people work in service, hospitality, fishing, trades and small business, homes in the \$700,000 to \$900,000 range, even with rental suites attached, are still unattainable for many households. I worry that the term “affordable housing” is being stretched in a way that does not reflect the lived economic reality of many residents already struggling to remain in this community.

I am also concerned about the cumulative impact of development currently underway throughout town. Ucluelet already has multiple active or recently approved projects, including the Shorepine development, where substantial clearing, servicing and infrastructure work has already taken place and many lots remain undeveloped. The First

Light project, which many residents viewed as more aligned with attainable housing goals, is also still underway. Given the scale of growth already occurring, I believe council should consider allowing these existing developments to progress further before rezoning additional large parcels of forested land.

I would also ask council to reflect carefully on the recent history surrounding the 221 Minato proposal. While I understand this was a different developer, it was similarly presented to the community as a project that would help address housing concerns. Council worked extensively with that proposal, yet the project ultimately did not proceed and the property has since returned to the market. That situation understandably leaves some residents concerned about what happens if land is rezoned, cleared and serviced, but the promised housing outcomes either change significantly or fail to materialize altogether.

My concern is not only about what is promised at the proposal stage, but about the long-term outcomes if market conditions shift, projects stall or development priorities change over time. Once forested land is cleared and infrastructure is installed, the environmental impact has already occurred regardless of whether the intended community benefits are ultimately realized.

I also remain concerned about the long-term infrastructure and traffic implications associated with this proposal, particularly given the bottleneck access point, the increased pressure on residential roads and school zones and the cumulative effect of adding this level of density into an already established quiet residential area. I am not opposed to density as a concept for increasing housing supply in Ucluelet, but I do believe careful consideration should be given to where higher density development is placed and whether existing neighborhoods and infrastructure are truly suited to absorb that level of growth without significantly altering the character and flow of the surrounding community.

I appreciate the amount of work that has gone into reviewing this proposal and I thank council for considering the wide range of perspectives being brought forward by residents. I hope council approaches this decision carefully and with consideration not only for growth, but for the long-term character, sustainability and livability of Ucluelet for the people who already call this community home.

Sincerely,

Alishia Fox

