

From: Emilie BOTTIGLIERI <[REDACTED]>
Sent: May 18, 2026 3:08 PM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Subject: Hyphocus Island Rezoning and Development Proposal

[External]

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,

Emilie Bottiglieri



Ucluelet