

**From:** Leanne Pelosi [REDACTED]  
**Sent:** May 19, 2026 11:05 AM  
**To:** Community Input Mailbox <communityinput@ucluelet.ca>  
**Subject:** Hyphocus Development letter of opposition

**[External]**

To Mayor and Council,

First and foremost, I believe the central question surrounding this proposal should be the one that many residents care about most: does this development genuinely provide affordable and attainable housing for the people of Ucluelet?

After reviewing the proposal more closely, I don't believe it does.

I am deeply concerned about what appears to be a disconnect between how this project is being presented publicly and what the proposal may actually permit in practice.

The development is frequently described as "85 lots" or "85 homes," creating the impression of a relatively modest residential neighbourhood. However, when the permitted uses and density allowances are examined more carefully, the potential scale and intensity of occupation appear substantially larger.

To my understanding, the proposal includes:

- 25 waterfront lots with the ability to contain:
  - a primary residence,
  - a nightly rental suite,
  - and an accessory dwelling unit (ADU)
- 51 compact single-family homes with mandatory secondary suites
- 9 additional single-family homes with secondary suites

While the project is publicly described as an "85-lot" development, the actual permitted density appears substantially greater when secondary suites, accessory dwelling units (ADUs), and potential nightly rental accommodations are considered together.

Based on the proposal as currently understood, the development could potentially allow for approximately 195 residential and accommodation units and upwards of 700 occupants concentrated onto a physically constrained island environment.

For perspective, that represents a population increase approaching nearly half of Ucluelet's current permanent population concentrated onto a physically constrained island with a single primary access route.

To me, that reality feels fundamentally out of alignment with both the geography of Hyphocus Island and the spirit of the original Official Community Plan vision for the area.

When we received approval for our own property on Hyphocus Island, the process reflected a very different philosophy of development. We worked closely with arborists and planners to carefully preserve the natural character of the land rather than maximize density at all costs. Significant effort was made to retain mature trees, protect privacy corridors, maintain the forested feel of the island, and ensure the property continued to feel integrated within the surrounding ecosystem rather than imposed upon it.

That process reinforced what I believed Hyphocus Island represented: a rare and sensitive piece of coastal land where development was expected to coexist respectfully with nature, not overwhelm it.

From my personal experience living there, the island already feels physically constrained in terms of access, infrastructure, and overall carrying capacity. Adding what could effectively function as an entirely new high-density neighbourhood, potentially including tourism-oriented accommodations and nightly rentals, feels difficult to reconcile with the original intent and long-standing character of the area.

I worry that once the natural character of Hyphocus Island is altered at this scale, it cannot truly be restored. Mature coastal ecosystems take generations to develop, and incremental decisions made today will permanently shape the future identity of both the island and the broader community for decades to come.

This raises serious and legitimate concerns regarding:

- Whether critical infrastructure upgrades are guaranteed, enforceable, and completed prior to occupancy rather than deferred or dependent on future compliance
- Limited emergency access and constrained evacuation routes
- Inadequate wildfire and tsunami preparedness
- Increased traffic congestion and pedestrian safety impacts, including effects extending further down Helen Road
- Wastewater infrastructure, sanitary capacity, and potential odour impacts
- Loss of wildlife corridors and broader environmental degradation
- Whether the project will provide genuinely attainable housing for local workers
- Potential alteration of existing forest and land buffers that currently provide ecological and climatic protection from coastal weather systems
- The overall appropriateness of concentrating this level of density in such a constrained and environmentally sensitive location

These concerns are amplified by the fact that Hyphocus Island already experiences a significant pinch point in its road access and appears to require major infrastructure upgrades simply to support the proposed scale of development.

I am also concerned about reports that portions of the project may permit nightly rentals and additional tourism-oriented uses. If the primary purpose of the development is truly to address long-term local housing shortages, then I believe Council should carefully examine whether the permitted uses genuinely align with that stated goal.

There is an important distinction between increasing housing inventory and creating truly attainable housing. They are not necessarily the same thing.

Many residents feel that tourism-oriented real estate and investment-driven development have already contributed significantly to housing pressure and reduced long-term rental availability in Ucluelet. Expanding nightly rental opportunities within a project being publicly justified as a housing solution understandably raises concerns about whether the development will meaningfully improve housing accessibility for the people who actually live and work here year-round.

As a single mother myself living on Helen Road, I think often about the people this project is supposedly intended to help. Many workers in Ucluelet employed in hospitality, tourism, childcare, retail, trades support, and service industries earn incomes that are far below what would realistically be required to purchase newly constructed market homes within this development.

Median household incomes in communities like Ucluelet would typically qualify for mortgages substantially below the likely market value of newly built homes that may ultimately exceed 1-3 million dollars once land, infrastructure, and construction costs are factored in.

This raises a legitimate concern that a substantial portion of these properties may ultimately be acquired by non-local investors, second-home owners, or higher-income buyers rather than the local workforce the project is publicly intended to serve.

That is why I believe it is critical that Council and the broader community clearly understand the difference between the publicly repeated “85 lots” framing and the actual intensity of development that the zoning may permit over time.

If the core question before Council is whether this proposal delivers genuinely affordable and attainable housing for the people of Ucluelet, then respectfully, I do not believe this proposal in its current form achieves that objective.

Lastly, I believe Council should carefully consider the broader context surrounding public advocacy related to this proposal. Residents are absolutely entitled to support development and share their perspectives. However, transparency is important, particularly where professional or financial interests connected to development, construction, tourism, or real estate activity may exist.

In evaluating public submissions, I respectfully encourage Council to distinguish between broad community sentiment and advocacy that may be influenced, directly or indirectly, by potential economic benefit tied to future development activity.

Hyphocus Island is not simply vacant land awaiting maximum build-out. It is a sensitive coastal environment and a defining part of Ucluelet's identity.

Decisions made now will permanently shape the long-term character, livability, and ecological integrity of this community for generations to come.

Thank you for your time and careful consideration.

Leanne Pelosi

 Ucluelet