

**From:** Spencer O'Brien [REDACTED]  
**Sent:** May 19, 2026 9:31 AM  
**To:** Community Input Mailbox <communityinput@ucluelet.ca>  
**Subject:** Hyphocus Island Development

**[External]**

To Mayor and Council,

As someone who lives in Ucluelet and deeply values this community, I feel compelled to express concern regarding the proposed scale and density of the Hyphocus Island development.

My concern is not with growth itself, but whether a project of this intensity is truly appropriate for a small coastal town with already limited infrastructure and constrained access.

While the project is often publicly framed as “85 homes,” the actual number of potential occupancies appears significantly higher once secondary suites, ADUs, and nightly rental accommodations are factored in. At full build-out, this could represent a substantial population increase concentrated onto a physically constrained island with a single primary access route.

I believe Council should carefully consider whether Ucluelet’s current infrastructure can realistically support this level of development, including:

Emergency access and evacuation capacity

Traffic and pedestrian safety

Wastewater and sanitary infrastructure

Storm resilience and road reliability,

Long-term environmental impacts on a sensitive area.

Like many residents, I also question whether this proposal genuinely delivers attainable housing for local working people, or whether it risks further increasing tourism-oriented and investment-driven development. Pressures that have already impacted housing accessibility in our community.

I also draw concern from other developments around town that remain unfinished or are sitting empty. We need more housing, however, is this the type of housing we need in our community and is it truly affordable or even attainable for the average Ucluelet resident.

Ucluelet's strength has always been its balance — between growth, nature, infrastructure, and community character. I believe it is important that any future development respects that balance and reflects the long-term resilience of the town as a whole.

Thank you for your consideration.

Spencer O'Brien

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