



REPORT TO COUNCIL

Council Meeting: June 23, 2026

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: TYLER BROWN, DIRECTOR OF PLANNING AND STRATEGIC INITIATIVES

FILE NO: 3360-20 RZ25-06

SUBJECT: ZONING AMENDMENT FOR 604 RAINFOREST DRIVE

REPORT NO: 26-76

ATTACHMENTS: APPENDIX A – APPLICANTS LETTER OF INTENT

RECOMMENDATION:

THAT Council direct staff to prepare the necessary zoning amendment bylaw for the development proposal for 604 Rainforest Drive and provide public notification regarding the consideration of First Reading.

CAO'S COMMENTS:

The applicant has provided a new development proposal. Advancing the proposed development concept will allow Council to receive further information and referral responses to consider the merits of the application more fully.

BACKGROUND:

An application has been received to amend the zoning for the subject property known as 604 Rainforest Drive; Lot A, Plan VIP82211, District Lot 281& 282, Clayoquot Land District (the "subject property"; see **Figure 1**). The Subject property is approximately 0.34 ha and located on the northwest corner of Marine Drive and Rainforest Drive. The lot is currently vacant but contains a failed concrete foundation from a previous development proposal.

The subject property was part of a 2005 comprehensive development known as the Rainforest subdivision. This development was mainly large residential lots and originally had four larger properties designated with similar mixed-use zoning as the subject property. The mixed use in this subdivision anticipated a spa-type commercial use on the ground floor of these properties, with tourist accommodation or residences above. This commercial spa-focused vision for the area has not been developed as the area has built out to predominantly residential uses. Since 2005, three of the four properties originally designated for mixed uses have had their zoning designation changed to single family and multifamily use.

The subject property was recently rezoned to accommodate a potential healthcare office proposal, which did not subsequently materialize. More recently, the development proponent submitted a new proposal to permit 6 short term rental units and 6 long term residential units on the parcel. The proposal was denied by Council. The applicant has revised the development concept to include 12 units; six of which would be long-term residential use only and 6 smaller units that could be used for either long-term or short-term use.



Figure 1 – The Subject Property

DISCUSSION

Development Concept

The applicant's development concept is for a three-storey building with the two upper floors containing residential units for long-term tenancy and the smaller ground floor units being used for either long-term residential use or as short-term rental units. In total, the concept plan includes 6 residential units and 6 flexible units. Based on concerns raised in the previous failed rezoning proposal, the applicant is proposing an updated site layout plan that includes the requirement of a landscaped 4.0 m buffer along the north and west property lines. Figure 2 illustrates the site layout concept as submitted and Figure 3 illustrated the previous proposal.

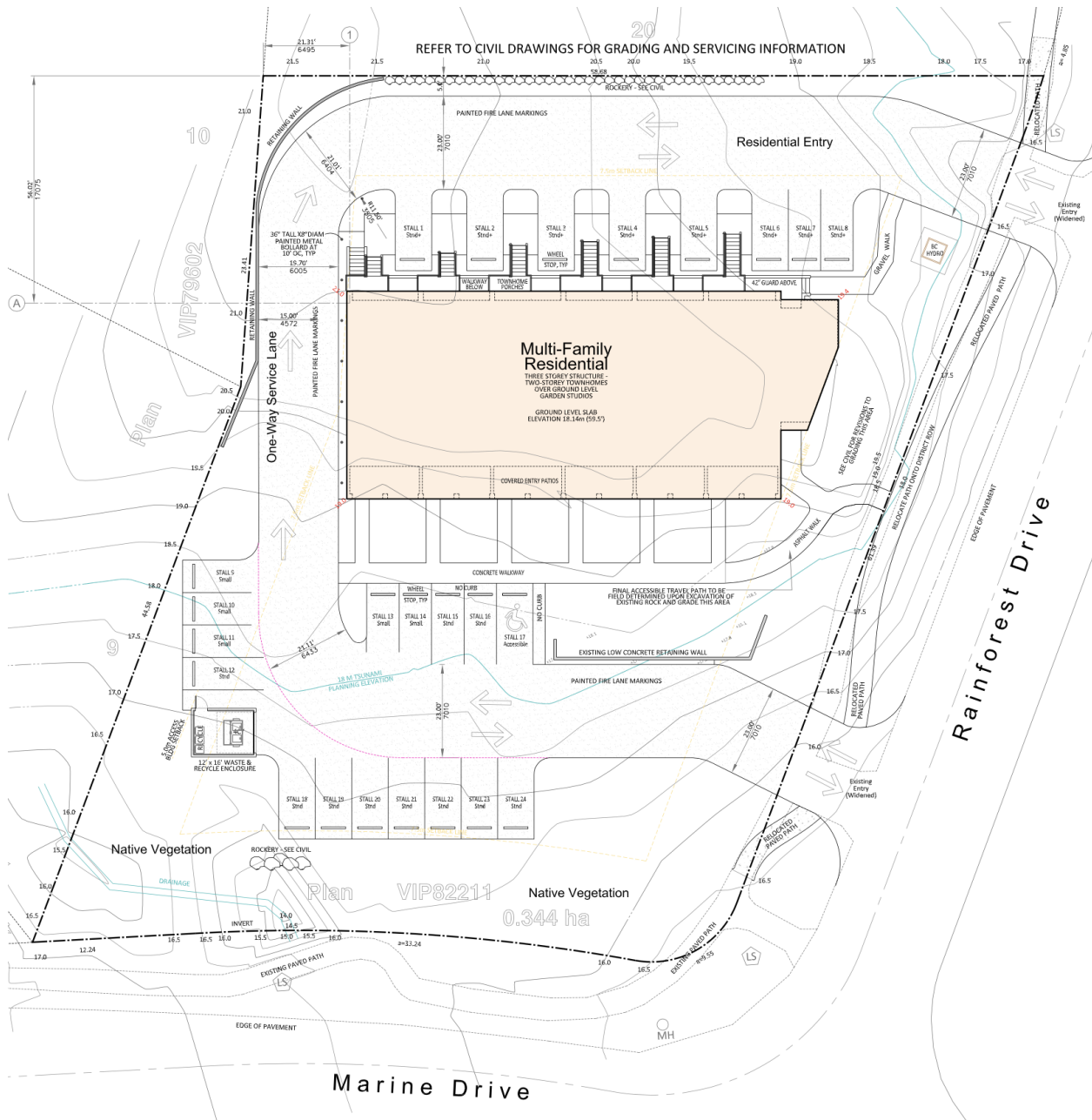


Figure 3 – Previously proposed Site Layout

Proposed Zoning Amendment

The subject property currently has the CD-3A SubZone designation with which permits a range of uses. However, the existing zoning does not permit the residential use and short-term use combination as proposed. To accommodate the applicant's development concept, an amendment to the zoning bylaw is required. Should Council provide preliminary endorsement for this development concept, staff will return with proposed zoning amendment bylaws that

accommodate both the six long-term residential and six flexible short-term rental/long-term residential units as outlined in the development concept; and present them to Council for formal consideration of bylaw readings.

Official Community Plan (OCP)

The properties land use designation is Multiple-Family Residential. However, it has contained commercial zoning permissions by allowing some short-term use. The current proposal seeks to balance the uses of the site with the broader objectives of the Multiple-Family Residential designation. By maintaining a medium-scale building form, the development provides a sensitive transition between different intensities of use, ensuring the site remains compatible with the surrounding residential context.

The applicant has provided a statement in their letter of intent that no-affordable units are being proposed.

POLICY OR LEGISLATIVE IMPACTS:

In accordance with the Local Government Act and District policy, a public hearing is not required for this residential zoning amendment. Public notification regarding the consideration of First Reading is required prior to Council considering first reading of any related zoning amendment bylaw.

ANALYSIS OF OPTIONS:

Option 1: Direct staff to prepare zoning amendment bylaws and give notice of consideration of First Reading (Recommended)

This option directs staff to draft the specific bylaw amendments required to accommodate the 12-unit mixed-tenancy development concept. In accordance with District policy and the *Local Government Act*, staff will issue the required public notification regarding Council's upcoming consideration of First Reading. Advancing the proposal to this stage ensures Council can fully review the refined regulations, receive written public input, and upcoming agency referral responses before deciding whether to move the project forward.

Option 2: Defeat or deny the application

The application would be rejected, no zoning amendment bylaws would be prepared, and the property would retain its current CD-3A SubZone regulations.

Option 3: Provide alternate direction

Council may provide alternate direction to staff.

SUMMARY:

An application has been received to amend the zoning for 604 Rainforest Drive to permit a 12-unit multi-family development consisting of six dedicated long-term residential units on the upper floors and six flexible ground-floor units that can accommodate either long-term or short-term use. This updated proposal follows a previously denied concept and now includes a revised site layout featuring a 4.0 m landscaped buffer along the north and west property lines to better transition into the surrounding neighborhood. Advancing this application will allow Council to gather detailed referral responses and agency feedback to fully evaluate the project's merits. Moving the amendment forward to a public hearing will provide the community with a formal opportunity to comment on the site's transition from the previously envisioned medical office to this mixed-tenancy residential and resort model before a final decision is made.

Respectfully Submitted: Tyler Brown, Director of Planning and Strategic Initiatives

Reviewed by: N/A

Approved By: Richard Harding, Chief Administrative Officer