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District of Ucluelet
P.O. Box 200
Ucluelet, BC V0R 3A0

Attn: Tyler Brown, Director of Planning & Strategic Initiatives
John Towgood, Municipal Planner

Re: Zoning Amendment Request – Statement of Intent
604 Rainforest Drive
PID# 026908701

Dear Tyler and John:

On behalf of Nick Killins, I am forwarding this Statement of Intent and attached site plan drawings for the District's and Council's consideration related to the project at 604 Rainforest Drive.

Project Overview and Proposed Zoning Amendment

The project history is well known to Ucluelet residents. Pending the resolution of legal matters for the prior mixed-use project, the applicant is proposing that an all-residential-use zoning modification be applied to the property. Specifically, the applicant is requesting that the zoning be amended to allow for twelve total dwelling units, configured as six two-storey townhomes above six one-bedroom garden suites. The six townhome units are proposed to be restricted to long-term rental or owner-occupied use only, while the 6 garden suites would be available for either long or short-term use, at the discretion of (and proper business licensing by) the unit owners.

All twelve units would be listed as market rate for-sale strata dwellings with none proposed as affordable housing. Given the location of the property and its proximity to the Wild Pacific Trail (literally across the street) it makes logical sense to allow the option for short term rental of the garden suite units given their proximity to the trail itself. The upper townhome units back to the single-family lots of the Rainforest subdivision and are more appropriately limited to single family use.

Unlike the prior mixed-use submittal which placed the townhomes over a larger ground level commercial space, the current proposal includes the same six two-level townhomes but over six one-bedroom garden suites of the same footprint as the townhomes (390 sm). The resulting building footprint is 292 sm less than the prior mixed-use project, allowing for more green space due to the reduction in impervious surfaces related to the building footprint, parking, and drive lane areas. This can be graphically seen by comparing the attached site plans, which show the current residential proposal and the prior mixed-use project for comparison.

To address neighborhood concerns over green space, the current proposal slides the building 3m to the south, which allows for the inclusion of a dedicated 4m landscape buffer along the north property line.

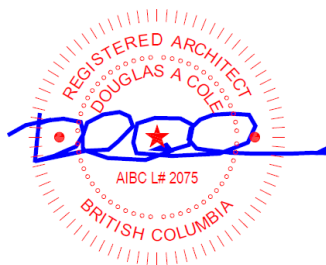
This same 4m dedication would continue along the west property line as well, as shown on the site plan. In discussions with Ucluelet Fire Rescue, the plan to provide the building with a fire sprinkler system meeting the requirements of NFPA 13R allows for the prior interior emergency vehicle loop road to be eliminated, which frees up 615 sm for use as green space instead of pavement.

To accomplish this and to make use of the already designed and engineered townhome structure (remaining from the prior mixed-use project) the applicant is asking that the 7.5m setback line along Rainforest Drive be reduced to 6.4m for two segments where the building crosses the setback line. The encroachment into this setback is a result of sliding the building 3m south to provide more greenspace to the northern neighbors. The applicant is not asking for a blanket reduction of the setback across the entire lot frontage facing Rainforest Drive, only for relaxation at the two areas where the building crosses the line as shown on the site plan.

Some key comparisons between the originally approved project and this application include:

- a) A decrease in overall impervious surface area of 615 sm (~18% of the total site area) is accomplished by a reduction in the total number of required parking stalls, and elimination of the drive lane loop road, allowing for 6,620 sf to become recaptured as greenspace.
- b) A decrease in the overall building area and ground floor footprint area of 292 sm is accomplished by the removal of the commercial uses.
- c) Without the requirement for commercial ceiling heights, the building has been able to be reduced in height by 2.5m from the originally approved plans.

Respectfully,



Doug Cole, AIBC
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Attachments: Current Site Plan dated 20160512
Prior Mixed Use Site Plan dated 20231007