

Introduction

Background

Ucluelet is updating its Zoning Bylaw to make it clearer, easier to use, and better aligned with the community's needs.

The Zoning Bylaw refresh will be a comprehensive process that also includes three focus areas: gentle density housing options, short-term rentals, and pre-zoning for multi-family housing.



About this Report

This report summarizes the input received from the community in May 2026, as part of an additional phase of engagement. The District engaged residents to hear feedback on gentle density housing, short-term rental (STR), and multi-family pre-zoning approaches being considered for the Bylaw Refresh. These engagement opportunities included:

- The Housing Review Open House, held on May 5, 2026
- The Housing Review Community Survey, open from May 4 to May 12, 2026

In total, **89 participants** complete the Housing Review Community Survey and **34 participants** attended the Housing Review Open House. It should be noted that several open house attendees indicated that they had also completed the survey, meaning their feedback will have been recorded twice.

Housing Review Open House

On May 5, 2026, the District hosted the project's second open house at the Ucluelet Community Centre from 5:00pm to 8:00pm. The event provided an update on the Bylaw Refresh, summarized feedback from Phase 1 community engagement, and invited community members to provide input on the proposed housing approaches under consideration.

The open house was a walk-through style event, so attendees could drop in at any time and review the information at their own pace. Feedback was recorded using a set of interactive poster boards, where residents could answer questions and share written comments. In total, there were **34 participants** who joined the event.



Housing Review Open House: May 5th, 2026

What We Learned

Gentle Density

The open house proposed a draft framework for permitting “gentle density” housing within the community. The framework was designed to mitigate some common concerns raised by community members during the initial phase of engagement, such as parking, tree loss, privacy, and neighbourhood character. The draft framework is included below.

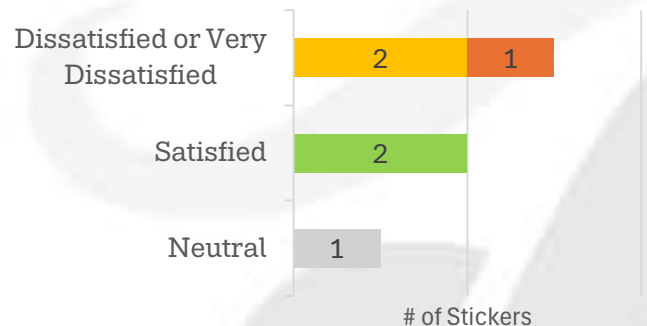
Concern	Zoning Mitigation Strategy
Parking	- Require at least 1 parking stall per dwelling unit - Tandem parking stalls do not count towards minimum requirement
Tree Loss	Retain existing trees where feasible and require new ones through a minimum requirement for each new dwelling
Neighbourhood Character/ Building Height and Scale	- Permit the same building envelope for gentle density as for single-detached dwellings - Add impervious surface coverage regulations - Add soft landscape area requirements
Privacy	- Add landscape screening requirements - Maintain rear lot line setbacks - Lower height for coach houses in rear yard

When asked to indicate their level of support for the approach, 3 participants were dissatisfied or very dissatisfied, 2 participants were satisfied, and one participant was neutral.

Participants were then invited to add written comments with their comments or suggestions:

- Comments were split between spreading gentle density throughout existing neighbourhoods and concentrating them in certain areas.
- Support for allowing more lot coverage and more ADUs for more density.
- Support for a larger greenspace buffer
- Ensure lots are large enough for the greenspace requirements and desired housing types

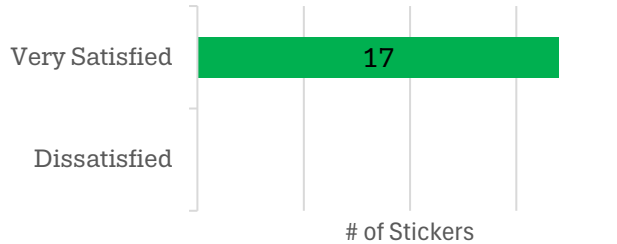
What level of satisfaction do you have for the proposed approach?



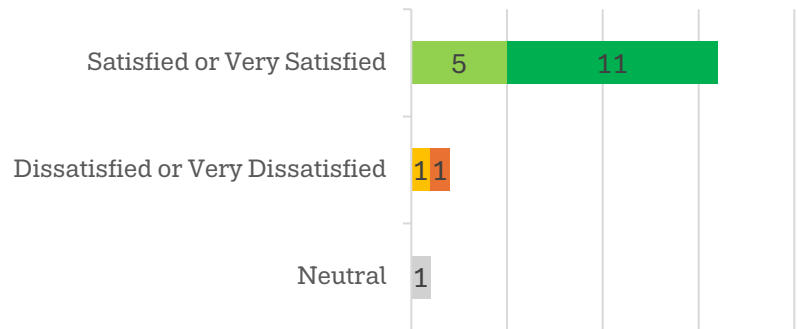
Short-Term Rentals

The open house presented several parameters being considered for short-term rentals as part of the Zoning Bylaw Refresh. Participants were invited to review each parameter and indicate their level of support using a sticker “dot.” Each option had five levels of support: Very Satisfied, Satisfied, Neutral (neither satisfied or dissatisfied), Dissatisfied, or Very Dissatisfied. The results for each parameter are summarized below.

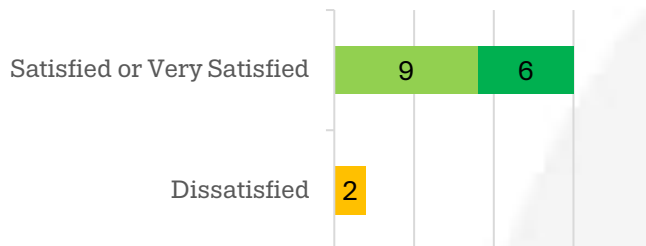
Consideration for permitting long-term residential use in "resort condos" to provide more housing options in the community.



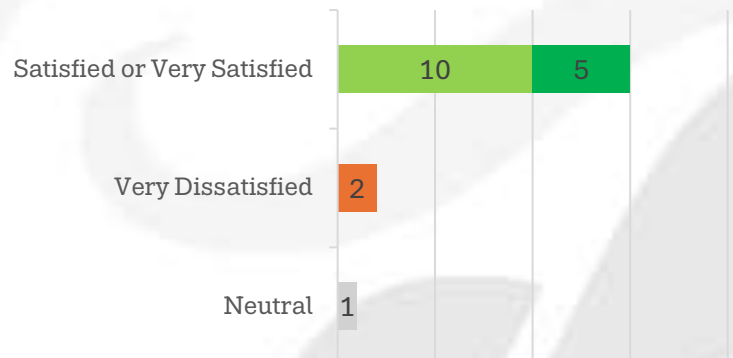
Only permitted on lots with a principal resident living on site.



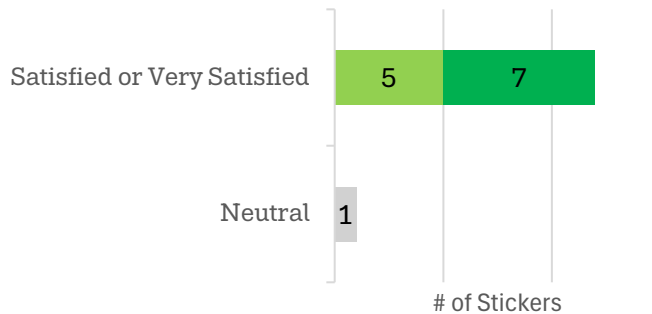
Consideration of existing operations to ensure these remain legal.



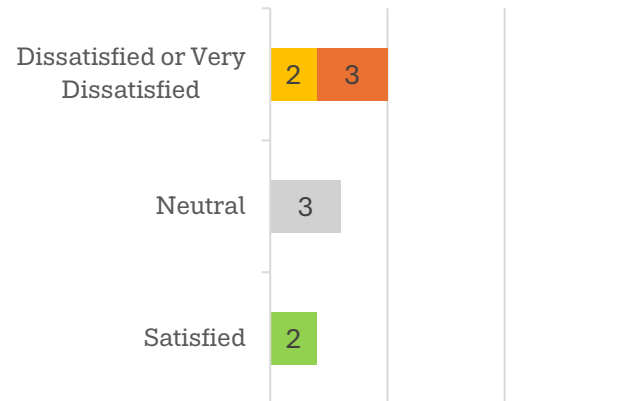
Maximum one STR per lot.



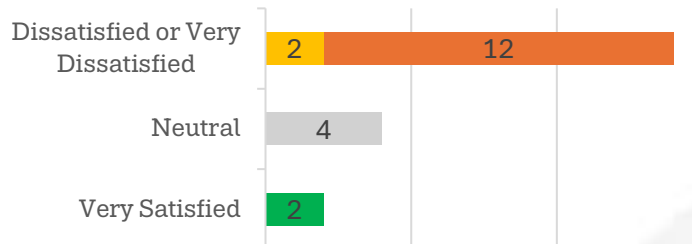
**Permitting in existing residential zones
(e.g., R-1, R-2, and R-4)**



**No changes to the framework of
Tourist Commercial, Vacation Rental,
and Guest House zones.**



**Only permitted in a secondary dwelling (i.e.
secondary suite or coach house), not a
principal dwelling.**



Overall, open house participants showed high levels of support for many of the proposed parameters for short-term rentals in the community. In particular, the highest number of participants (17) agreed that resort condos should permit long-term residential use to support more housing options in the community. High support was also shown to only permitting STRs with a principal resident also living on-site, ensuring that existing STR operations can remain legal, and permitting a maximum of one STR per lot.

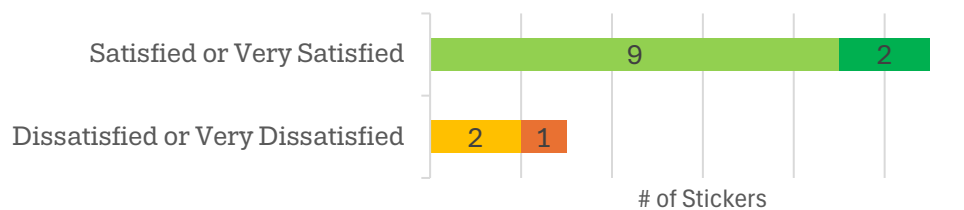
The parameter receiving the lowest support was only permitting an STR in a secondary dwelling, with 12 participants indicating they were very dissatisfied by the requirement.

Multi-Unit Residential Pre-Zoning

Participants were asked to consider several options for pre-zoning lands already designated for multi-family housing in the OCP. The options were developed using community feedback received during the initial phase of engagement for the purpose of supporting improved housing diversity and availability within the core areas of Ucluelet.

Participants were once again invited to indicate their level of support for each option with sticker dots. The results for each option are summarized below.

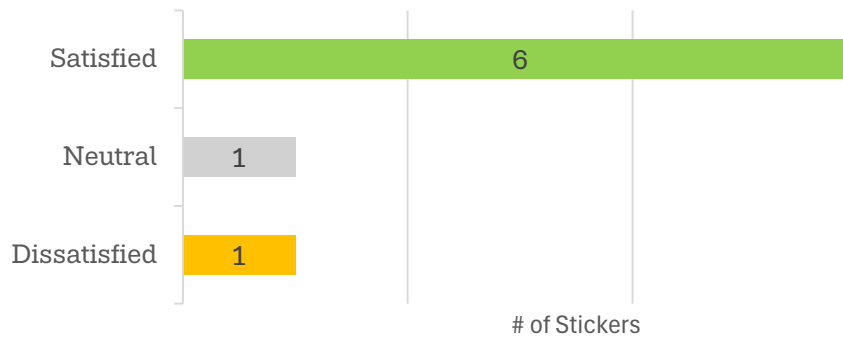
Permitting residential-only uses up to four storeys in the Service Commercial future land use area (shown below in red)



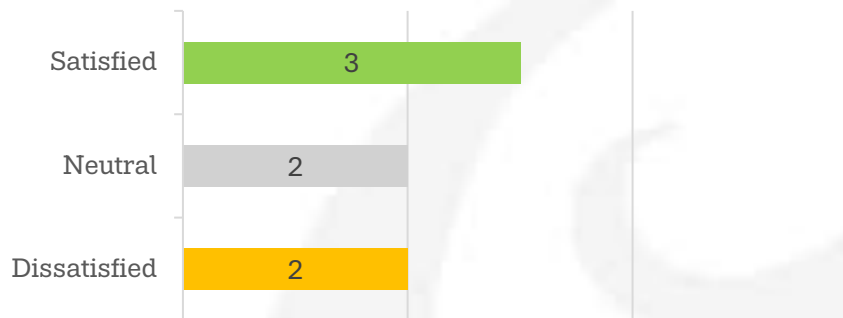
“Service Commercial” future land use area

Open house participants showed the highest level of support for allowing four-storey, residential-only in the Service Commercial area, with 11 participants indicating satisfaction for the approach. There was also support shown for pre-zoning underdeveloped multi-family lots with a likelihood of redevelopment. The third option for pre-zoning, residential-only uses in the Village Square area, received a mixed level of support, with 3 participants indicating they were satisfied, 2 were dissatisfied, and 2 were neutral.

Pre-zoning under-developed lots with moderate to high likelihood of redevelopment, currently designated Multi-Family Residential in the OCP.



Permitting residential-only developments in the Village Square Area (as a new option in addition to currently permitted mixed-use or commercial development)



Housing Review Survey

The District hosted an online survey for the Zoning Bylaw Refresh from May 4 to May 12, 2026. The intent of the survey was to present the same information as the May 5th Open House and seek feedback on the same gentle density, short-term rental, and pre-zoning approaches that the District is considering as part of the Zoning Bylaw Refresh.

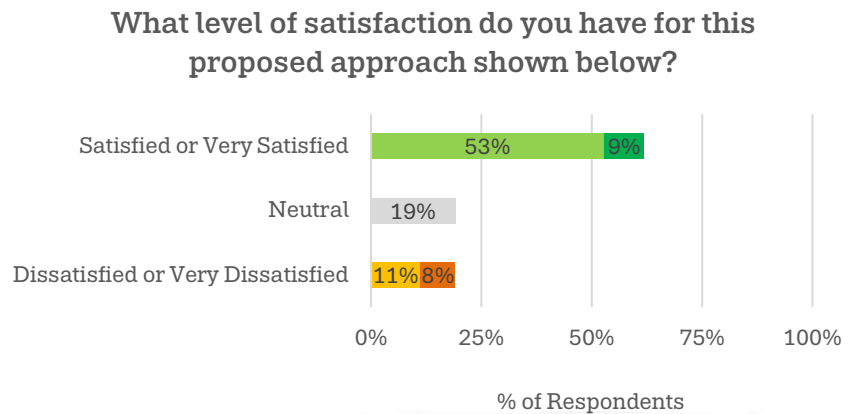
A total of **89 responses** were received. This section summarizes the survey results, including what was learned.

What We Learned

Gentle Density

The survey presented questions about the proposed approach for allowing gentle density housing (as shown in the table below) and asked participants to rate their satisfaction with the approach on a scale of 1 (Very Dissatisfied) to 5 (Very Satisfied).

Overall, the majority of survey respondents (62%) indicated they were satisfied or very satisfied with the approach, 19% were neutral, and the remaining 19% were dissatisfied or very dissatisfied.



Answered: 89

Concern	Zoning Mitigation Strategy
Parking	- Require at least 1 parking stall per dwelling unit - Tandem parking stalls do not count towards minimum requirement
Tree Loss	Retain existing trees where feasible and require new ones through a minimum requirement for each new dwelling
Neighbourhood Character/ Building Height and Scale	- Permit the same building envelope for gentle density as for single-detached dwellings - Add impervious surface coverage regulations - Add soft landscape area requirements
Privacy	- Add landscape screening requirements - Maintain rear lot line setbacks - Lower height for coach houses in rear yard

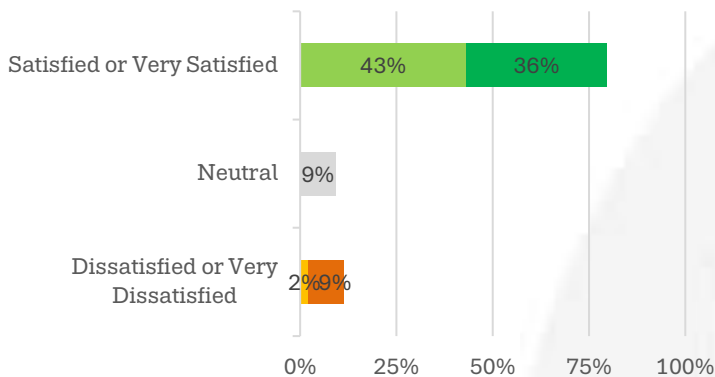
Short-Term Rentals

When asked about the zoning parameters being considered for short-term rentals, survey participants showed a high level of support for many of the proposed parameters for permitting short-term rentals in the community. When asked to rate each parameter on a scale of 1 (Very Dissatisfied) to 5 (Very Satisfied), survey participants were generally aligned with open house participation, with only slight variation.

- Like the open house, the highest level of support was for permitting long-term residential use in resort condos (88% satisfied or very satisfied).
- High levels of support were also shown for the proposed principal resident requirement (79%), a one STR per lot maximum (71%), and ensuring that existing operations can remain legally compliant (60%).
- Mixed or moderate support was shown for permitting STRs in existing residential zones (48%) and for not changing the framework for Tourist Commercial, Vacation Rental, and Guest House zones (42%).
- Survey respondents were dissatisfied or very dissatisfied (44%) with only permitting STRs in a secondary dwelling, compared to only 30% of respondents who were satisfied or very satisfied.

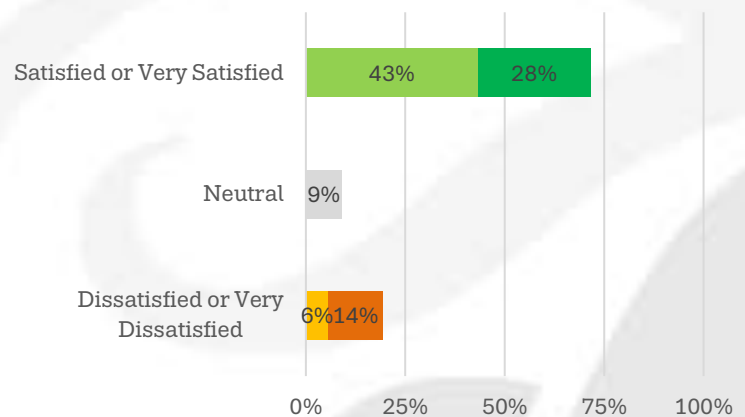
On a scale of 1-5, indicate your level of support for the proposed parameters:

Only permitted on lots with a principal resident living on site.



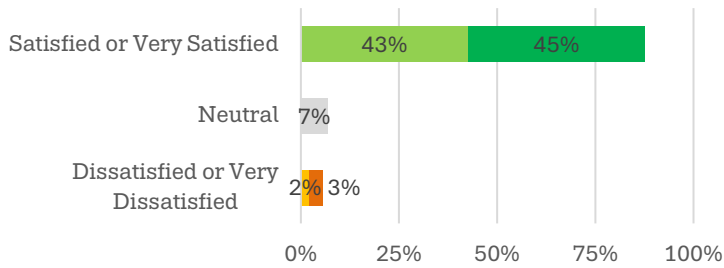
Answered: 88

Maximum of one STR per lot.



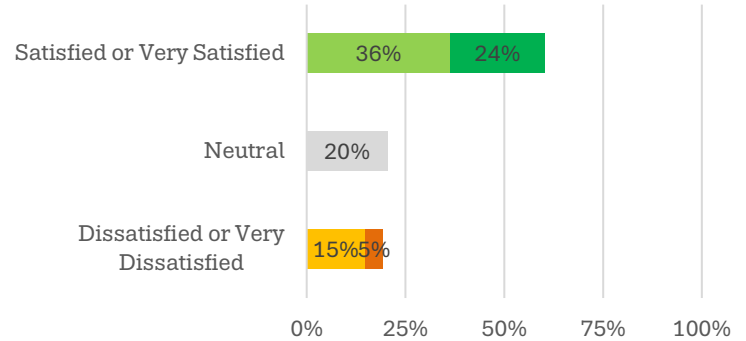
Answered: 88

Consideration for permitting long-term residential use in "resort condos" to provide more housing options to the community.



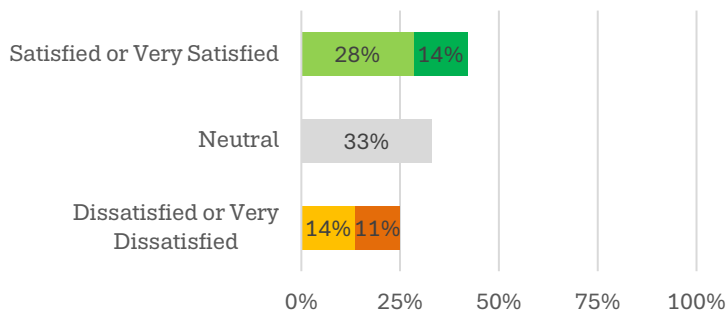
Answered: 89

Consideration of existing operations to ensure these remain legal.



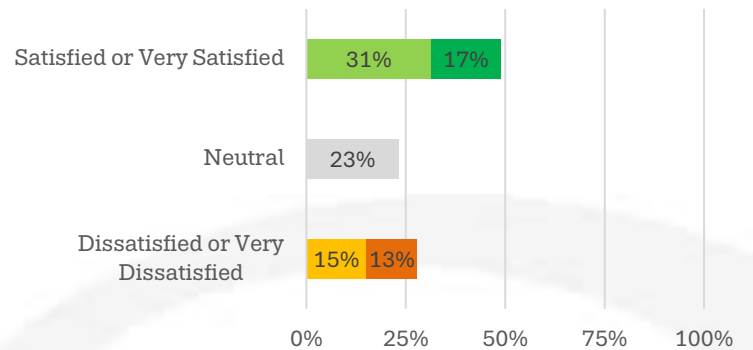
Answered: 88

No changes to the framework of Tourist Commercial, Vacation Rental, and Guest House zones.



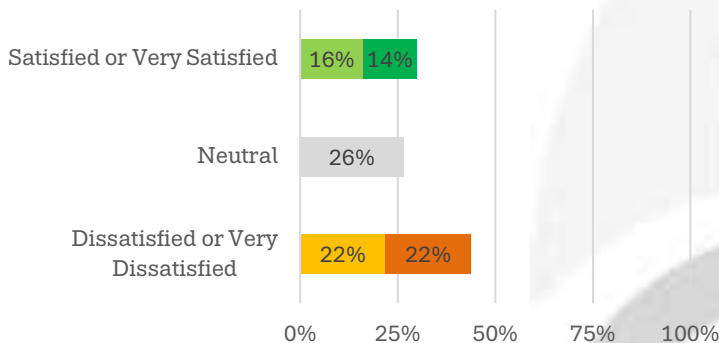
Answered: 88

Permitted in existing residential zones (e.g. R-1, R-2, and R-4).



Answered: 86

Only permitted in a secondary dwelling, not a principal dwelling.



Answered: 87

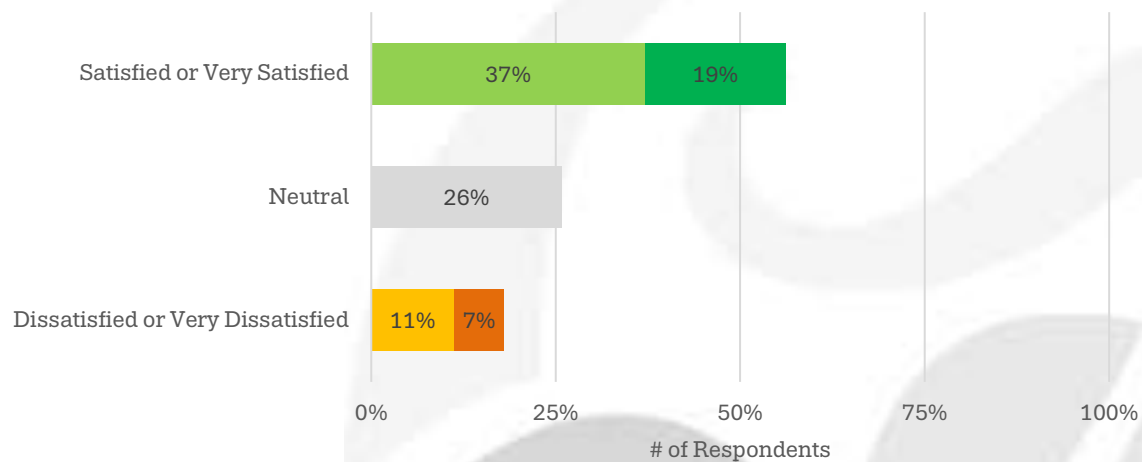
Multi-Family Residential Pre-Zoning

Survey participants were asked to consider several options for pre-zoning lands already designated for multi-family housing in the OCP. Overall, survey participants indicated a moderate level of support for the proposed pre-zoning approaches.

- Over half of participants indicated they were satisfied or very satisfied with pre-zoning residential-only uses in the Service Commercial land use area (56%) and in the Village Square Area (52%).
- When asked about pre-zoning multi-family lots with a higher likelihood of development, the highest number of participants (45%) indicated they were neutral, followed by satisfied (41%), and then dissatisfied (14%).
- The pre-zoning approach with the highest concern level was permitting residential-only development in the Village Square, with 26% of participants indicating they were dissatisfied or very dissatisfied.
- To conclude the survey, participants were asked to select areas on Ucluelet where they might support pre-zoning for apartments or townhomes. The results (shown on page 11) suggest broader support for 3-storey housing types, particularly townhomes, spread throughout the community – and a clearer preference for 4-storey apartments on the northern edge of Ucluelet (Areas 1 and 2).

On a scale of 1-5, indicate your level of support for...

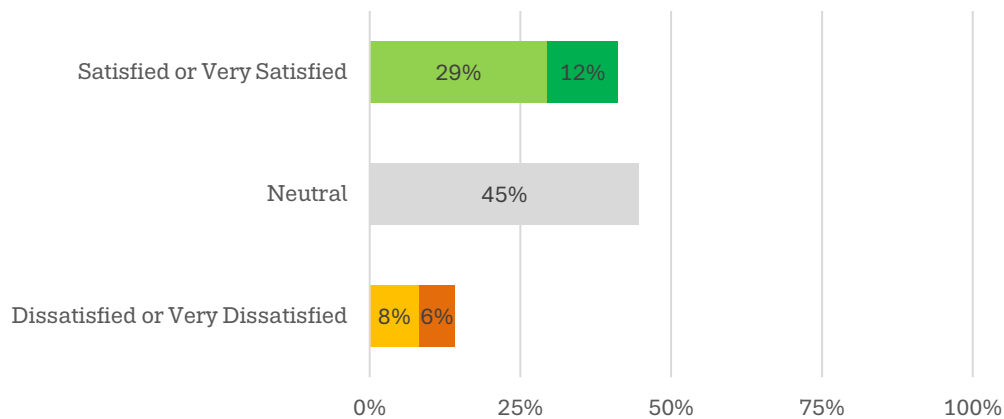
Permitting residential-only uses up to four storeys in the Service Commercial future land use area (shown on the map on page 6)



Answered: 89

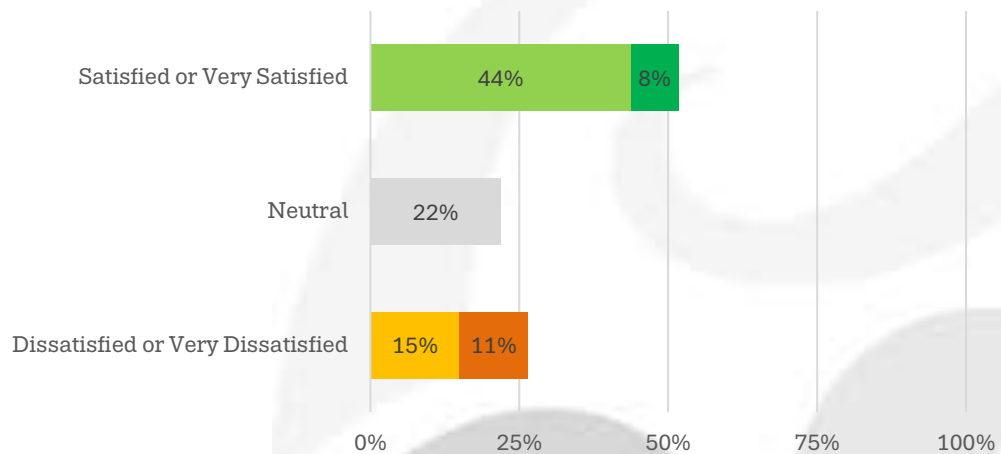
On a scale of 1-5, indicate your level of support for:

Pre-zoning underdeveloped lots with moderate to high likelihood of redevelopment, currently designated Multi-Family Residential in the OCP.



Answered: 85

Permitting residential-only developments in the Village Square Area (as a new option in addition to currently permitted mixed-use or commercial development).

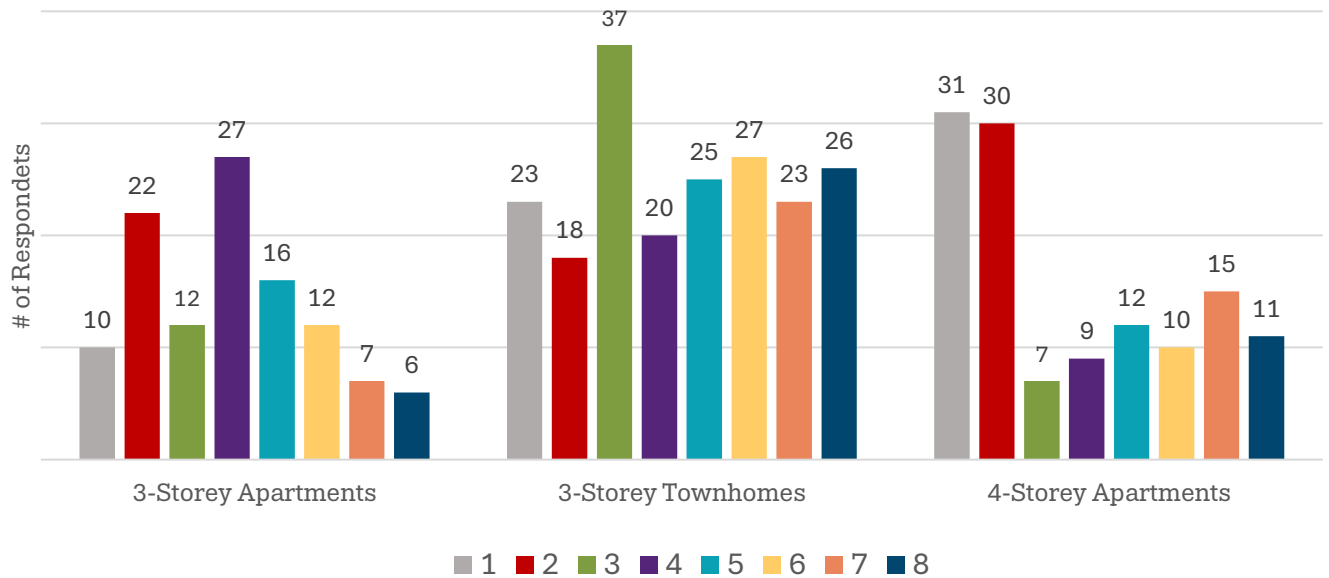


Answered: 87



Map of Ucluelet

Where might you support pre-zoning for multi-family residential housing? (referencing the map above)



Open-Ended Feedback

Survey participants had the chance to provide additional comments to the District for each topic of the housing review. The most common themes from these comments are summarized below.

Gentle Density (45 comments)

- Ensuring that gentle density provides housing for community members and essential workers, rather than out-of-town visitors or tourists.
- Ensuring that community infrastructure (sewer, roads, water) in existing neighbourhoods can handle higher density demands.
- In addition to parking, consider adequate storage space for trailers, travel campers, surfboards, paddle boards, etc.
- General concern for increased density affecting community livability (ocean views, soundproofing, tree retention).
- Balancing the benefits of greenspace/setbacks versus being too restrictive.
- Support for pocket neighbourhoods, tiny homes, and other innovative ways to provide seasonal housing.

Short-Term Rentals (49 comments)

- Prioritizing STR decisions that benefit community members and prevent over-tourism (e.g., allowing residents to operate STRs as mortgage helpers)
- General concern for allowing short-term rentals in new builds.
- Considering limits or caps for STR licences.
- Separating STRs from established residential neighbourhoods.
- Requiring STRs to provide off-street parking.
- Support for keeping existing STRs compliant while implementing new restrictions.
- Ensuring that long-term rental needs are met before permitting more STRs in the community.

Multi-Family Residential Pre-Zoning (30 comments)

- Concern for 4-storey building heights in the community.
- Support for additional housing diversity, so long as it is thoughtfully planned with the community's character and greenspace.
- Ensuring that multi-family development is specifically designed for long-term rentals.
- Ensuring that major development provides ample parking, infrastructure upgrades, community amenities, etc. to support residents.
- Desire to see more businesses in the downtown core.