



BYLAW NO. 1413, 2026

ZONING AMENDMENT BYLAW

A BYLAW TO AMEND THE "ZONING AMENDMENT BYLAW NO, 1160, 2013"

WHEREAS Section 479 and other parts of the *Local Government Act* authorize zoning and other development regulations;

AND WHEREAS the Council of the District of Ucluelet by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

NOW THEREFORE the Council of the District of Ucluelet in open meeting assembled enacts as follows:

1. TITLE:

This bylaw may be cited for all purposes as "*ZONING AMENDMENT BYLAW NO. 1413, 2026*".

2. TEXT AMENDMENT:

Schedule B of the *District of Ucluelet Zoning Bylaw No. 1160, 2013*, as amended, is hereby further amended by adding alphanumerically within R-2.3.1 the following text:

"(5) Notwithstanding other regulations in this Bylaw, on lands legally described as Lot 33, District Lot 282, Clayoquot Land District, Plan VIP79602 (844 Rainforest Drive; PID: 026-432-374) the following regulations apply:

- (a) A maximum density of eighteen (18) dwelling units is allowed; and
- (b) That the outdoor recreation/amenity space required within the definition of multiple family residential, is not required."

3. SEVERABILITY

If any provision of this Bylaw is determined by a court of competent jurisdiction to be unlawful or unenforceable, that provision shall be severed from this Bylaw and shall not affect the validity of any remaining provision of this Bylaw.

READ A FIRST TIME this ____ day of

READ A SECOND TIME this ____ day of

READ A THIRD TIME this ____ day of

ADOPTED this ____ day of

Marilyn McEwen
Mayor

Ed Chow
Corporate Officer

THE CORPORATE SEAL of the District
of Ucluelet was hereto affixed in the
presence of:

Ed Chow, Corporate Officer



District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0
Attention: Tyler Brown, Director of Planning

RE: Rezoning Application and Development Permit — 844 Rainforest Drive, Ucluelet, BC

Hi Tyler,

This letter serves as our written statement of intent for a Rezoning Application and Development Permit for 844 Rainforest Drive, Ucluelet, BC.

Purpose of this Application

The property is currently vacant and zoned R2 (Medium Density Residential), which permits one multi-family building of up to 4 units. We are seeking to rezone the site to a new site-specific zone that would allow for three 6 unit multi-family buildings, totaling 18 dwelling units. The intent is to deliver additional housing on an underutilized site, in a form consistent with the surrounding area and the coastal village character the District seeks to maintain.

Compliance with Applicable Development Permit Guidelines

The site falls within the Multi-family, Commercial & Mixed Use Development Permit Area (DPA IV), given the proposed multi-family use. Per the District's OCP, DPA IV is intended to guide multi-family, commercial, and mixed-use development toward a form and character consistent with Ucluelet's coastal village setting — with an emphasis on pedestrian oriented street frontages, sensitive siting and tree retention, screened parking and service areas, and building forms that respect the surrounding natural environment. As the site is not located along Matterson Drive or Peninsula Road, it falls under the medium scale, ground oriented building form the OCP describes for other multi-family areas, providing a sensitive transition to the surrounding single family area.

The three proposed 6 unit buildings have been designed with these objectives in mind:

- The buildings are a maximum of two storeys.
- The site sits at the corner of Norah Drive and Rainforest Drive, and the buildings have been oriented to front both streets, with individual unit entries.
- Parking and service areas have been located so as to be screened and avoid dominating the street frontage.
- Existing trees and vegetation will be retained where possible, and hard surfacing will be minimized.

Divergence from Guidelines

At this stage, we do not believe the proposal diverges from the DPA IV guidelines in any significant way, as the design has been developed at a medium scale consistent with the OCP's direction.

The principal departure being requested is the increase in permitted density and unit count above what the existing R2 zoning allows, which is being addressed through the rezoning application itself rather than as a divergence from the DPA IV guidelines.

Existing and Proposed Use of Land, Buildings, and Structures

The subject property is currently a vacant lot with no existing buildings or structures. The proposed use is residential, consisting of three 6-unit multi-family buildings (18 units total), replacing the site's vacant condition with a higher-density residential development consistent with the District's housing objectives.

Existing and Proposed Works and Services

The site has access to a water main along Rainforest Drive and sanitary sewer service via Norah Street. The proposed development will connect to both existing services. Any upgrades or extensions required to support the proposed density will be confirmed through the servicing review process and completed in accordance with the District's engineering standards.

We are also in the process of scheduling a servicing engineer assessment to evaluate the capacity of the existing storm, water, and sanitary sewer infrastructure, and to determine how the proposed development will impact this network. In parallel, we are scheduling a Qualified Environmental Professional (QEP) assessment of the existing vegetation on the site. The outcomes of both assessments will be provided to the District in memo or report format at a later date; in the interest of time, we are proceeding with this submission now so that review of the broader application can begin while these assessments are underway.

Community and Neighbour Consultation

No formal consultation with neighbours or the community has been undertaken to date in relation to this site. We would note, however, that extensive community consultation was previously carried out for our proposed project at 221 Minato Road, which we believe was thorough and provided a strong foundation of community understanding regarding IGV Housing's approach to development in Ucluelet.

We believe this proposal represents a well-considered opportunity to deliver gentle density additional housing, and look forward to working with the District through the review process. We respectfully request the District's consideration and support of this Rezoning Application and Development Permit.

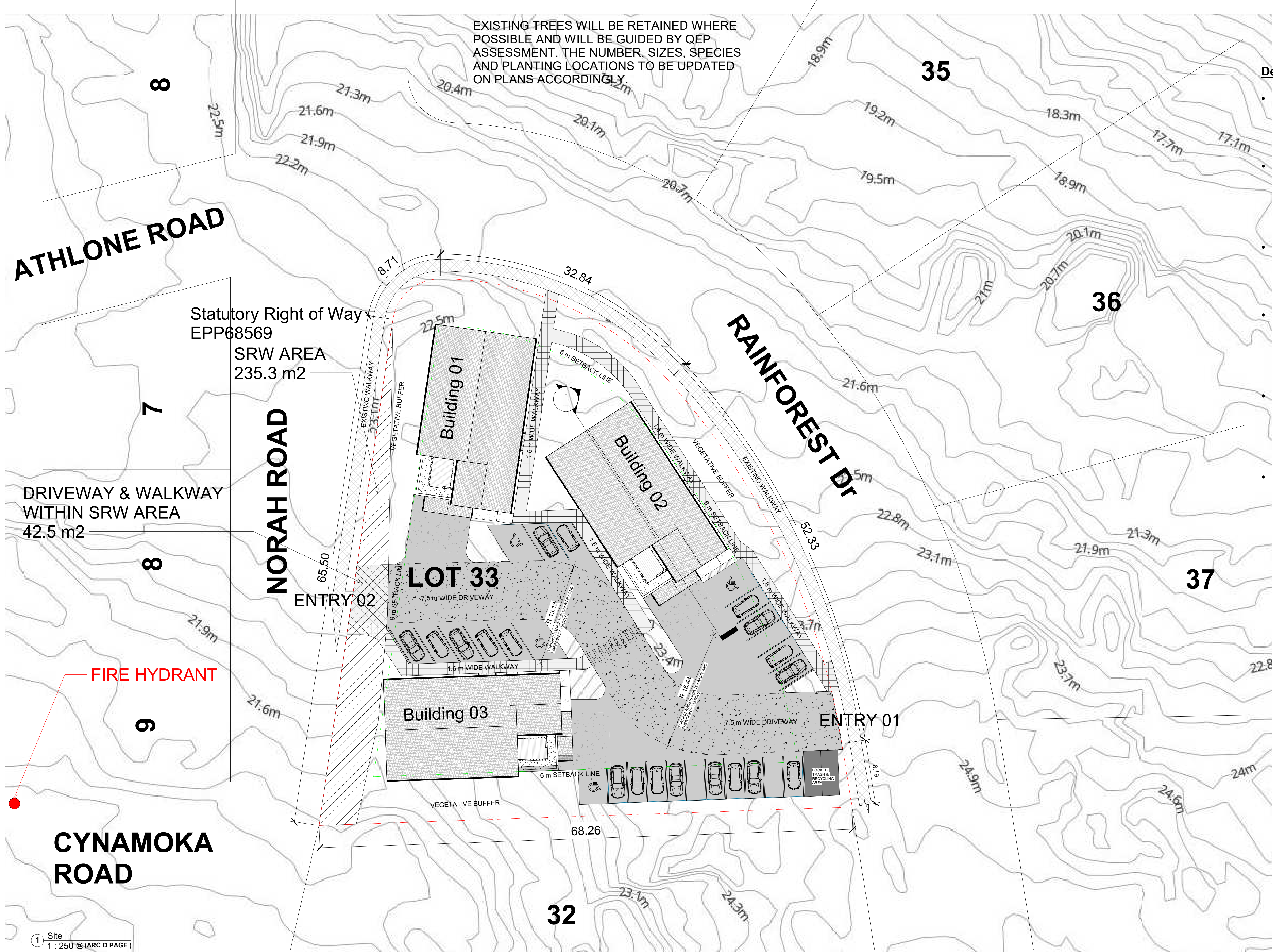
Should you require any additional information or clarification, please do not hesitate to contact me.

Kind Regards,

Samantha Boholt

IGV Housing — Development Services Manager

www.igvhousing.com



Design Brief:

- **Low lot coverage (22.3%):** Well under typical municipal maximums for multi-family/residential zones (commonly 35–45%), leaving a healthy buffer for design refinement, future amenity additions, or code-driven adjustments without triggering a variance.
- **Generous accessible parking:** 4 accessible stalls are provided against a code-minimum expectation of roughly 1–2 stalls for a lot of this size — stalls are also distributed near each of the three buildings rather than clustered in one location, shortening barrier-free travel paths for residents and visitors.
- **Balanced parking mix:** 6 covered/carport stalls add weather-protected parking (a meaningful amenity given Ucluelet's rainfall), while 20 standard and 4 accessible stalls round out a 30-stall total that comfortably serves the three-building layout.
- **Fire and emergency access built in:** The 7.5 m wide internal driveway exceeds the typical 6 m minimum unobstructed width required for fire department access routes, giving margin for apparatus maneuvering and reducing the risk of access-route issues surfacing later in permitting.
- **Strong landscape buffering:** A continuous landscaped edge with a 6 m setback along both road frontages and a 1.5 m walkway strip along the curved frontage soften the street-facing edges, support privacy for residents, and contribute positively to streetscape appeal.
- **Efficient site circulation:** The looped driveway network gives every unit and accessible stall a short, direct connection to the internal drive aisle, and multiple site access points help distribute traffic rather than concentrating it at a single curb cut.

PROJECT : 844 Rainforest Dr, Ucluelet
(PID: 026-432-374)

BUILDING AREA : 765 m²

LOT AREA : 3,427m²

LOT COVERAGE : 22.32%

Parking Type	No. of Stalls
Covered / Carport Parking	06
Standard Outdoor Parking	20
Accessible Parking	04
Total Parking	30



1 Site
1 : 250 @ (ARC D PAGE)

No.	Description	Date	SITE PLAN		REV	
			Project number	Project Number	A100	
			Date	9/4/2026 2:54:32 PM		
			Drawn by	KAMRUL		
			Checked by	RICHA		
			Scale		1 : 250	

STATUTORY RIGHT OF WAY PLAN OVER
PART OF LOT 33, DISTRICT LOT 282,
CLAYOQUOT DISTRICT, PLAN VIP79602

PLAN EPP68569

PURSUANT TO SECTION 113 OF THE LAND TITLE ACT.

BCGS 92C.093



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN
WIDTH BY 280 mm IN HEIGHT (B-SIZE) WHEN PLOTTED AT
A SCALE OF 1:500

LEGEND:

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL DUAL FREQUENCY
GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN
OF UTM ZONE 10 (123° WEST LONGITUDE)

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS
OBSERVATIONS TO CANADIAN ACTIVE CONTROL STATIONS 'TFNO' AND
'UCLU'.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
1.0000299. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED
BASED ON AN ELLIPSOIDAL ELEVATION OF 3.07 METRES.

SYMBOLS DESCRIPTION

FOUND PLACED

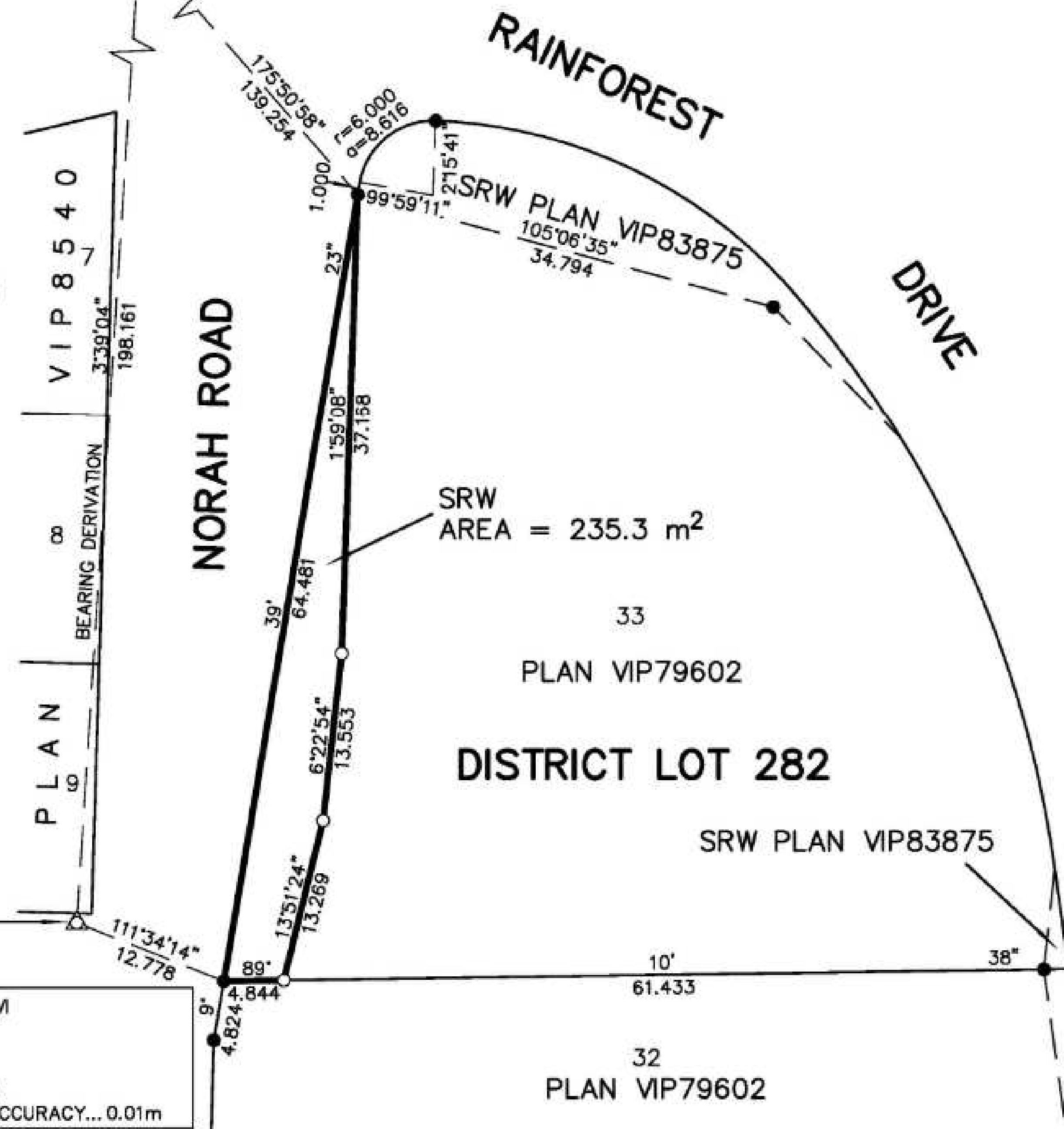
- △ GNSS CONTROL STATION
● ○ STANDARD IRON POST

McElhanney
McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
Suite 1
1351 Estevan Road
Nanaimo BC
Canada V9S 3Y3
Tel 250 716 3336

OUR FILE NO. 2232-00204-02
OUR DRAWING NO. 00204-02-0 SRW

DATUM.....NAD83 (CSRS) 3.0.0.BC.1.NV
UTM ZONE.....10
UTM NORTHING.....5424174.755
UTM EASTING.....312788.225
POINT COMBINED FACTOR.....1.0000302
ESTIMATED HORIZONTAL POSITIONAL ACCURACY...0.01m

DATUM.....NAD83 (CSRS) 3.0.0.BC.1.NV
UTM ZONE.....10
UTM NORTHING.....5424372.520
UTM EASTING.....312800.845
POINT COMBINED FACTOR.....1.0000313
ESTIMATED HORIZONTAL POSITIONAL ACCURACY...0.01m



THIS PLAN LIES WITHIN THE ALBERNI-CLAYOQUOT REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 14TH DAY OF DECEMBER, 2016
TYSON QUOCKSISTER, BCLS #901

IGVhousing
<https://igvhousing.com>

844 Rainforest dr
Ucluelet

No.	Description	Date	Statutory Right of Way EPP68569		REV
			Project number	Project Number	A101
			Date	9/4/2026 2:54:32 PM	
			Drawn by	KAMRUL	
			Checked by	RICHA	

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① NORTH ELEVATION
1 : 100



② SOUTH ELEVATION
1 : 100

No.	Description	Date

SITE ELEVATIONS

Project number	Project Number
Date	9/4/2026 2:54:41 PM
Drawn by	KAMRUL
Checked by	RICHA

REV

A102

Scale 1 : 100



① EAST ELEVATION
1 : 100



② WEST ELEVATION
1 : 100

No.	Description	Date

SITE ELEVATIONS

Project number	Project Number
Date	9/4/2026 2:54:51 PM
Drawn by	KAMRUL
Checked by	RICHA

REV

A103

Scale 1 : 100



Sheet List			
Sheet Number	Sheet Name	Drawn By	Checked By
A_100	COVER PAGE	Kamrul	Richa
A_101	GENERAL NOTES	Kamrul	Richa
A_102	ASSEMBLIES	Kamrul	Richa
A_103	DOOR AND WINDOW SCHEDULES	Kamrul	Richa
A_104	LOWER FLOOR PLAN	Kamrul	Richa
A_105	UPPER FLOOR PLAN	Kamrul	Richa
A_106	ROOF PLAN	Kamrul	Richa
A_107	RCP LOWER FLOOR	Kamrul	Richa
A_108	RCP UPPER FLOOR	Kamrul	Richa
A_109	FRONT ELEVATION	Kamrul	Richa
A_110	RIGHT ELEVATION	Kamrul	Richa
A_111	LEFT ELEVATION	Kamrul	Richa
A_112	REAR ELEVATION	Kamrul	Richa
A_113	SECTION 01	Kamrul	Richa
A_114	SECTION 02	Kamrul	Richa
A_115	STAIR & RAILING DETAILS	Kamrul	Richa
A_116	SIGNAGE DETAILS	Kamrul	Richa
A_117	INTERIOR ELEVATIONS	Kamrul	Richa
A_118	CABINET DETAILS	Author	Richa
A_119	CONSTRUCTION DETAILS	Kamrul	Richa

SPATIAL SEPARATION — DESIGN ASSUMPTIONS
BRITISH COLUMBIA BUILDING CODE 2024 — DIVISION B, SUBSECTION 9.10.14.

BASIS OF DESIGN

- THE BUILDING IS DESIGNED AS UNSPRINKLERED.
- FIRE DEPARTMENT RESPONSE TIME IS ASSUMED TO BE 10 MINUTES OR LESS; THEREFORE, THE HALF-LIMITING-DISTANCE PROVISION OF ARTICLE 9.10.14.3. HAS NOT BEEN APPLIED.
- NO SPECIFIC SITE HAS BEEN ASSIGNED. THE LIMITING DISTANCES INDICATED HEREIN ARE DESIGN ASSUMPTIONS AND SITING CONSTRAINTS ONLY AND DO NOT REPRESENT SURVEYED PROPERTY DIMENSIONS. FINAL COMPLIANCE SHALL BE VERIFIED AGAINST THE APPROVED SITE PLAN.

MEASUREMENT OF LIMITING DISTANCE

- LIMITING DISTANCE IS MEASURED IN ACCORDANCE WITH DIVISION A, ARTICLE 1.4.1.2. FROM THE EXPOSING BUILDING FACE TO A PROPERTY LINE, THE CENTERLINE OF A STREET, LANE, OR PUBLIC WAY, OR AN IMAGINARY LINE BETWEEN TWO BUILDINGS OR FIRE COMPARTMENTS ON THE SAME PROPERTY.
- THE EXPOSING BUILDING FACE AREA HAS BEEN CALCULATED ON A FIRE-COMPARTMENT BASIS IN ACCORDANCE WITH SENTENCE 9.10.14.2.(2). DEMISING WALLS CONFORM TO SENTENCE 9.10.9.14.(1), AND FLOOR ASSEMBLIES CONFORM TO TABLE 9.10.8.1. WITH A MINIMUM 45-MINUTE FIRE-RESISTANCE RATING.
- THE EXPOSING BUILDING FACE HEIGHT IS MEASURED FROM FINISHED GROUND LEVEL TO THE UPPERMOST CEILING, IN ACCORDANCE WITH SENTENCE 9.10.14.2.(1)(B).

LEVEL 01 3 549 MM

LEVEL 02 2 426 MM

PERMITTED UNPROTECTED OPENINGS

- THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENINGS HAS BEEN DETERMINED AS THE GREATER OF: SENTENCE 9.10.14.4.(1)(A) AND TABLE 9.10.14.4.-A, AND SENTENCE 9.10.14.4.(1)(C), WHERE THE TOTAL AREA OF UNPROTECTED OPENINGS DOES NOT EXCEED THE SQUARE OF THE LIMITING DISTANCE (LD²).
- THE INDIVIDUAL OPENING LIMITATION OF SENTENCE 9.10.14.4.(3) AND THE SPACING REQUIREMENT OF SENTENCE 9.10.14.4.(4) HAVE NOT BEEN APPLIED, AS ALL LIMITING DISTANCES EXCEED 2.0 M.

REQUIRED CONSTRUCTION

- THE APPLICABLE SPATIAL SEPARATION BAND HAS BEEN DETERMINED USING THE LESSER OF THE VALUES DERIVED UNDER CLAUSES (A) AND (C). ALL EXPOSING BUILDING FACES EXCEED 25% UNPROTECTED OPENINGS.REQUIRED CONSTRUCTION IS BASED ON TABLE 9.10.14.5.-A, GREATER THAN 25% TO 50% ROW.

No.	Description	Date

COVER PAGE		REV	
Project number	240185	A_100	Scale
Date	8/20/2026 4:59:23 PM		
Drawn by	Kamrul		
Checked by	Richa		

ARCHITECTURAL GENERAL NOTES

A. GENERAL REQUIREMENTS

Coordination of Trades
All architectural, mechanical, structural, and electrical drawings shall be read together.
It is the responsibility of all trades to coordinate their work and verify all interfacing of materials, systems, and equipment.
Claims for extra work resulting from lack of coordination will not be accepted.

Building Code Compliance
All work shall conform to the BCBC 2024 Building Code, as amended by the Authority Having Jurisdiction, and shall represent the minimum acceptable standards.

Site Verification
The contractor shall verify all dimensions, elevations, and existing site conditions prior to construction.
Report any discrepancies between drawings and existing conditions to the Consultant before proceeding.

Dimensions
All dimensions are to face of finished material unless noted otherwise.

Use written dimensions only—do not scale drawings.

A tolerance of ±13 mm (½") applies where noted.

Access Panels
Provide access panels as required for mechanical, plumbing, electrical, and life-safety components.
Confirm all final locations with the Architect.

Fire Protection Integrity
Where existing fire-rated assemblies are disturbed, damaged, or modified, the contractor shall restore all fire spray and gypsum board protection to maintain required fire-resistance ratings for walls, floors, roofs, and structure.

Blocking & Support
Provide continuous wood blocking within all metal stud wall cavities for attachment of millwork, cabinets, shelving, equipment, handrails, and other fixtures where required.

Millwork
Millwork drawings included in this set represent design intent only.
The fabricator shall provide detailed shop drawings for written approval prior to fabrication and must coordinate with mechanical and electrical subcontractors to verify equipment sizes, clearances, and service locations.

Definition of Materials
The term "Drywall" refers to gypsum wallboard finished with taping, filling, and sanding to a smooth, paint-ready surface unless otherwise specified.

B. MECHANICAL VENTILATION
(Refer also to Mechanical Design)

Ventilation Discharge
All mechanical ventilation systems shall be ducted to the exterior.
Ducts running through unheated spaces (e.g., attic) must be insulated.
Where an HRV system is used, requirements shall follow the mechanical design.

Backdraft Protection
Provide backflow dampers at fan outlets or duct terminations, complete with insect and bird screens.

C. NATURAL VENTILATION & ATTIC AIRFLOW

Insulation Placement
Install insulation in a manner that maintains unobstructed airflow through soffit and roof vents.

Attic Ventilation Requirement
Ventilate attic spaces above insulated ceilings with total vent area equal to:
1/300 of the insulated ceiling area, with a minimum of 50% located in the soffits and the balance located near the ridge to achieve continuous airflow.

D. WINDOWS & DOORS
(Provide windows and exterior doors as shown on drawings.)

All window and door assemblies must meet BCBC performance requirements, including energy, structural, and water penetration standards.

E. FLASHING & BUILDING ENVELOPE
Install flashing under all jointed sills and above windows and doors where the distance below roof overhangs exceeds ¼ of the overhang dimension.

Provide step flashing at all roof-to-wall intersections.

F. INSULATION & VAPOUR CONTROL

(Refer also to Mechanical & Energy Design)

Provide rigid perimeter insulation at all heated slabs-on-grade as noted on drawings.

Insulate foundation walls enclosing heated spaces from underside of subfloor to finished grade level.

Weather-strip attic access hatches.

All ductwork in attic/roof spaces shall be insulated and taped or otherwise sealed to be fully airtight.

Seal clearances around chimneys or gas vents with non-combustible materials to prevent air leakage.

All penetrations through vapour barriers (electrical boxes, wiring, piping, ductwork) shall be sealed with approved tapes or materials to maintain vapour barrier continuity.

G. LIFE SAFETY – SMOKE ALARMS
(Refer to Electrical Design)

Provide smoke alarms on every storey (including basement), in each sleeping room, and in corridors serving sleeping rooms.

Alarms shall comply with CAN/ULC-S531 and installation requirements of CAN/ULC-S553.

Alarm sound patterns shall meet temporal requirements or approved combinations with voice signals.

Smoke alarms shall include visual signaling components per NFPA 72, Section 18.5.3 where required.

Smoke alarms must be hard-wired with no disconnect between breaker and device, and include a battery backup.

All smoke alarms shall be interconnected so activation of one triggers all units.

H. STAIRS, HANDRAILS & GUARDS
Interior Stairs (Serving Single unit only)

Maximum rise: 7.75" Minimum rise: 4.75"

Maximum run: 14" Minimum run: 10"

Minimum width: 2'-10"

Minimum headroom: 6'-5"

Exterior Stairs (Serving 2 or more units)

Minimum width: 3'-0" Maximum rise: 7" Minimum rise: 4.75" Minimum run: 11"

Minimum headroom: 6'-9"

Wood stairs shall rest on a concrete base minimum 1" above grade.

Stairs with more than 2 risers require a foundation.

Handrails

Height: 34"–42" measured vertically from stair nosing.

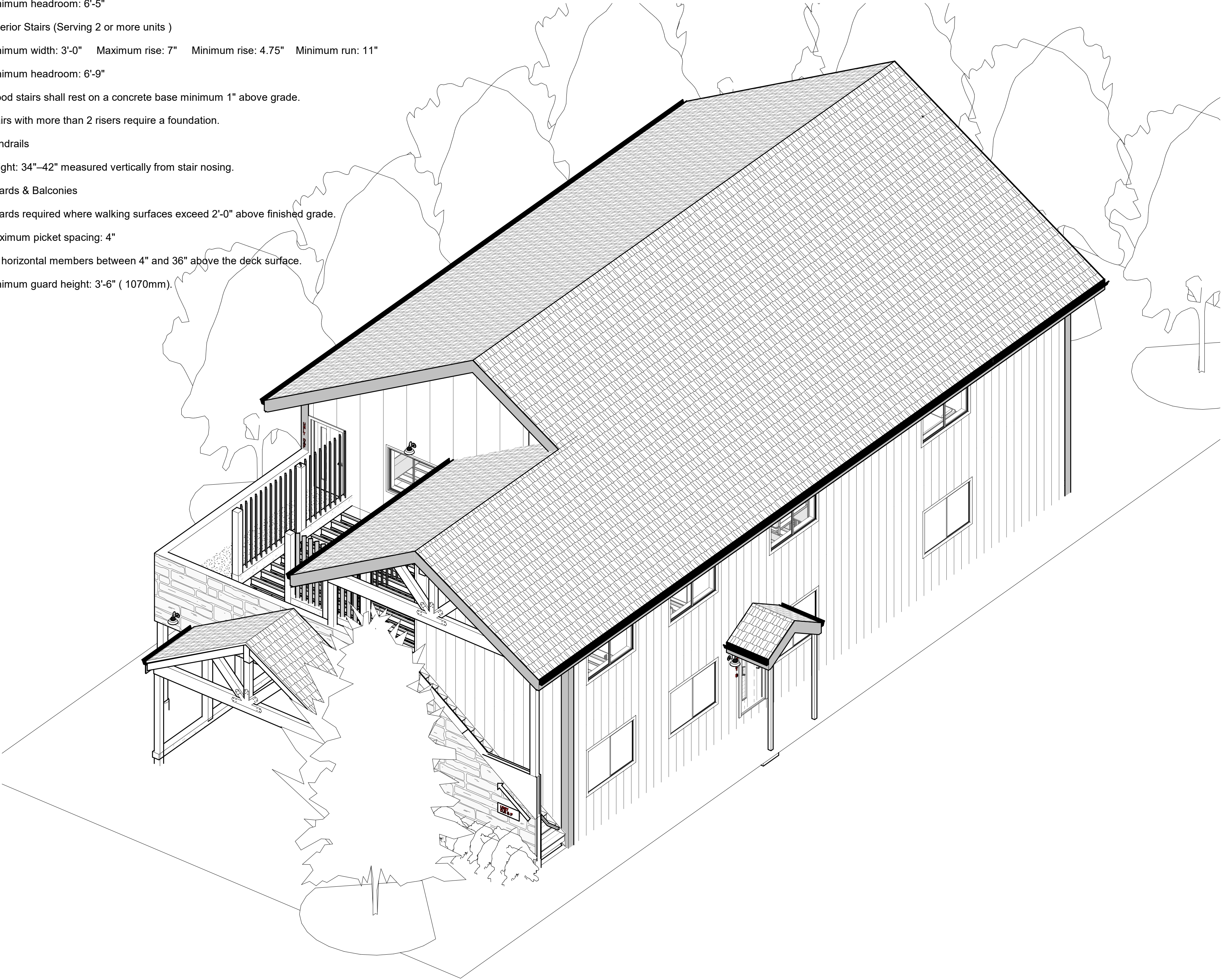
Guards & Balconies

Guards required where walking surfaces exceed 2'-0" above finished grade.

Maximum picket spacing: 4"

No horizontal members between 4" and 36" above the deck surface.

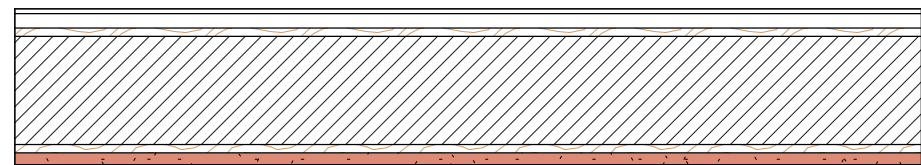
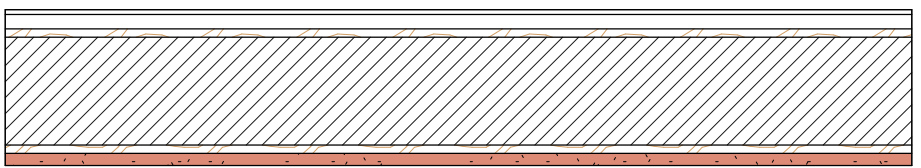
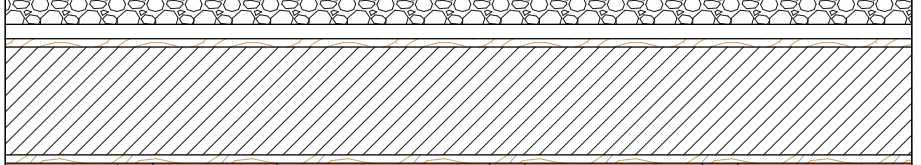
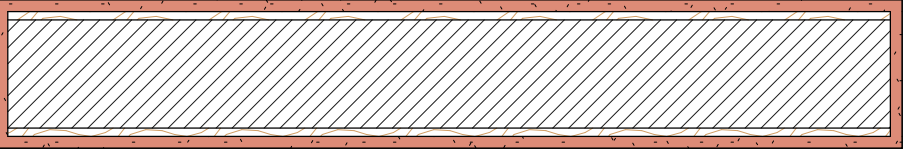
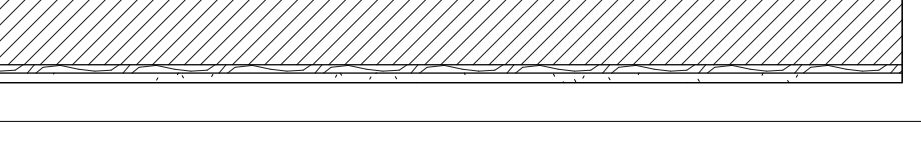
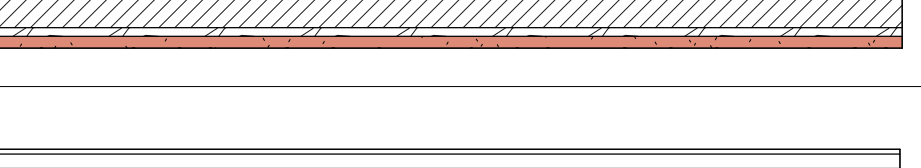
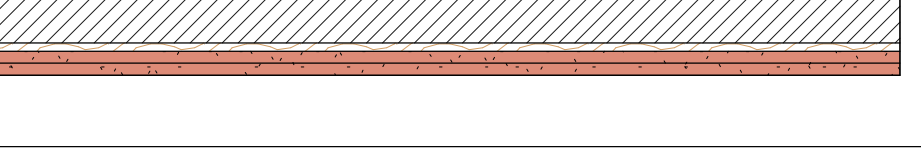
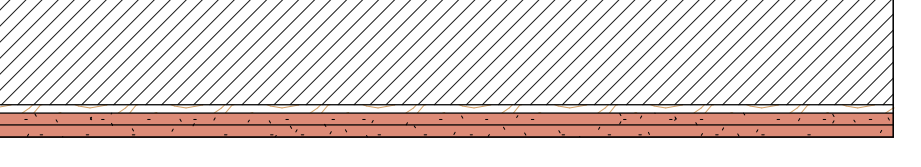
Minimum guard height: 3'-6" (1070mm).



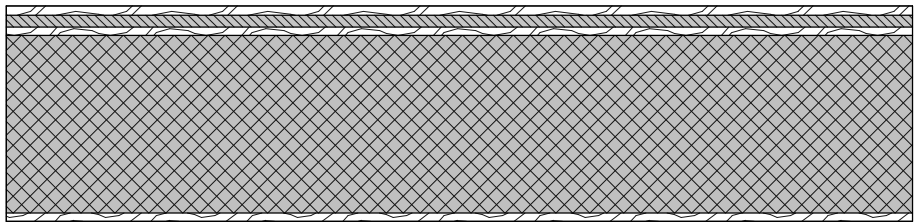
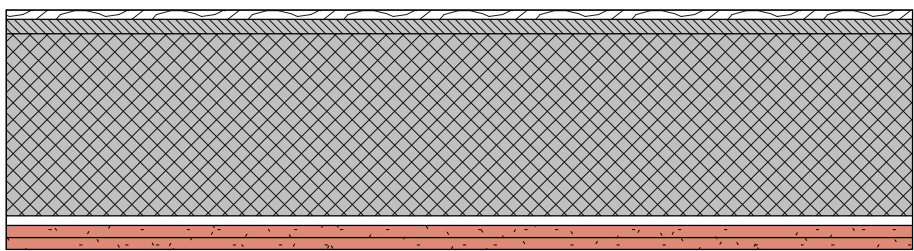
No.	Description	Date

GENERAL NOTES		REV	
Project number	240185	A_101	Scale 1 : 1000
Date	8/20/2026 4:59:26 PM		
Drawn by	Kamrul		
Checked by	Richa		

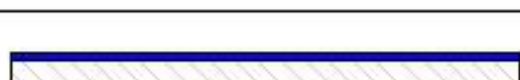
SIP PANEL WALLS

TYPE	ASSEMBLY		FRR	STC	COMMENTS
S1A		VERTICAL SIDING TYPE A - HARDIE BOARD 1X4" EXTERIOR STRAPPING WEATHER-PROOF MEMBRANE 7/16" OSB SHEATHING 2X6 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH			
S1B		VERTICAL SIDING TYPE B - HARDIE BOARD 1X4" EXTERIOR STRAPPING WEATHER-PROOF MEMBRANE 7/16" OSB SHEATHING 2X6 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH			
S2		STONE SIDING 1X4" EXTERIOR STRAPPING WEATHER-PROOF MEMBRANE 7/16" OSB SHEATHING 2X6 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH			
S3		5/8" TYPE X GWB WITH PAINT FINISH 7/16" OSB SHEATHING 2X6 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH	1hr	50	
S4		1/2" GWB WITH PAINT FINISH 7/16" OSB SHEATHING 2X4 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 1/2" GWB WITH PAINT FINISH			
S5		5/8" TYPE X GWB WITH PAINT FINISH 7/16" OSB SHEATHING 2X4 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH			
S1AF		VERTICAL SIDING TYPE A - HARDIE BOARD 1X4" EXTERIOR STRAPPING WEATHER-PROOF MEMBRANE 7/16" OSB SHEATHING 2X6 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH 5/8" TYPE X GWB WITH PAINT FINISH	1hr		
S1BF		VERTICAL SIDING TYPE B - HARDIE BOARD 1X4" EXTERIOR STRAPPING WEATHER-PROOF MEMBRANE 7/16" OSB SHEATHING 2X6 WOOD FRAMING, REFER TO STRUCT. VOIDS FILLED WITH RIGID INSULATION 7/16" OSB SHEATHING 5/8" TYPE X GWB WITH PAINT FINISH 5/8" TYPE X GWB WITH PAINT FINISH	1hr		

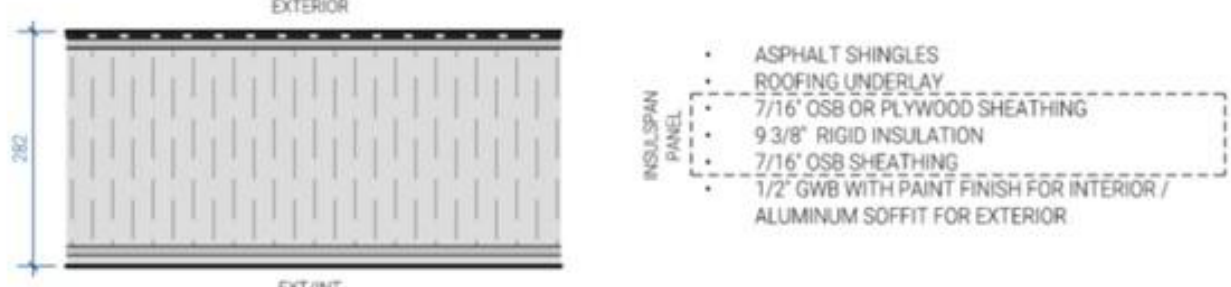
SMART CORE FLOOR

TYPE	ASSEMBLY		FRR	STC	COMMENTS
FL1		FINISHED FLOORING 3/4" T&G SUBFLOOR MIN 7/16" OSB SHEATHING 9 3/8" RIGID INSULATION 7/16" OSB SHEATHING			
FL2		FINISHED FLOORING 3/4" T&G SUBFLOOR MIN 9 1/2" JSTS, REFER TO STRUCT. BATT INSULATION TO FILL CAVITY 1/2" RESILIENT METAL CHANNEL @ 400CM C.C 5/8" TYPE X GWB 5/8" TYPE X GWB WITH PAINT FINISH	45 Min	50	
FLB		WEATHER-PROOF MEMBRANE - AS PER CONTRACTOR'S SPEC. 3/4" T&G PLYWOOD GLUED AND SCREWED 2X10 JOISTS RIPPED DOWN FOR 2% SLOPE MAX., REFER TO STRUCT. BATT INSULATION TO FILL CAVITY 5/8" OSB SHEATHING CEILING FINISH, AS PER OWNER'S REQUIREMENTS AND MANUFACTURER'S SPEC	45 Min	50	

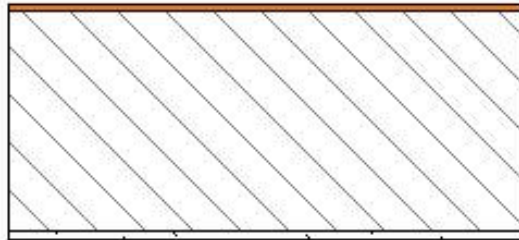
SMART CORE WALLS

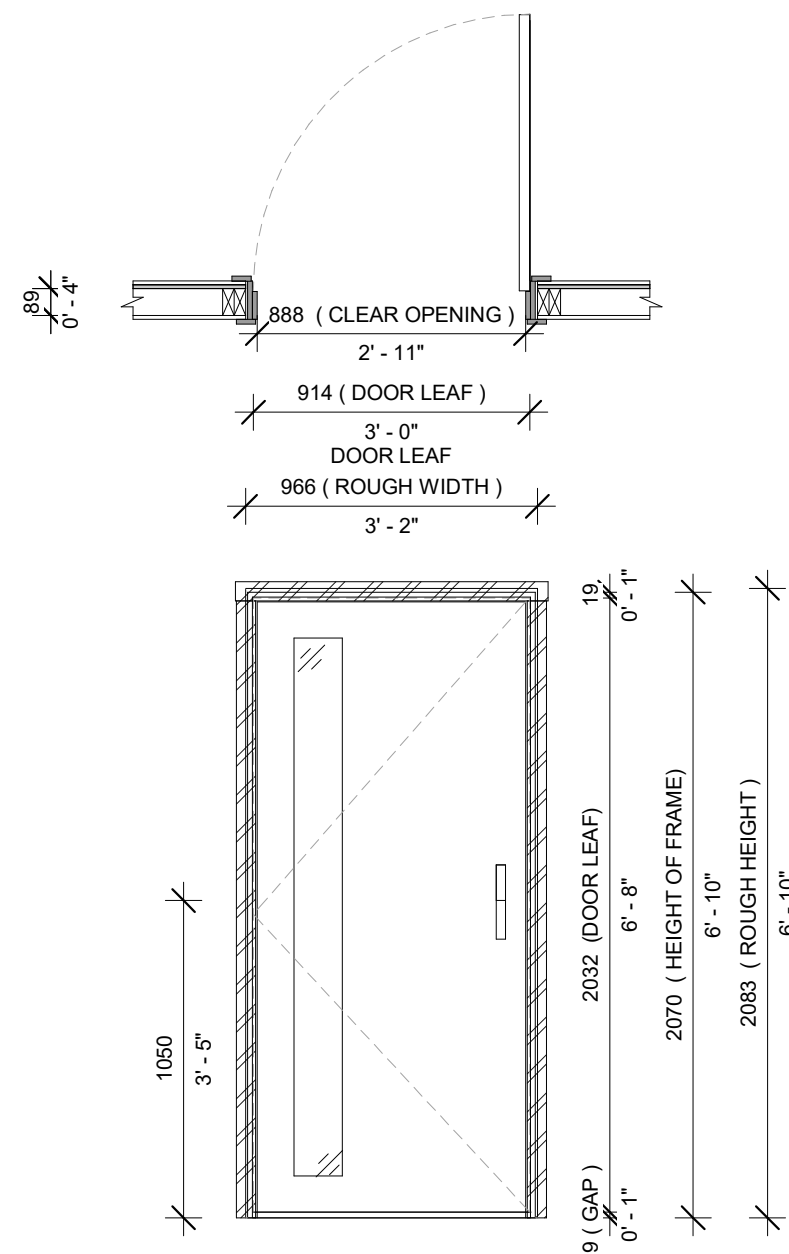
TYPE	ASSEMBLY	FRR	STC
M1		REQ : NR PROVIDED : NR	
M2		REQ : 01 R PROVIDED : 01 R	50
M3		REQ : NR PROVIDED : NR	
M4		REQ : NR PROVIDED : NR	
M5		REQ : NR PROVIDED : NR	
M6		REQ : 01 R PROVIDED : 01 R	50

ROOF ASSEMBLIES (REFER TO ENERGY MODEL FOR R-VALUES AND STEP CODE COMPLIANCE)

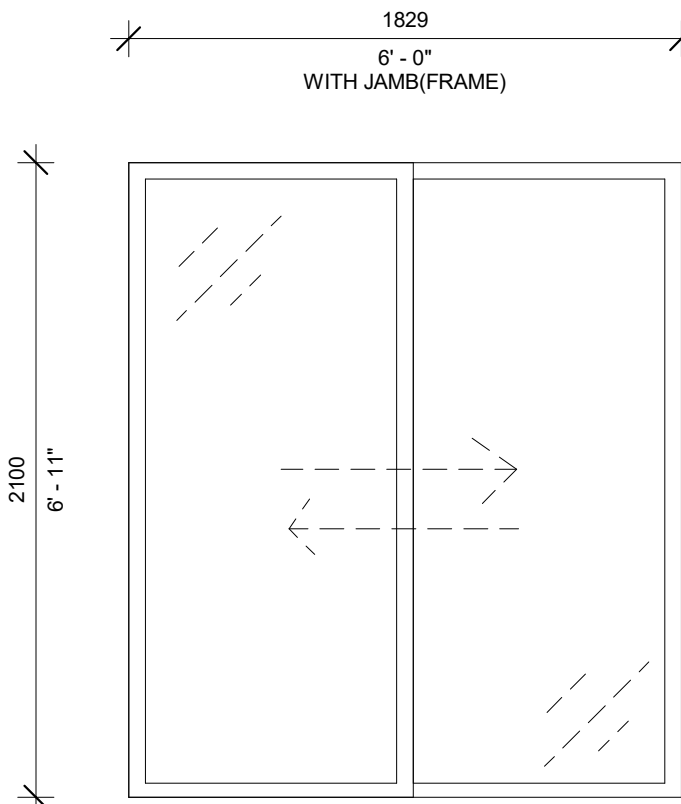
TYPE	ASSEMBLY	FRR	STC	COMMENTS
R1		REQUIRED : NR PROVIDED : NR		

SMART CORE CEILING

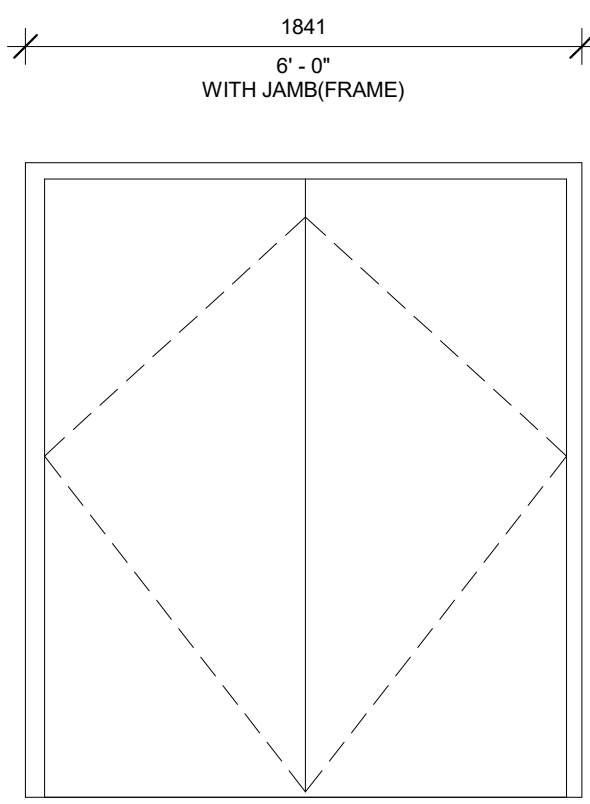
TYPE	ASSEMBLY	FRR	STC
CM		REDREQUIRED : 1HR PROVIDED : 1HR BCBC 2024 - TABLE A-9.10.3.1A	
FM		REQ : 1 HR PROVIDED : 1 HR	



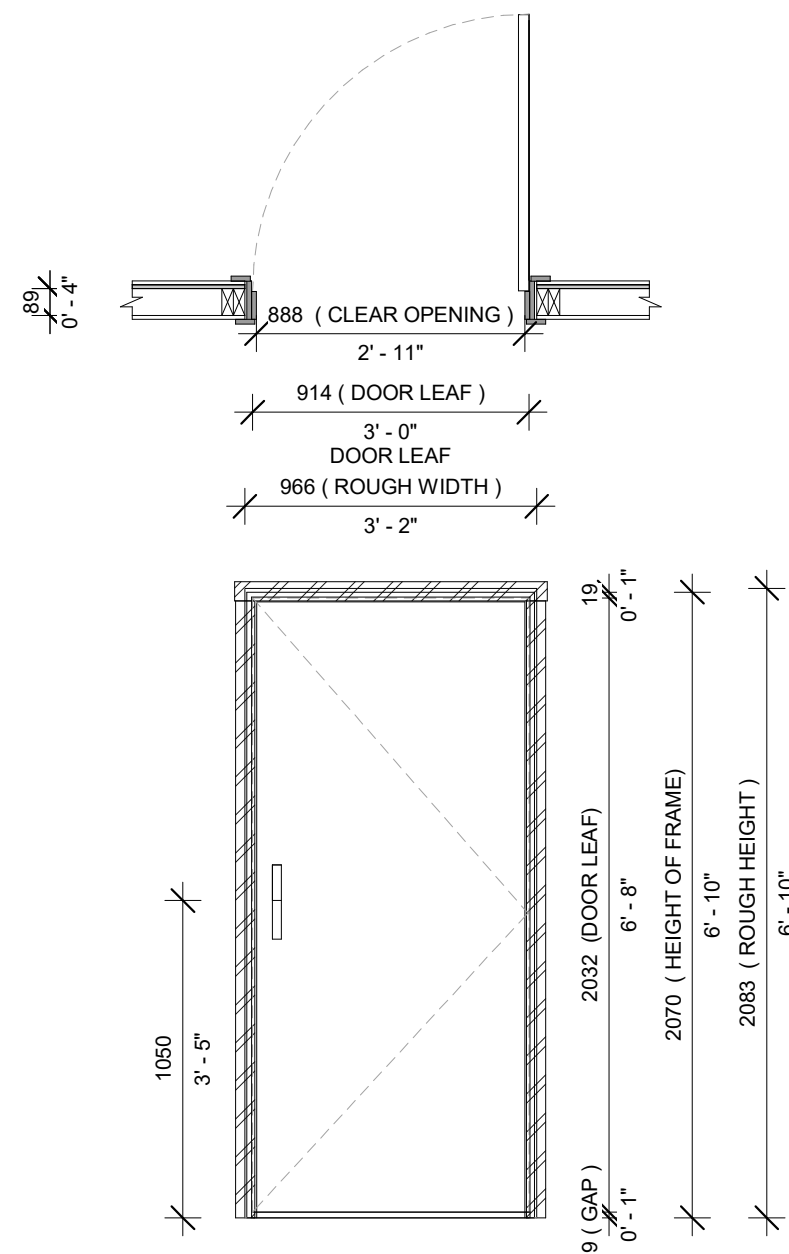
DVE01



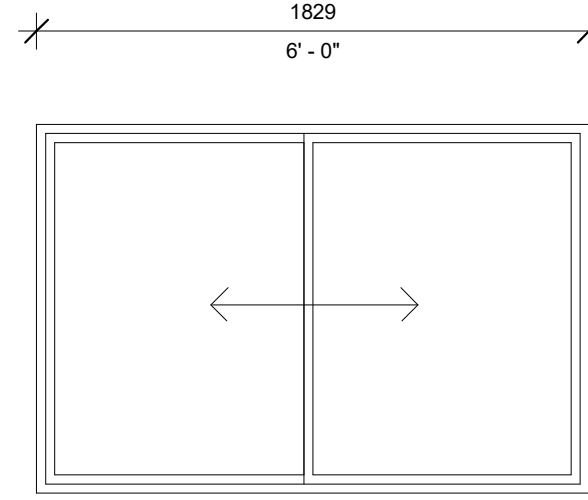
DVE02



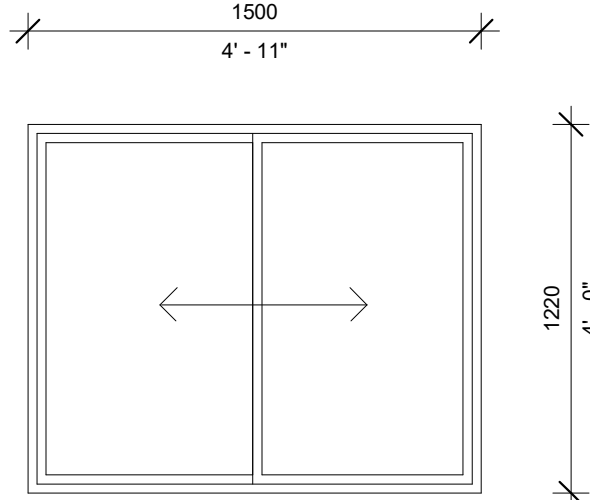
DVE03



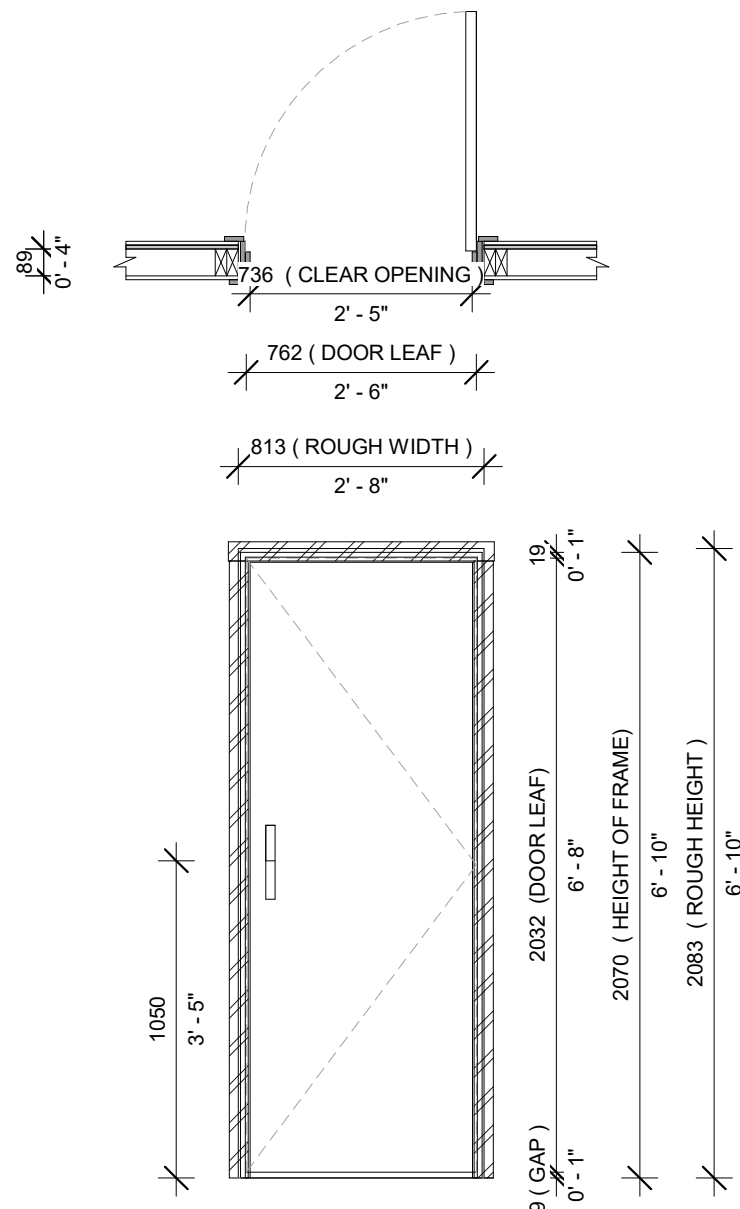
DVE04



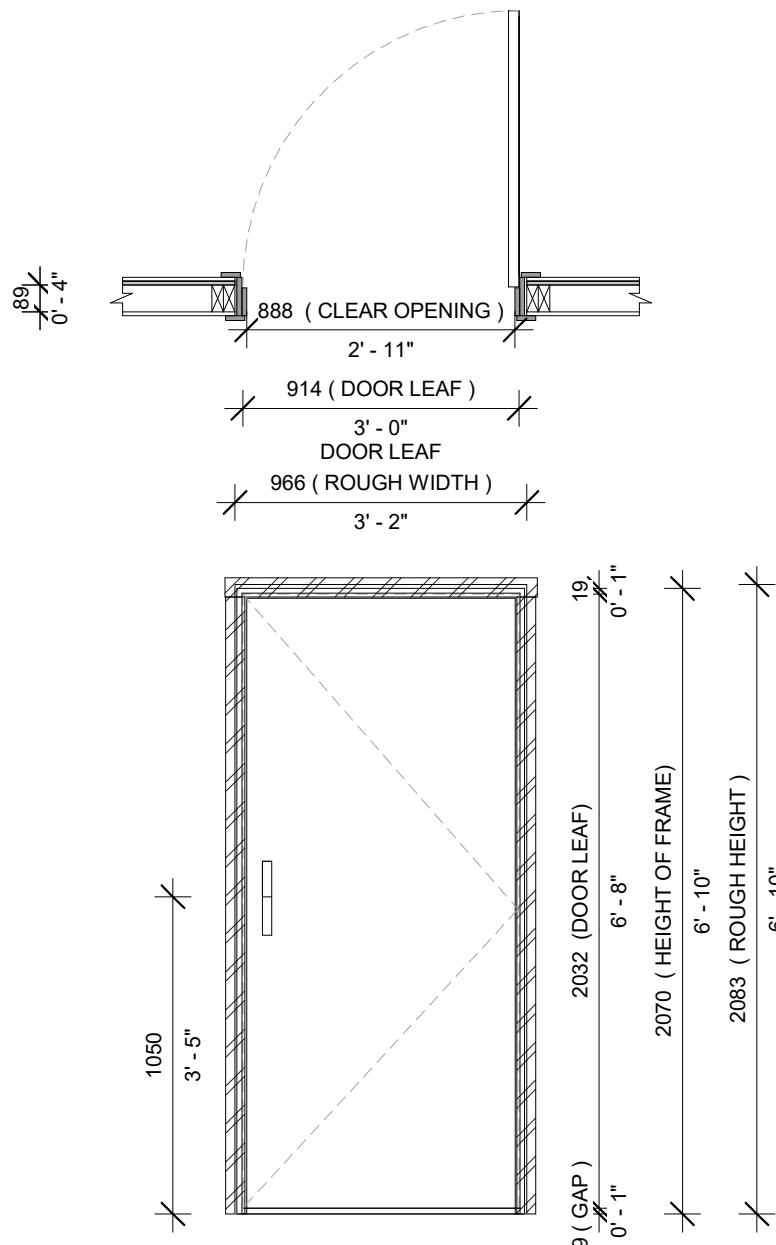
W01



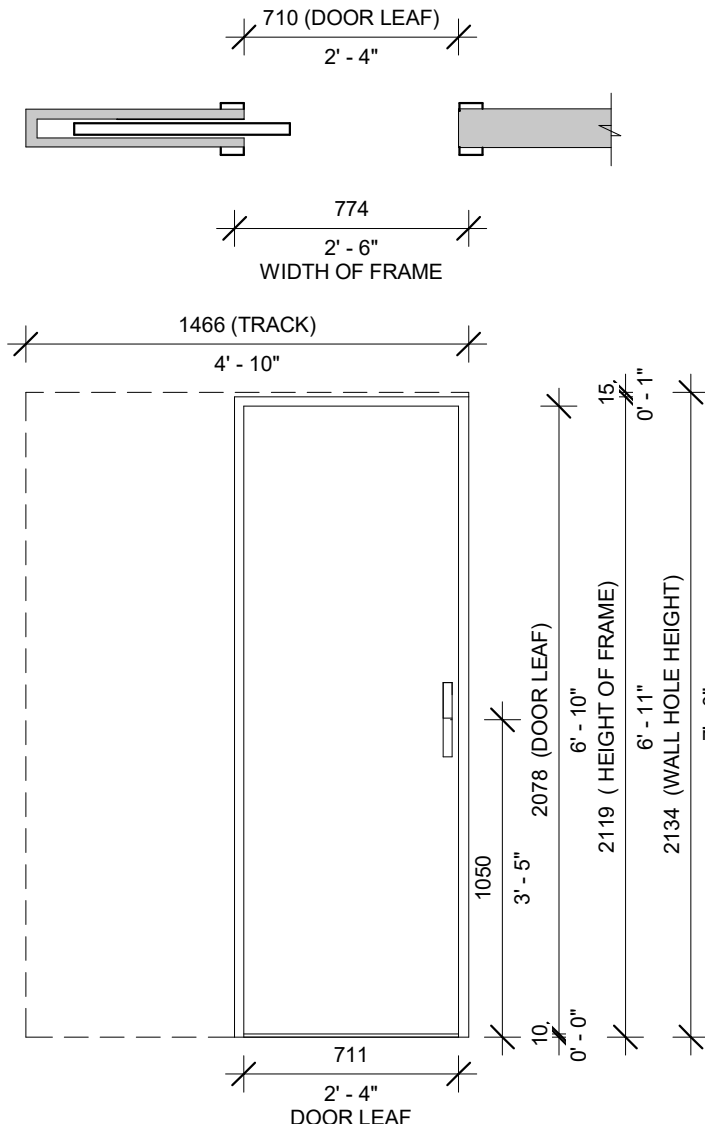
W02



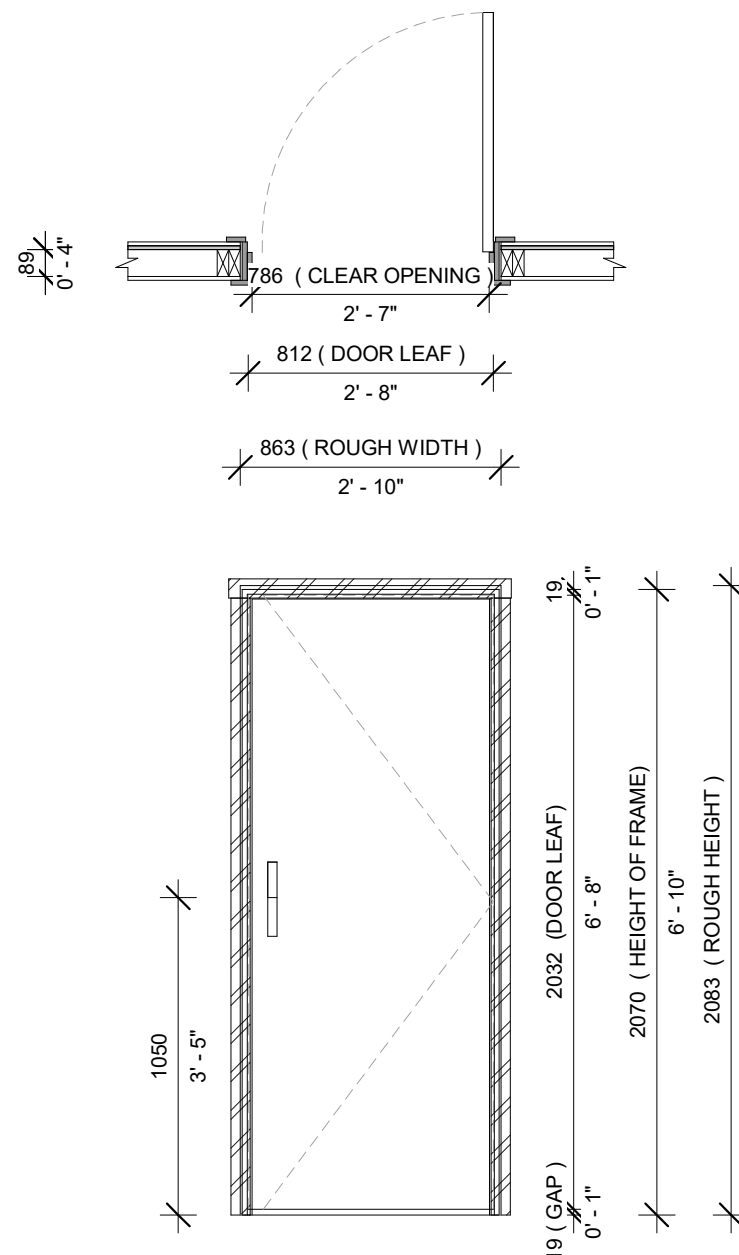
DMI01



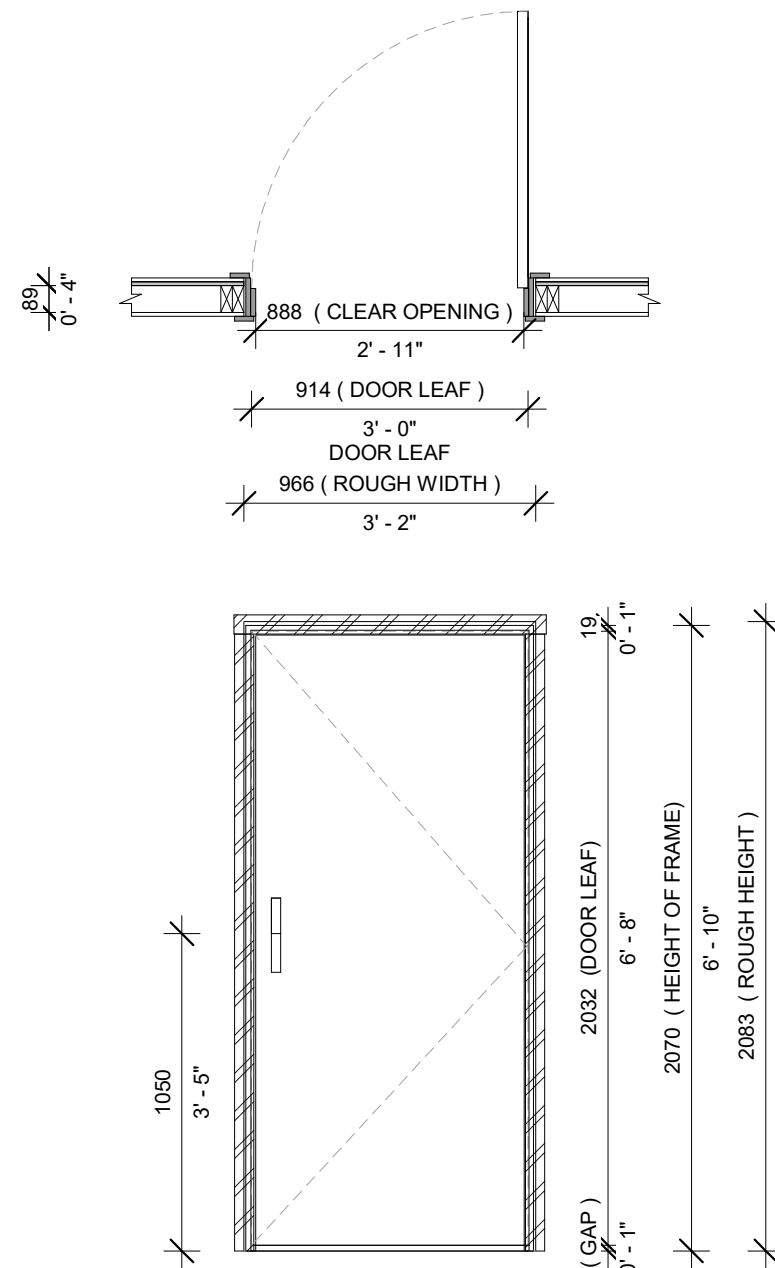
DMI02



DMI03



DVI01



DVI02

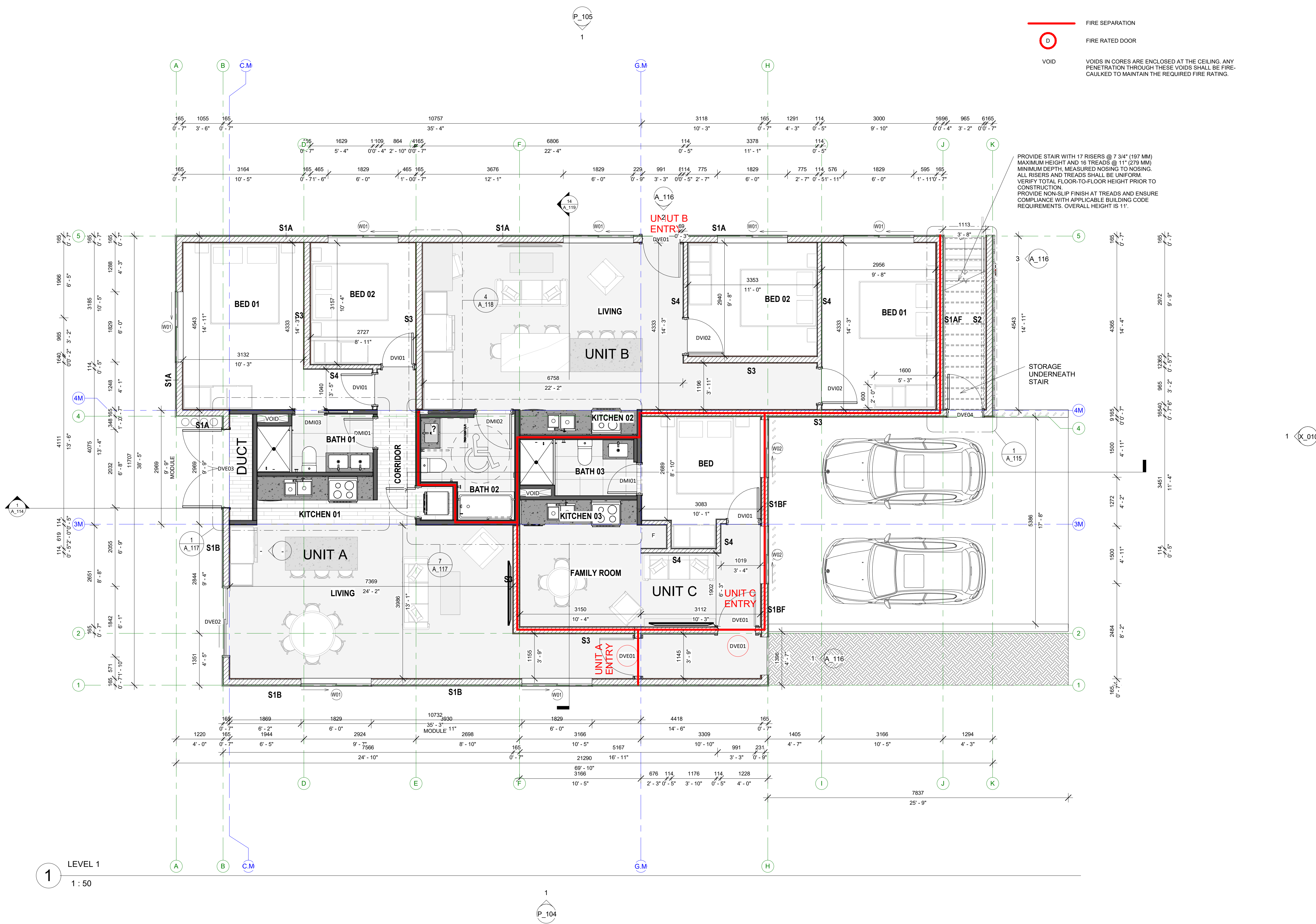
Door Schedule

Type Mark	Type	Operation	Width	Height	Rough Width	Rough Height	Jamb Depth/Wall Thickness(mm)	Comments	Count
DMI01	INTERIOR - 30" X 80"	Hinged	762	2032	<varies>	2083	114	SMART CORE	6
DMI02	INTERIOR - 36" X 80"	Hinged	914	2032	965	2083	126	SMART CORE	2
DMI03	POCKET DOOR - 30" X 82"	CAVITY SLIDING	762	2083	1575	2130	114	SMART CORE	2
DVE01	MAIN ENTRY - 39" X 80"	Hinged	991	2032	1004	2045	206	<varies>	8
DVE02	2-PANEL GLASS SLIDING - 72" X 82"	Sliding	1829	2083	1842	2096	206	DOOR TO BALCONY/DECK	2
DVE03	UTILITY ROOM DBL - 80" X 80"	Hinged	2032	2032	2045	2045	206	DUCT DOOR	2
DVE04	EXTERIOR GARAGE - 36" X 90"	Hinged	914	2286	965	2337	197	TO GARAGE	1
DVE05	Attic 36" x 24"	Hinged	914	600	927	613	140	TBC	1
DVI01	INTERIOR - 32" X 80"	Hinged	813	2032	864	2083	140	BEDROOM	8
DVI02	INTERIOR - 36" X 80"	Hinged	914	2032	965	2083	140	BEDROOM	2

Window Schedule

Type Mark	Type	Width	Height	Rough Width	Rough Height	Comments	Count
W01	WINDOW SL 6' X 4'	1829	1220	1842	1233	Exterior Wall thickness with Finishes is 206mm	14
W02	WINDOW SL 5' X 4'	1500	1220	1513	1233	Exterior Wall thickness with Finishes is 206mm	4

No.	Description	Date



- FIRE SEPARATION
- FIRE RATED DOOR
- VOID
- VOIDS IN CORES ARE ENCLOSED AT THE CEILING. ANY PENETRATION THROUGH THESE VOIDS SHALL BE FIRE-CAULKED TO MAINTAIN THE REQUIRED FIRE RATING.

PROVIDE STAIR WITH 17 RISERS @ 7 3/4" (197 MM) MAXIMUM HEIGHT AND 16 TREADS @ 11" (279 MM) MINIMUM DEPTH. MEASURED TO NOSING. ALL RISERS AND TREADS SHALL BE UNIFORM. VERIFY TOTAL FLOOR-TO-FLOOR HEIGHT PRIOR TO CONSTRUCTION. PROVIDE NON-SLIP FINISH AT TREADS AND ENSURE COMPLIANCE WITH APPLICABLE BUILDING CODE REQUIREMENTS. OVERALL HEIGHT IS 11'.

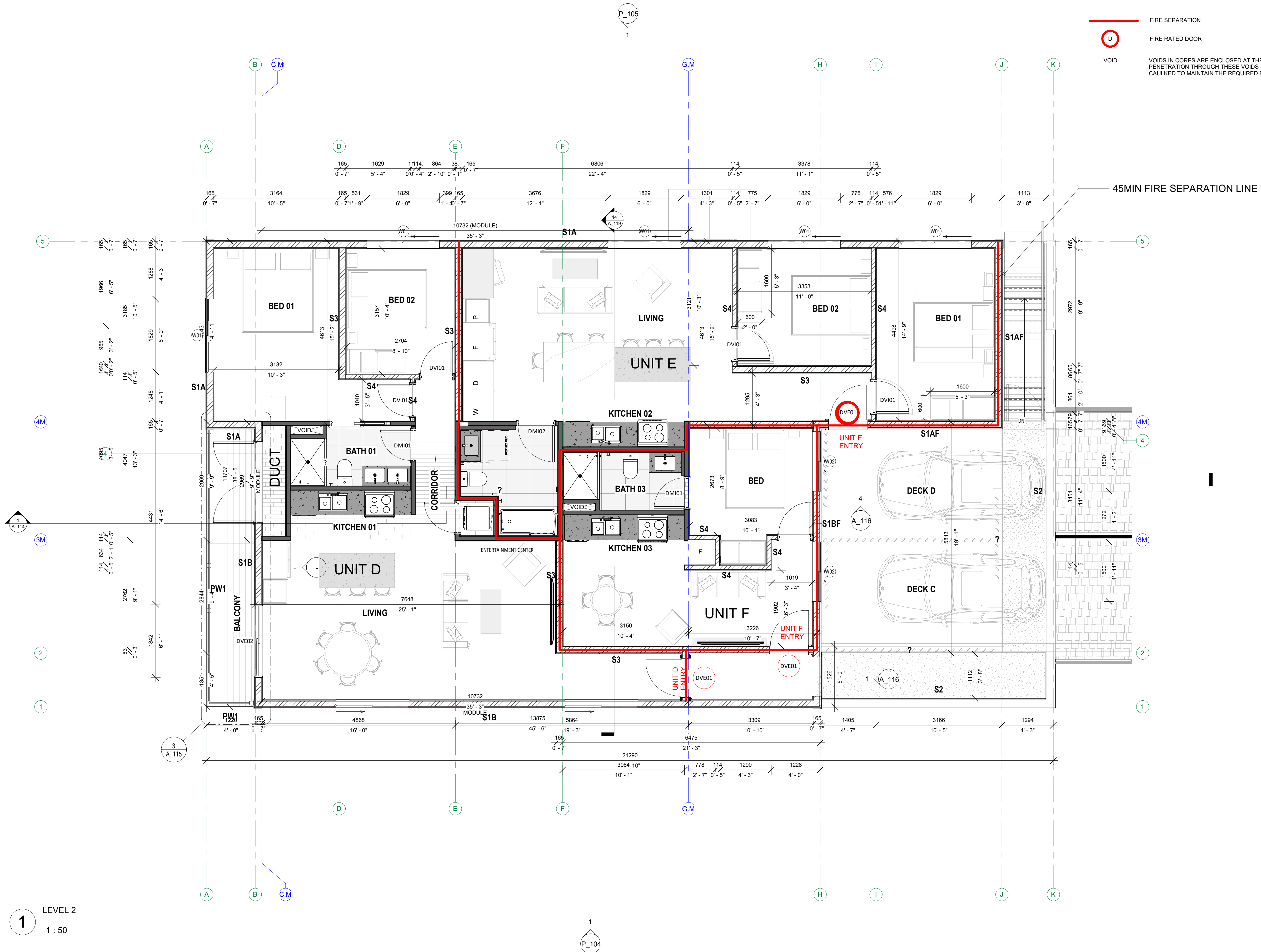
1 LEVEL 1
1 : 50



DRAWING SET
MULTI-UNIT HOME

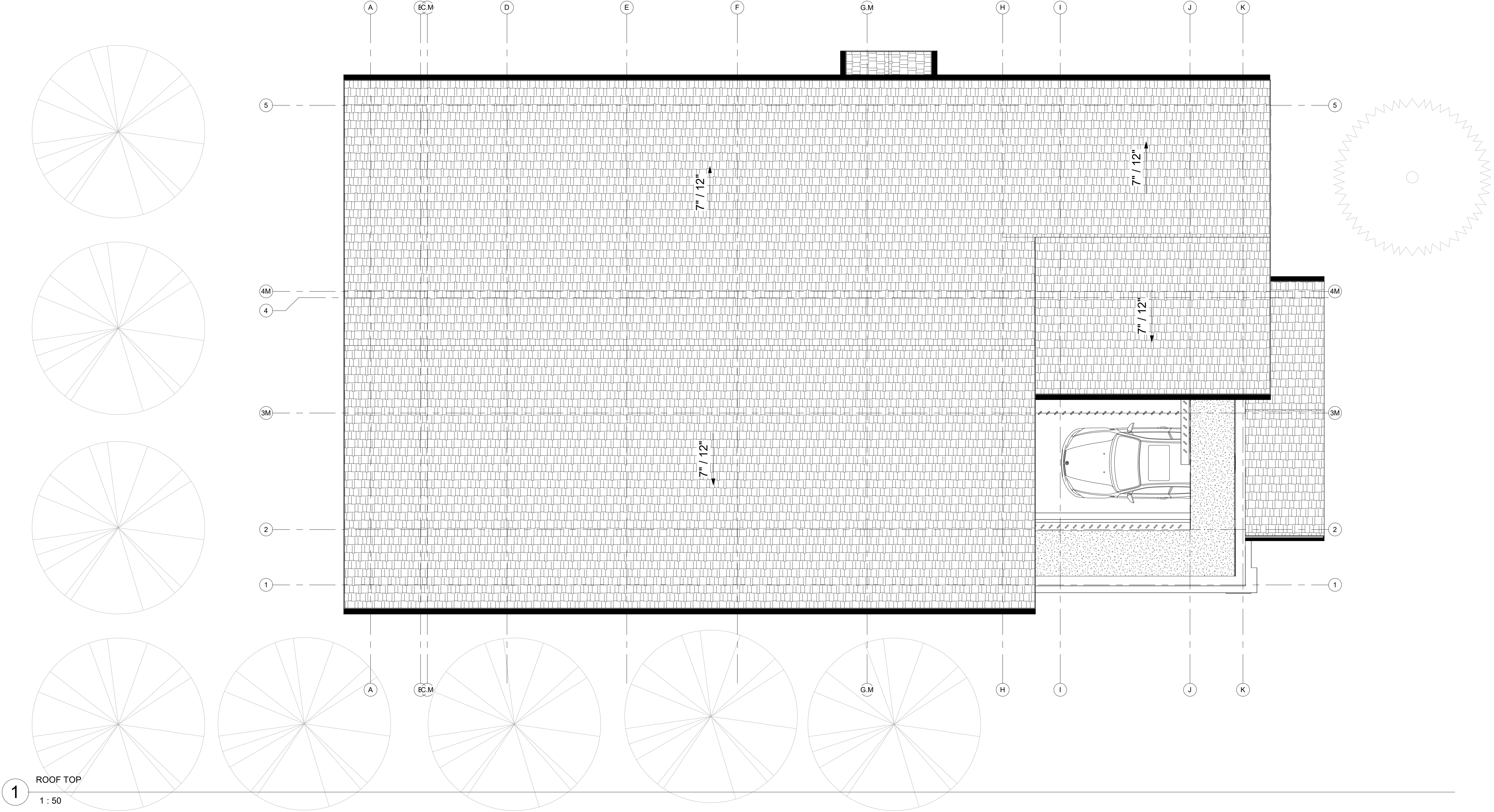
No.	Description	Date

LOWER FLOOR PLAN		REV
Project number	240185	A_104
Date	8/20/2026 4:59:28 PM	
Drawn by	Kamrut	
Checked by	Richa	
		Scale 1 : 50



No.	Description	Date

UPPER FLOOR PLAN		REV	
Project number	240185	A_105	Scale 1 : 50
Date	8/20/2026 4:59:29 PM		
Drawn by	Kamrut		
Checked by	Richa		



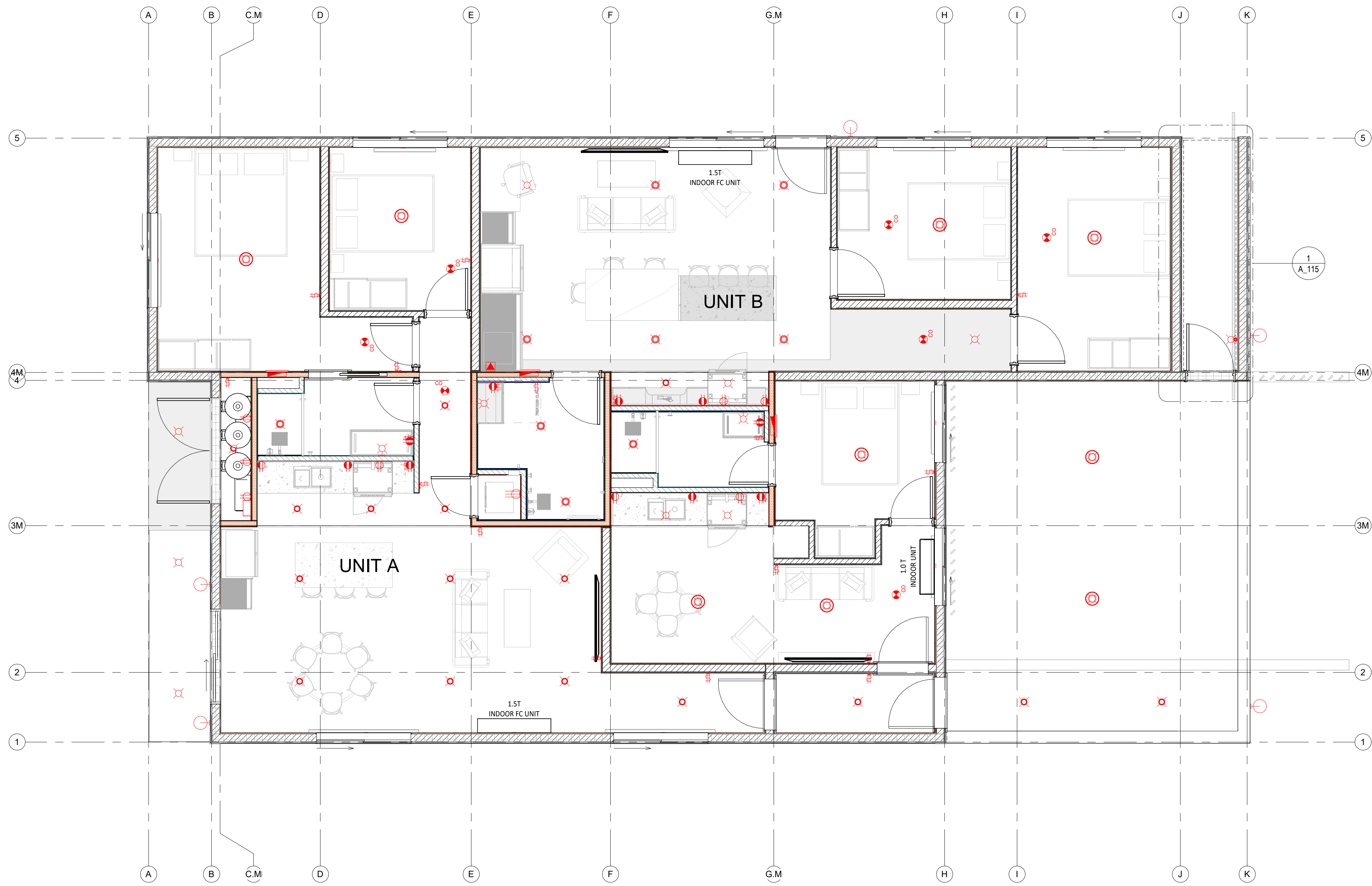
1 ROOF TOP
1 : 50


<https://igvhousing.com>

DRAWING SET
MULTI-UNIT HOME

No.	Description	Date

ROOF PLAN		REV	
Project number	240185	A_106	Scale 1 : 50
Date	8/20/2026 4:59:29 PM		
Drawn by	Kamrul		
Checked by	Richa		

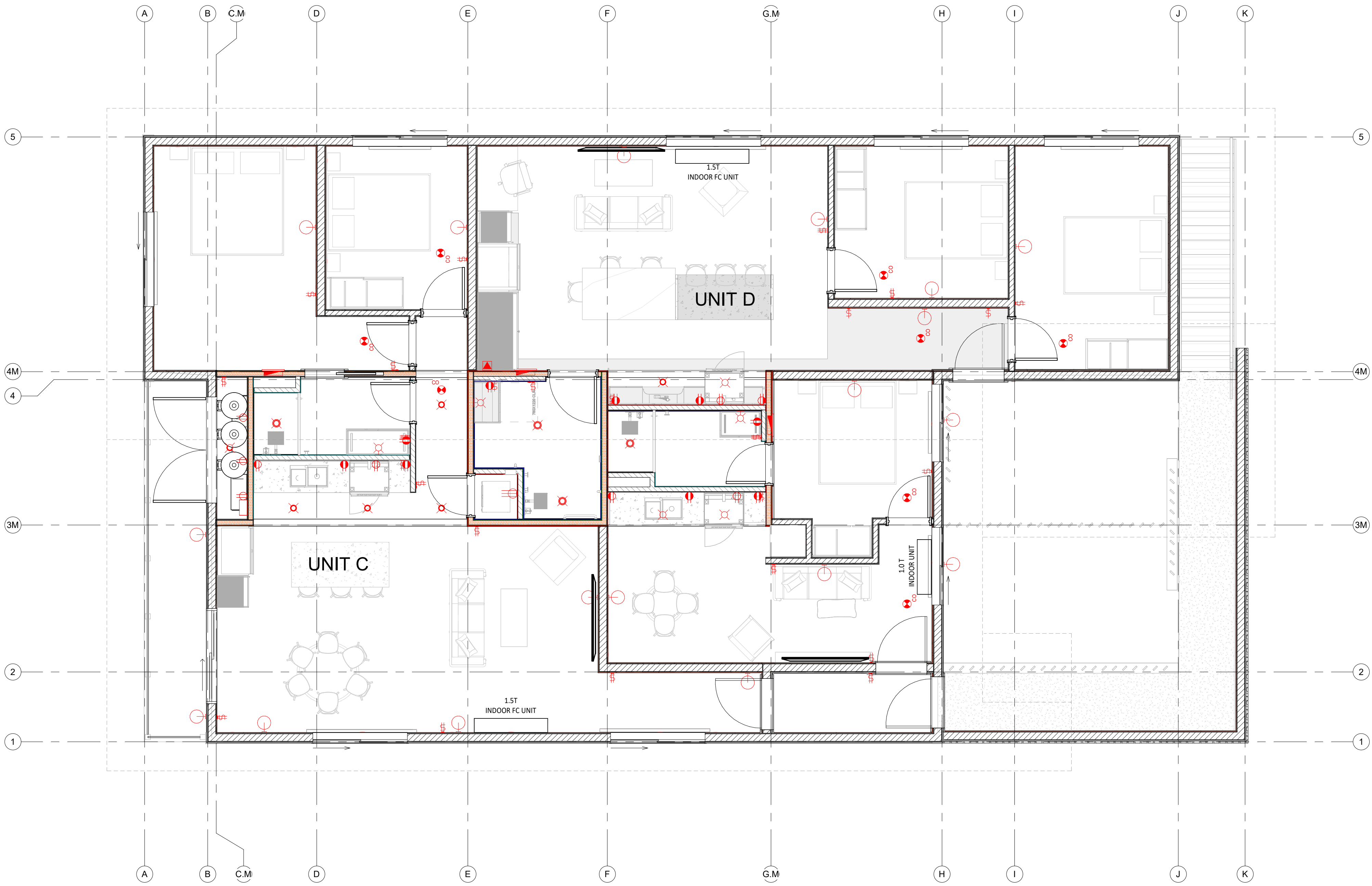


LIGHTING LEGEND		
	SURFACE MOUNTED LUMINAIRE 8w	
	RECESSED LUMINAIRE 8w	
	RECESSED LUMINAIRE 12w	
	RECESSED LUMINAIRE 24w	
	MIRROR/WALL MOUNTED LIGHT	
	LED STRIP LIGHT	
	LINEAR LUMINAIRE	
	COMB. SMOKE/CARBON MONOXIDE ALARM	
	SWITCH - SINGLE GANG	
	SWITCH - TWO GANG	
	SWITCH - THREE GANG	
	ELECTRICAL PANEL - RECESSED MOUNTED	
	JUNCTION BOX	

1 Level 01
1 : 50

No.	Description	Date

RCP LOWER FLOOR		REV	
Project number	240185	A_107	Scale As indicated
Date	8/20/2026 4:59:30 PM		
Drawn by	Kamrut		
Checked by	Richa		



LIGHTING LEGEND		
	SURFACE MOUNTED LUMINAIRE 8w	
	RECESSED LUMINAIRE 8w	
	RECESSED LUMINAIRE 12w	
	RECESSED LUMINAIRE 24w	
	MIRROR/WALL MOUNTED LIGHT	
	LED STRIP LIGHT	
	LINEAR LUMINAIRE	
	COMB. SMOKE/CARBON MONOXIDE ALARM	
	SWITCH - SINGLE GANG	
	SWITCH - TWO GANG	
	SWITCH - THREE GANG	
	ELECTRICAL PANEL - RECESSED MOUNTED	
	JUNCTION BOX	

1 Level 02
1 : 50

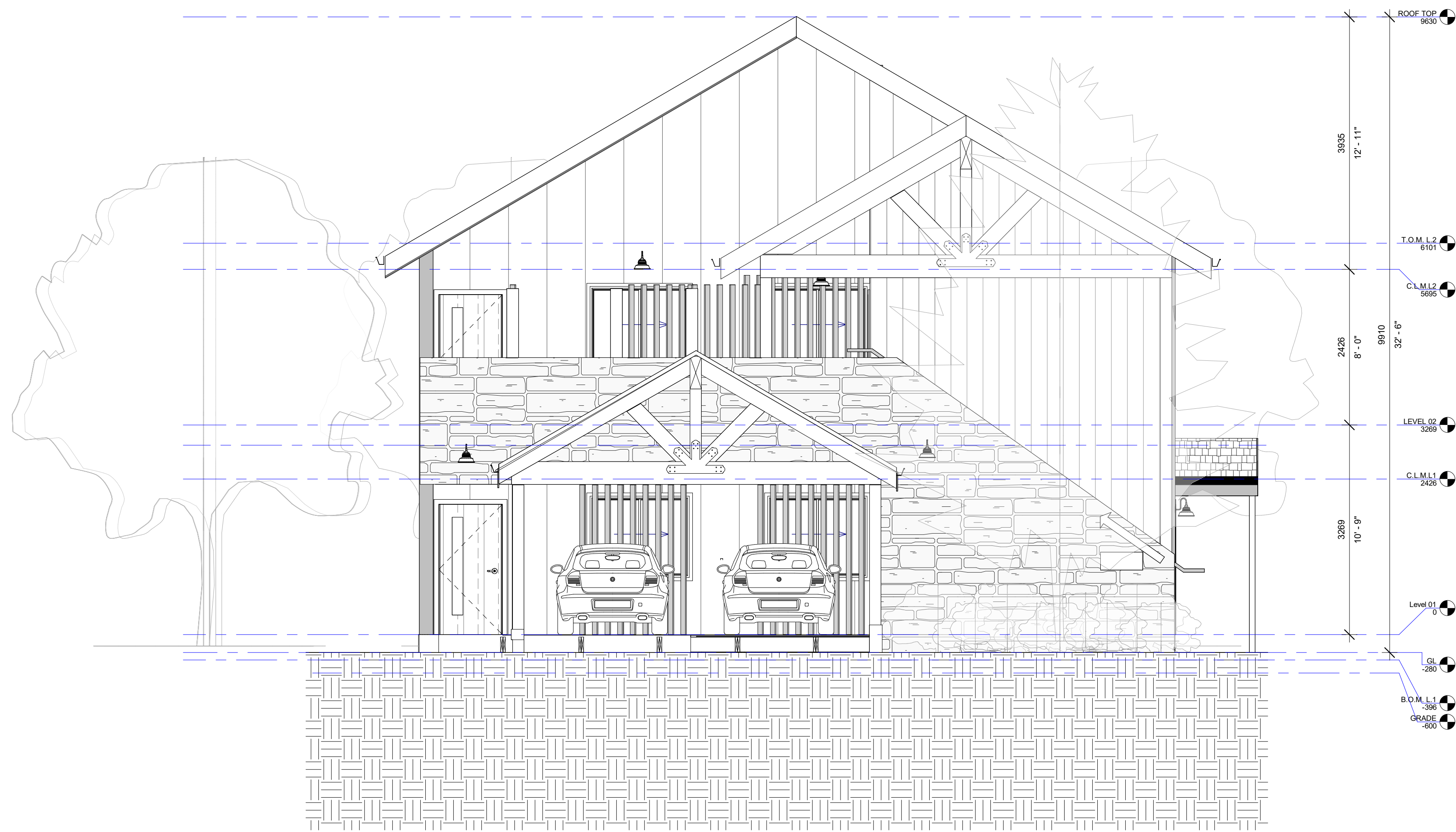


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<https://igvhousing.com>

DRAWING SET
MULTI-UNIT HOME

No.	Description	Date

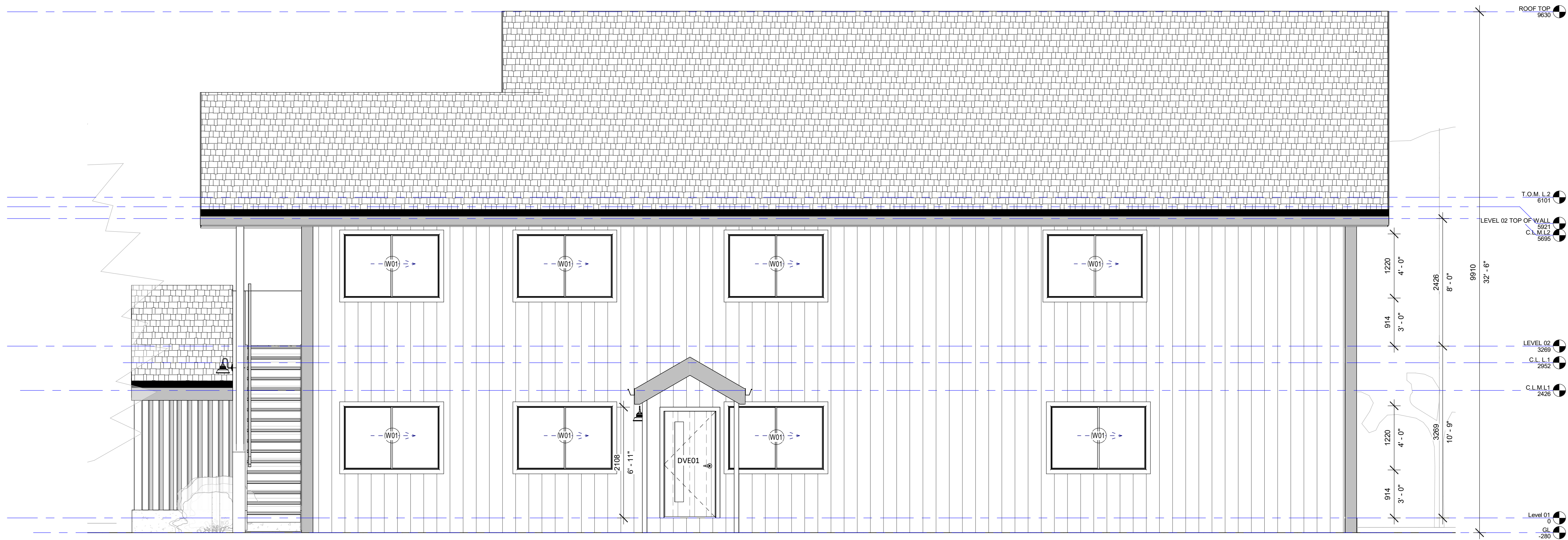
RCP UPPER FLOOR		REV	
Project number	240185	A_108	Scale As indicated
Date	8/20/2026 4:59:31 PM		
Drawn by	Kamrut		
Checked by	Richa		



1 FRONT ELEVATION
1 : 50

No.	Description	Date

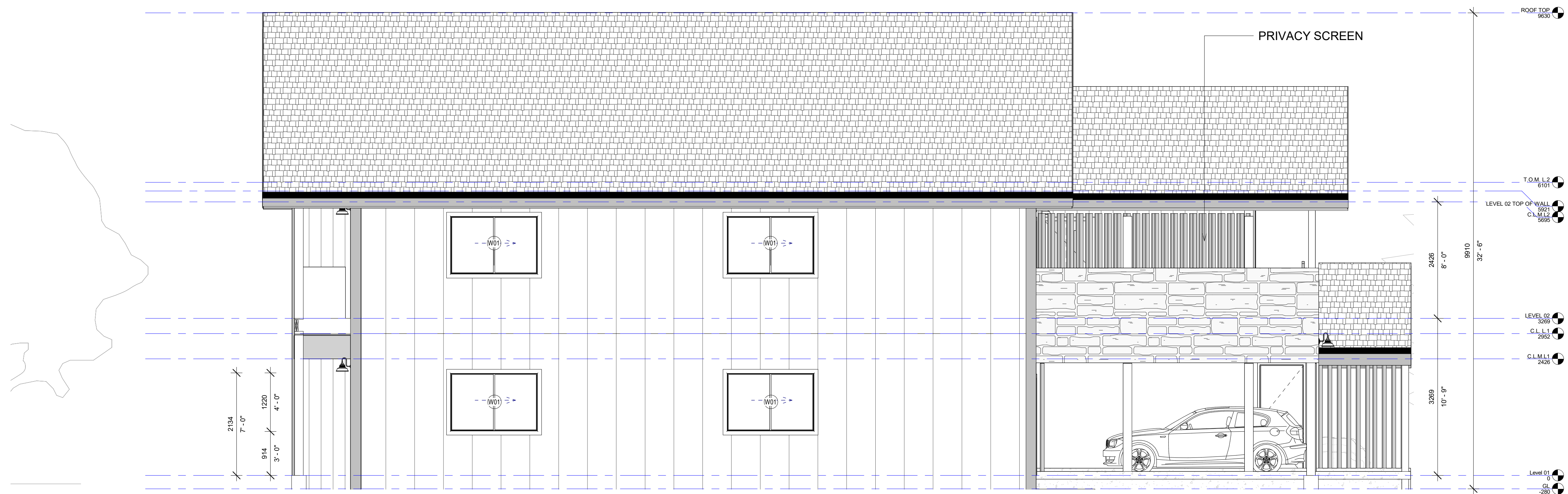
FRONT ELEVATION		REV	
Project number	240185	A_109	Scale 1 : 50
Date	8/20/2026 4:59:34 PM		
Drawn by	Kamrul		
Checked by	Richa		



4 RIGHT ELEVATION
1 : 50

No.	Description	Date

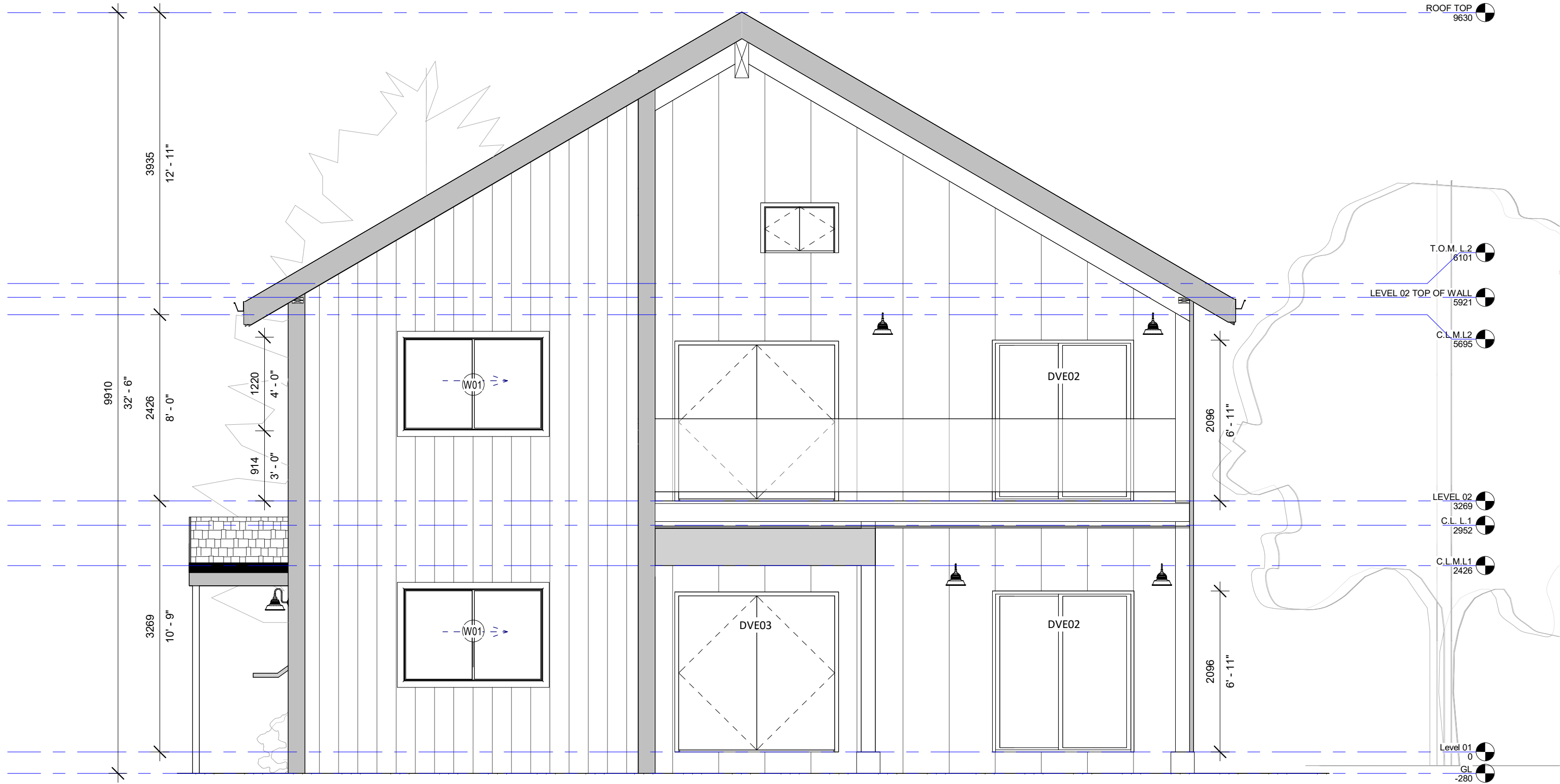
RIGHT ELEVATION		REV	
Project number	240185	A_110	Scale 1 : 50
Date	8/20/2026 4:59:35 PM		
Drawn by	Kamrul		
Checked by	Richa		



1 LEFT ELEVATION
1 : 50

No.	Description	Date

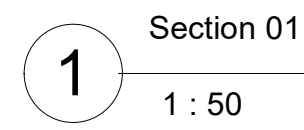
LEFT ELEVATION		REV	
Project number	240185	A_111	Scale 1 : 50
Date	8/20/2026 4:59:36 PM		
Drawn by	Kamrul		
Checked by	Richa		

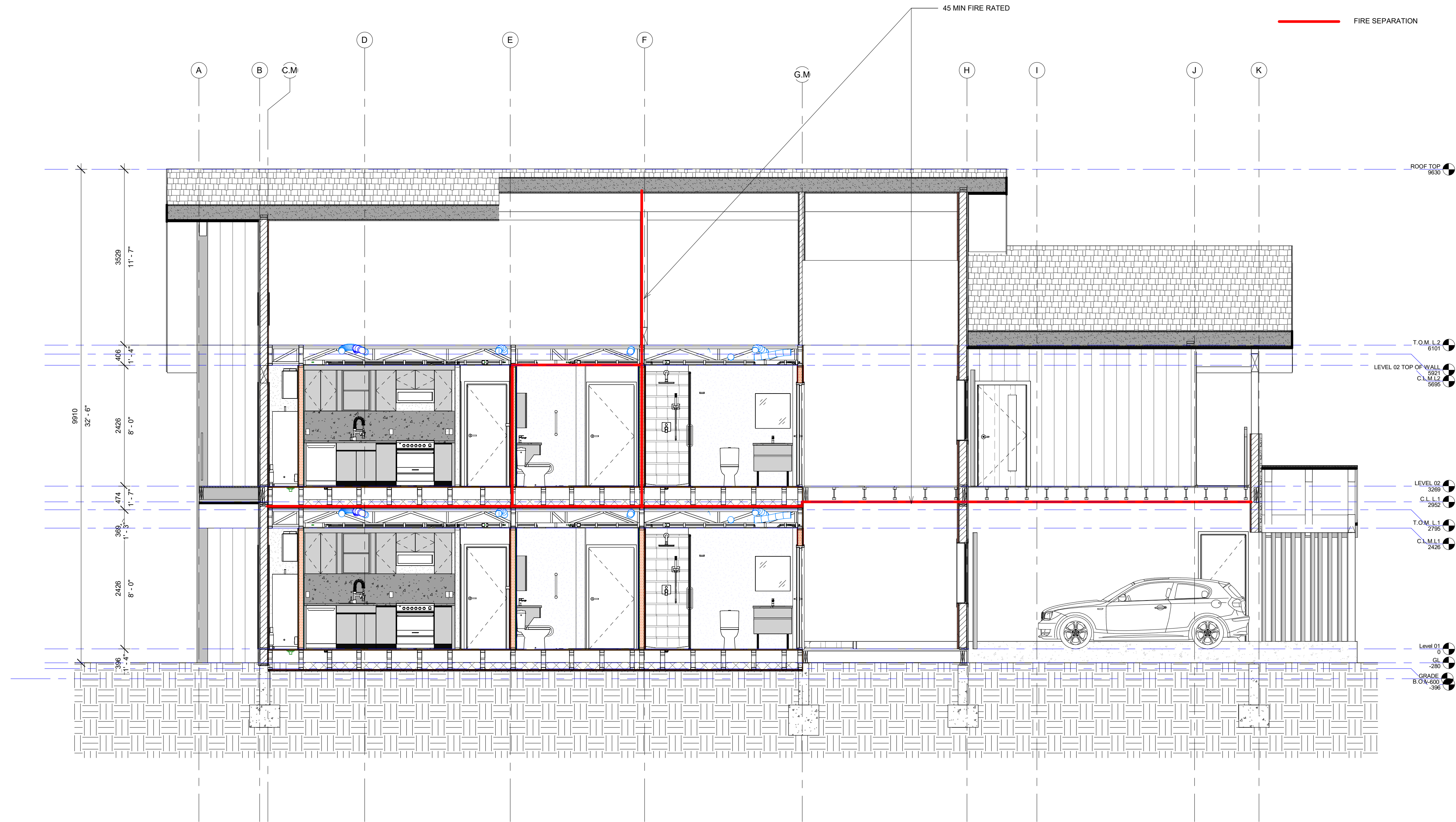


1 REAR ELEVATION
1 : 50

No.	Description	Date

REAR ELEVATION		REV	
Project number	240185	A_112	Scale 1 : 50
Date	8/20/2026 4:59:37 PM		
Drawn by	Kamrul		
Checked by	Richa		

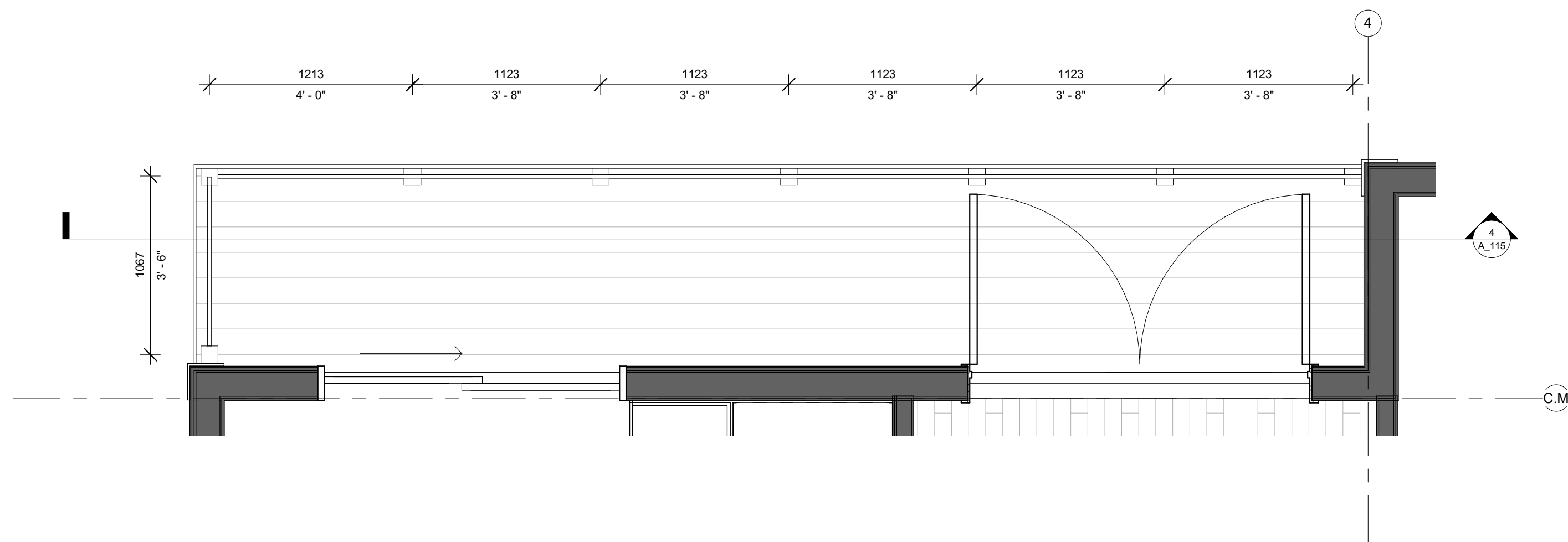




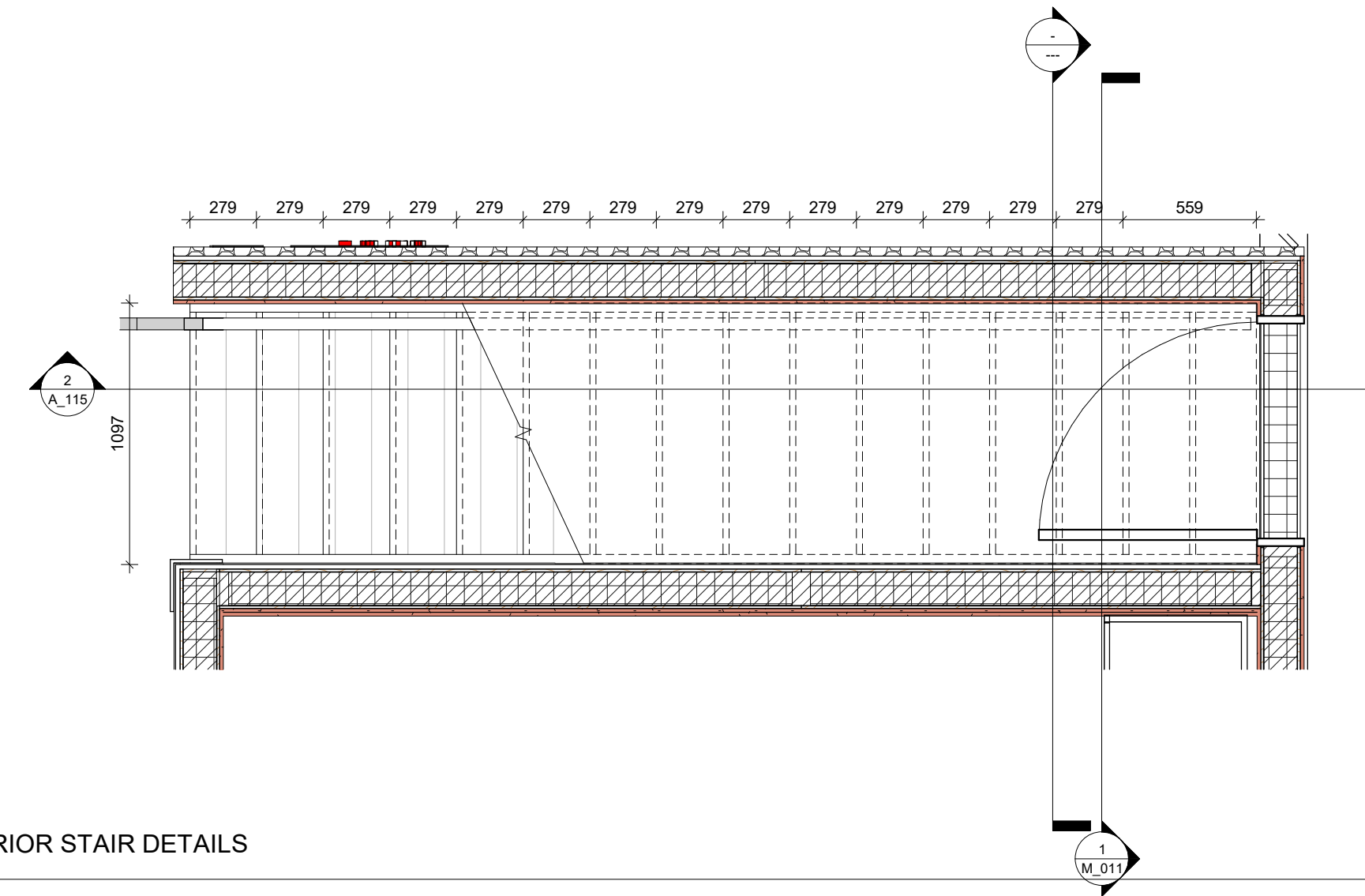
1 Section 02
1 : 50

No.	Description	Date

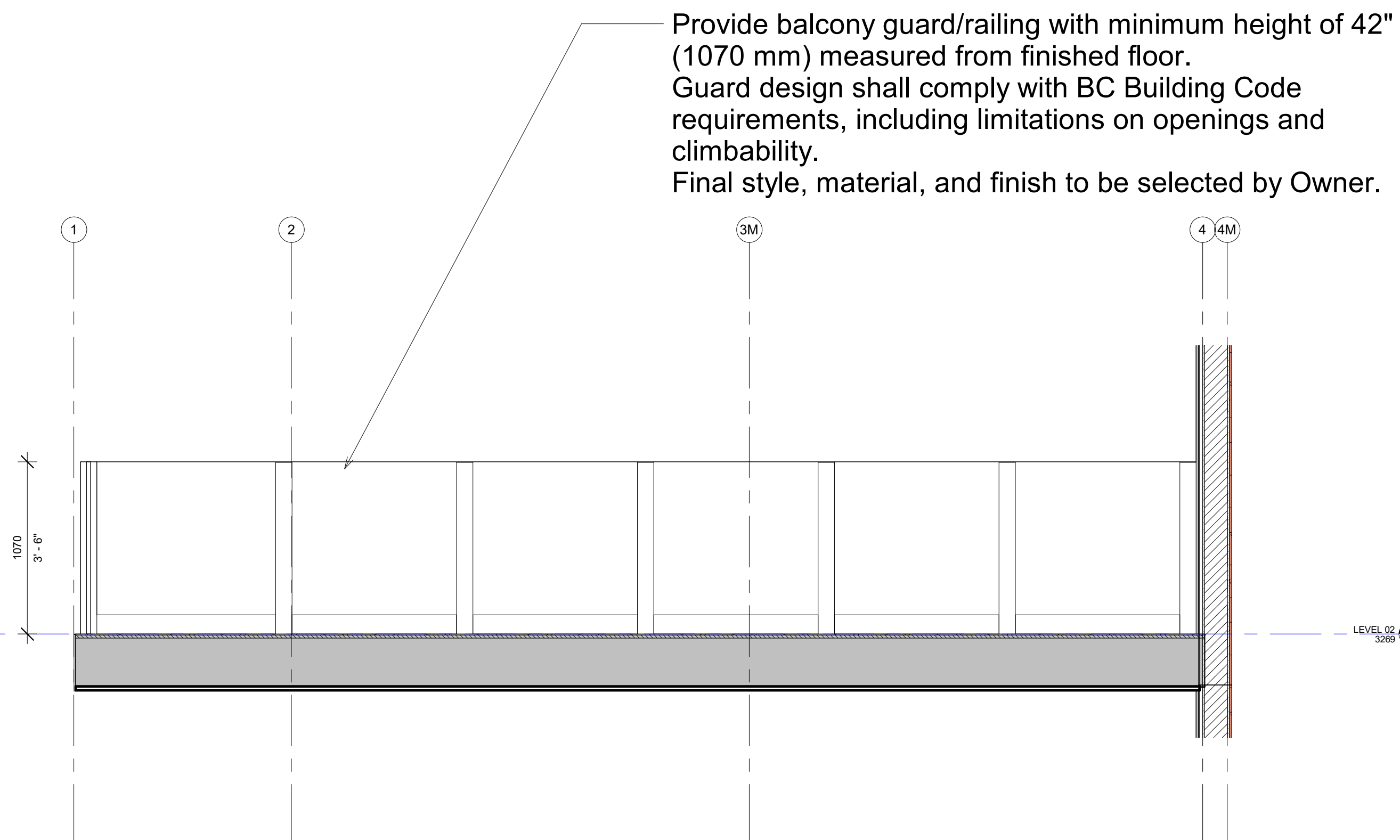
SECTION 02		REV	
Project number	240185	A_114	Scale 1 : 50
Date	8/20/2026 4:59:39 PM		
Drawn by	Kamrul		
Checked by	Richa		



3 RAILING DETAILS
1 : 25



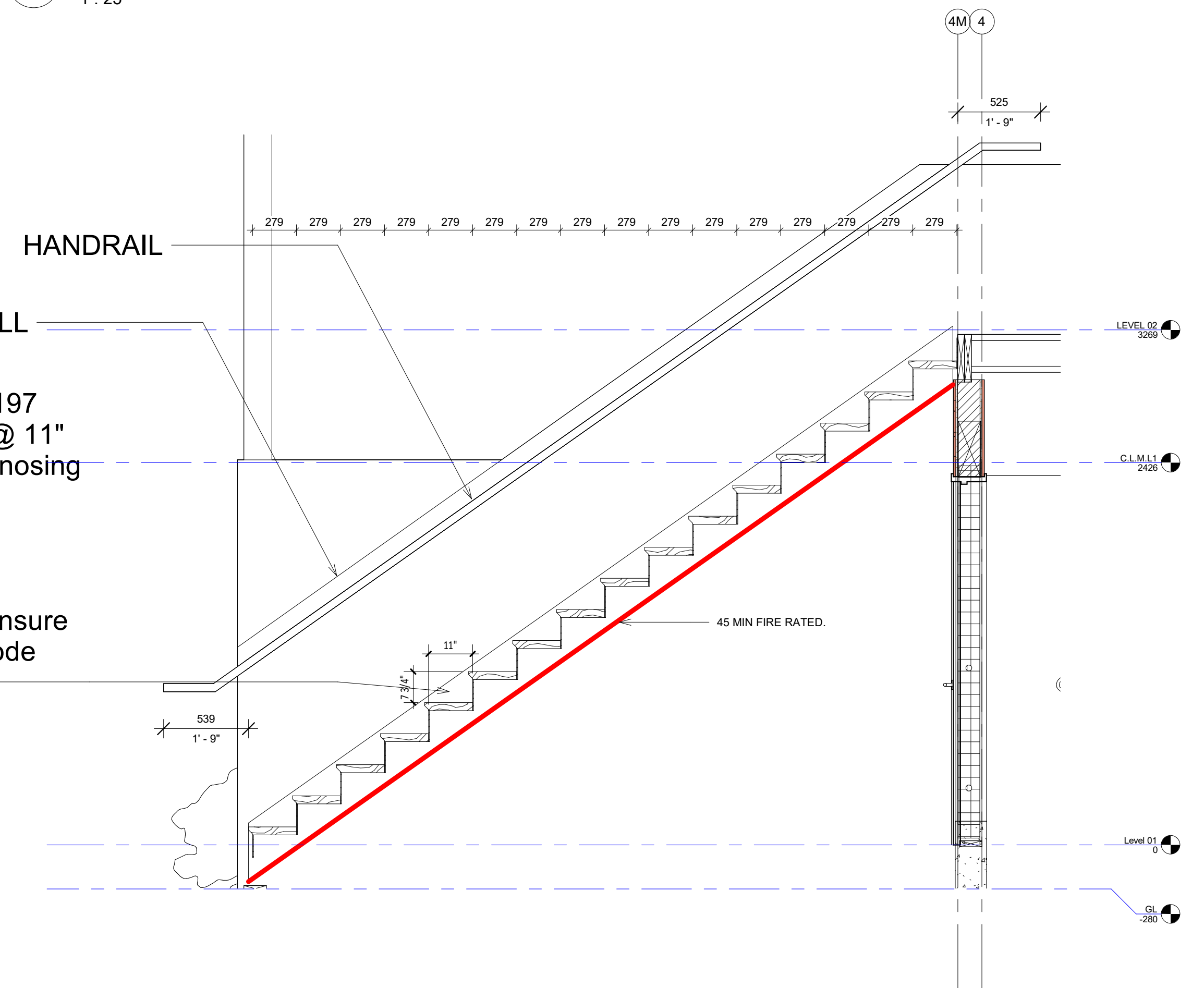
1 EXTERIOR STAIR DETAILS
1 : 25



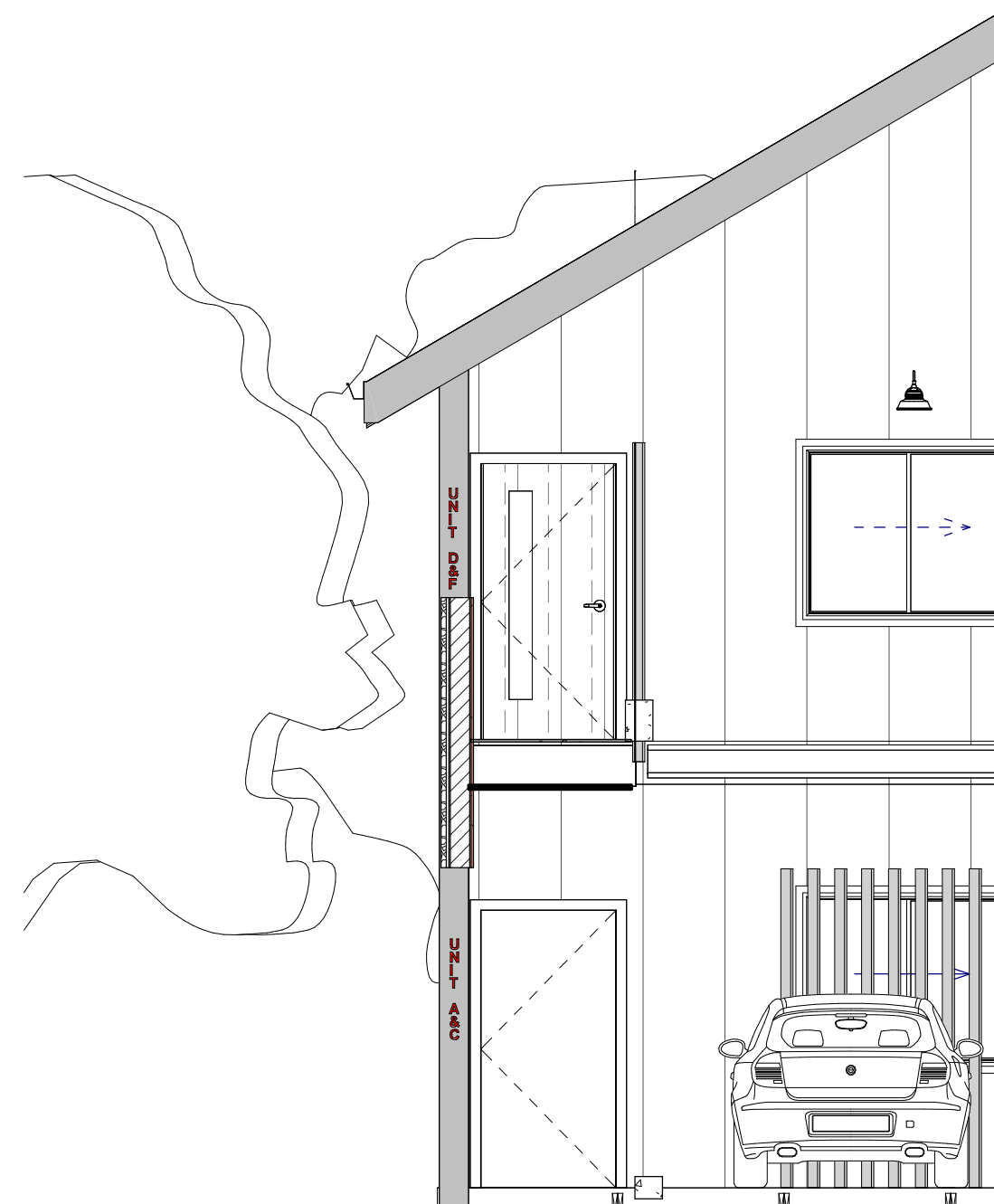
4 Railing Details
1 : 25

Provide balcony guard/railing with minimum height of 42" (1070 mm) measured from finished floor. Guard design shall comply with BC Building Code requirements, including limitations on openings and climbability. Final style, material, and finish to be selected by Owner.

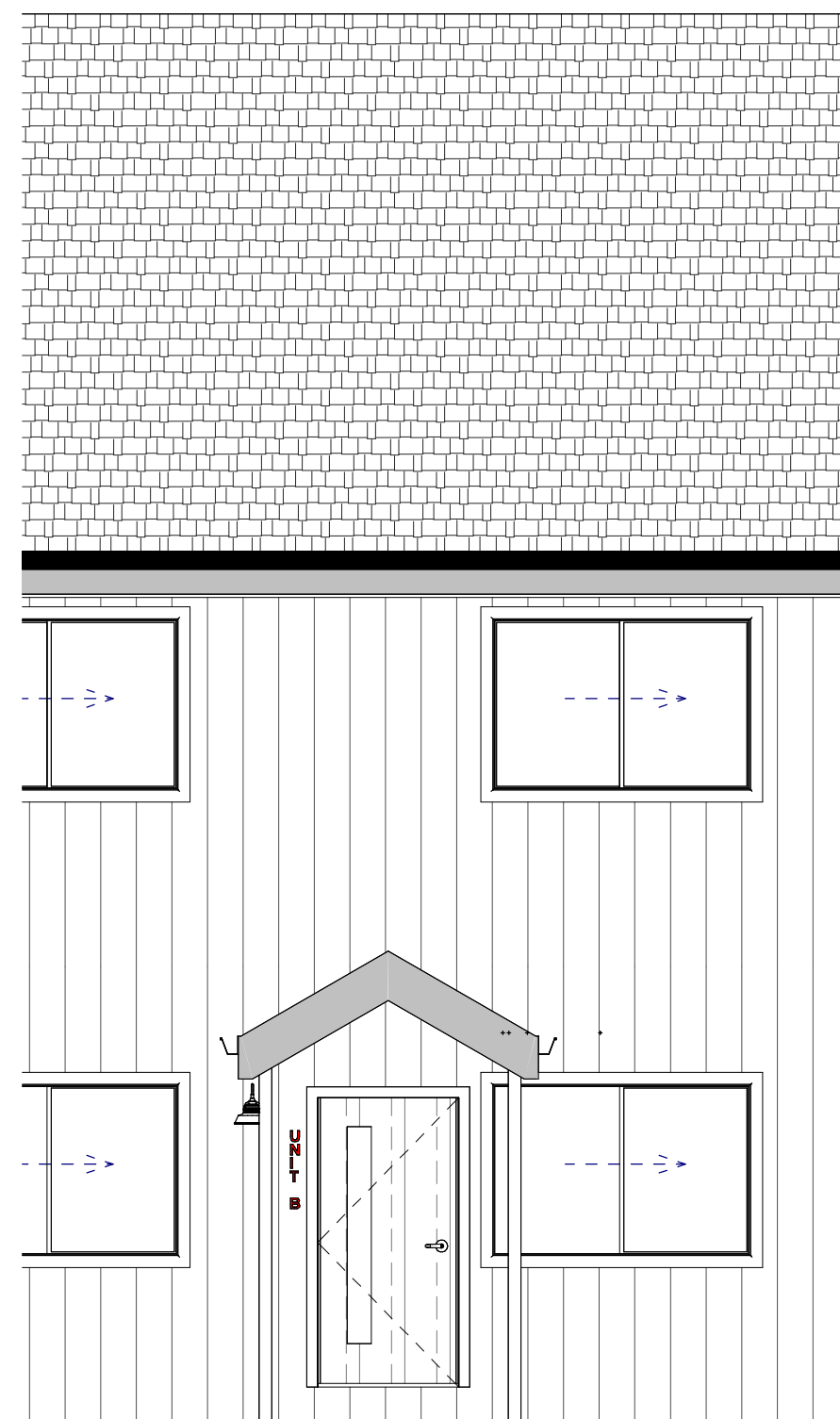
Provide stair with 17 risers @ 7 3/4" (197 mm) maximum height and 16 treads @ 11" (279 mm) minimum depth, measured nosing to nosing. All risers and treads shall be uniform. Verify total floor-to-floor height prior to construction. Provide non-slip finish at treads and ensure compliance with applicable building code requirements.



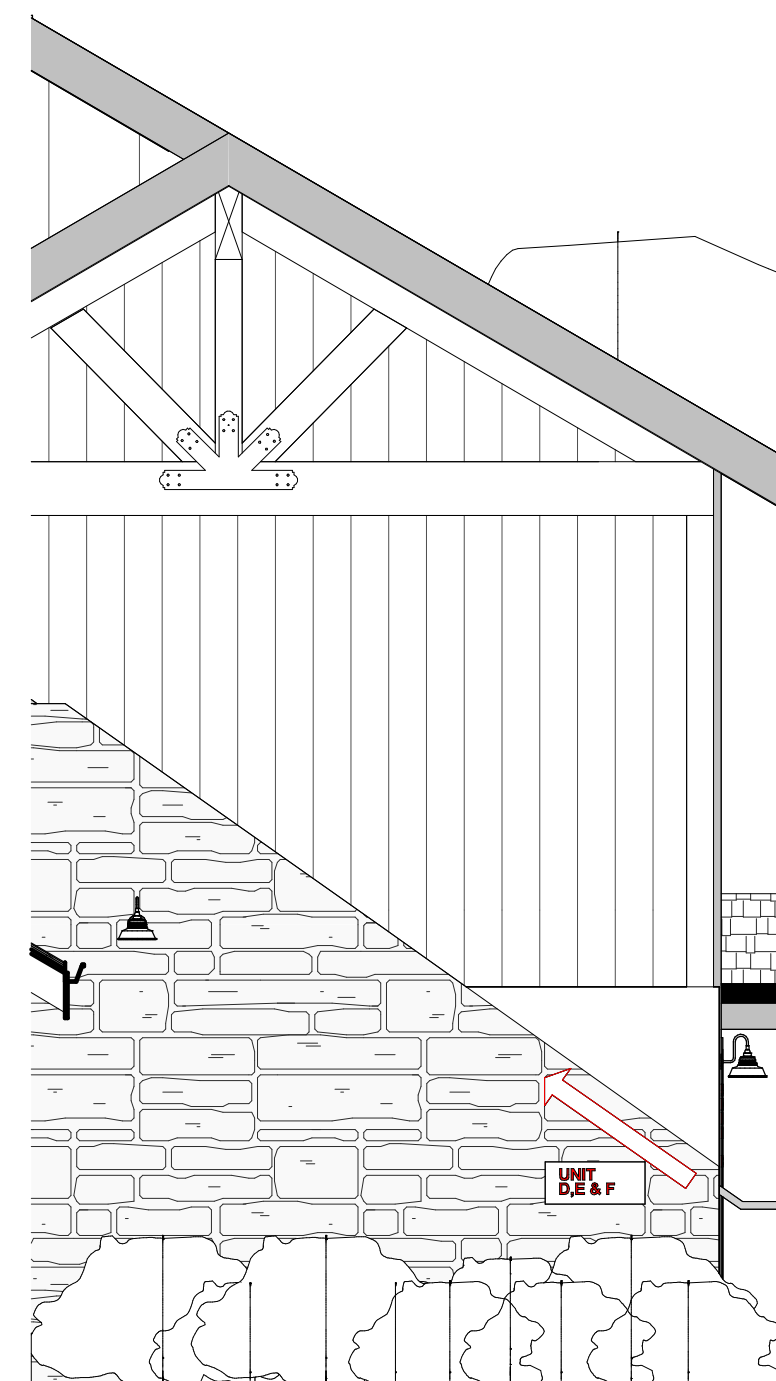
2 STAIR SECTION
1 : 25



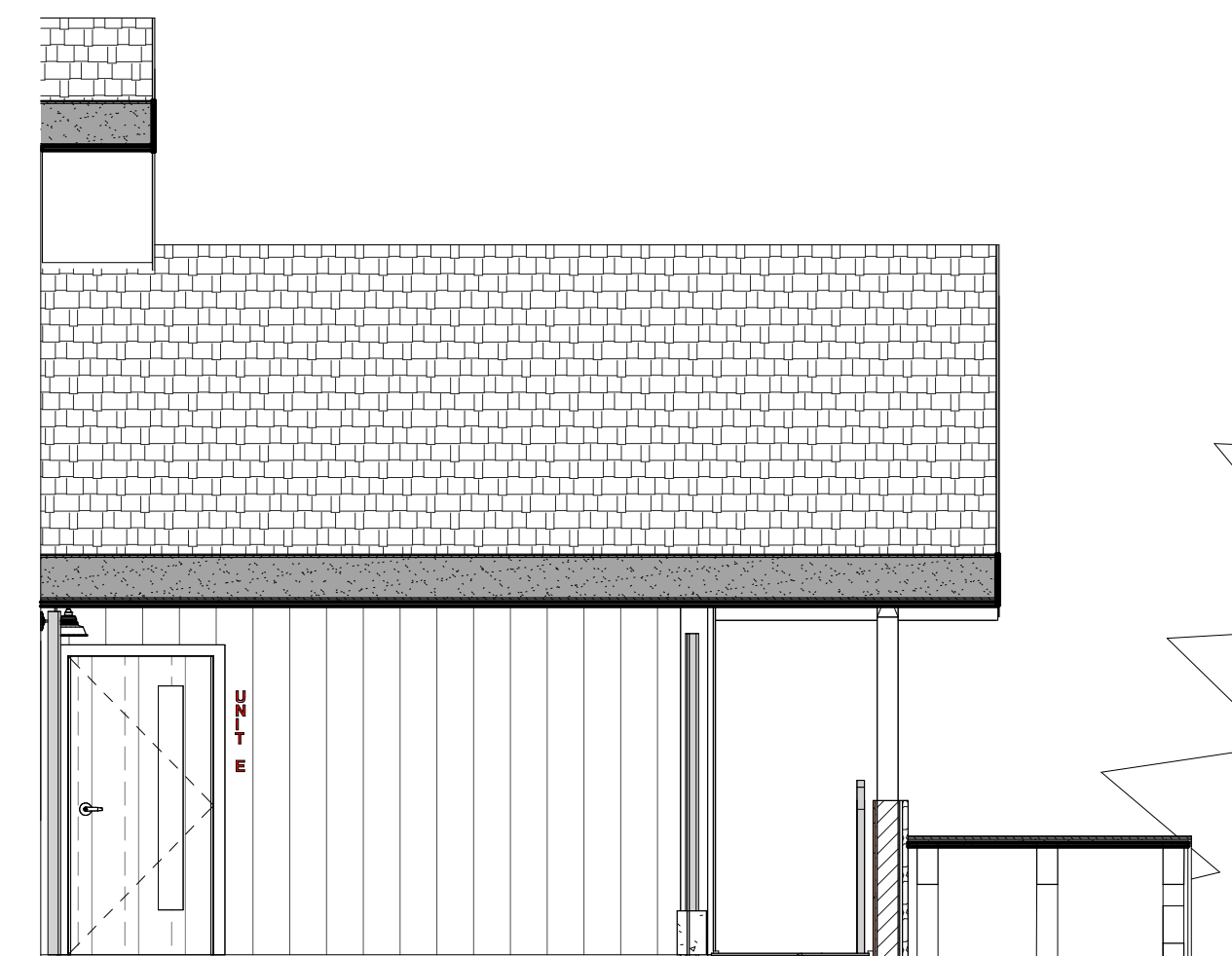
1 SIGNAGE 01
1 : 50



2 SIGNAGE 02
1 : 50



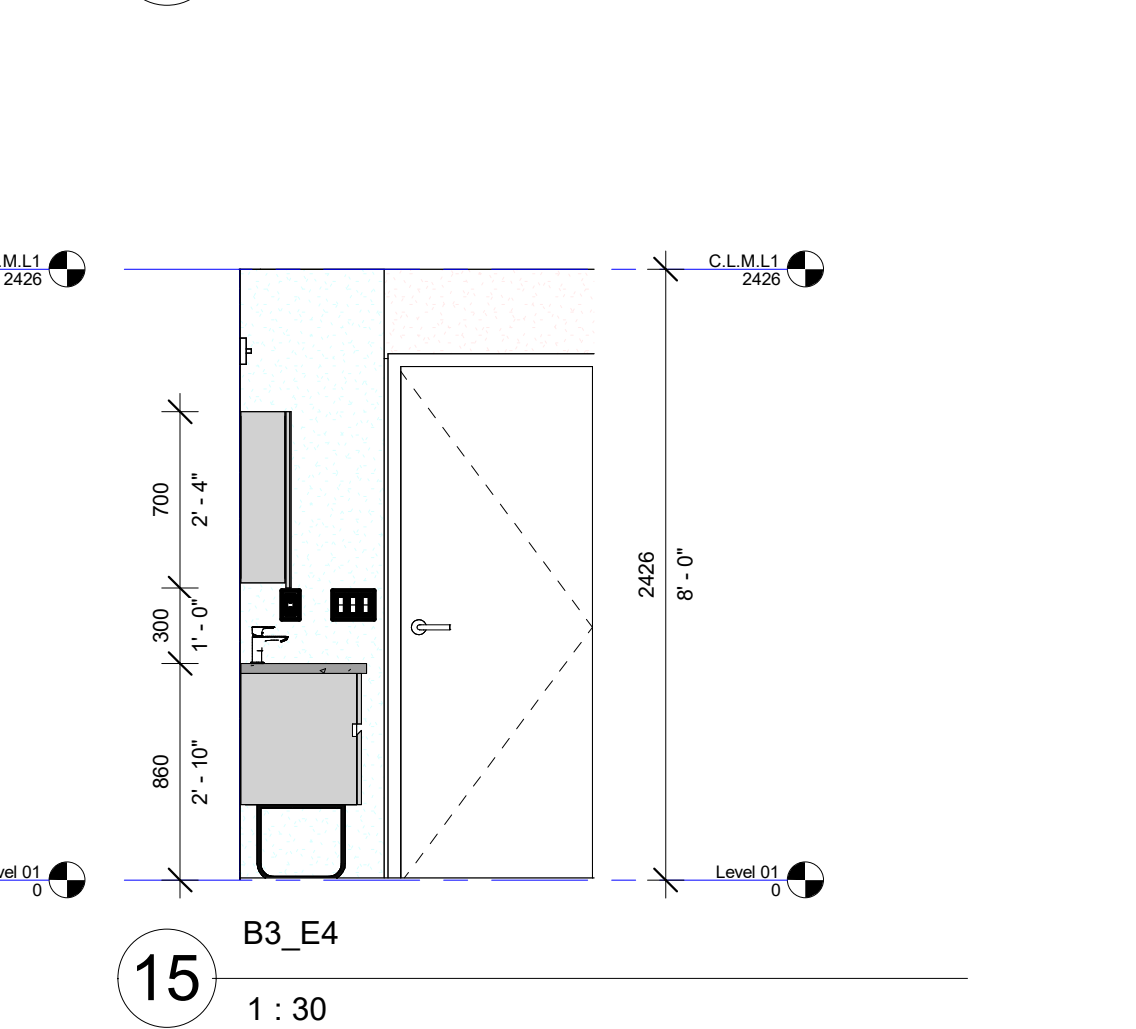
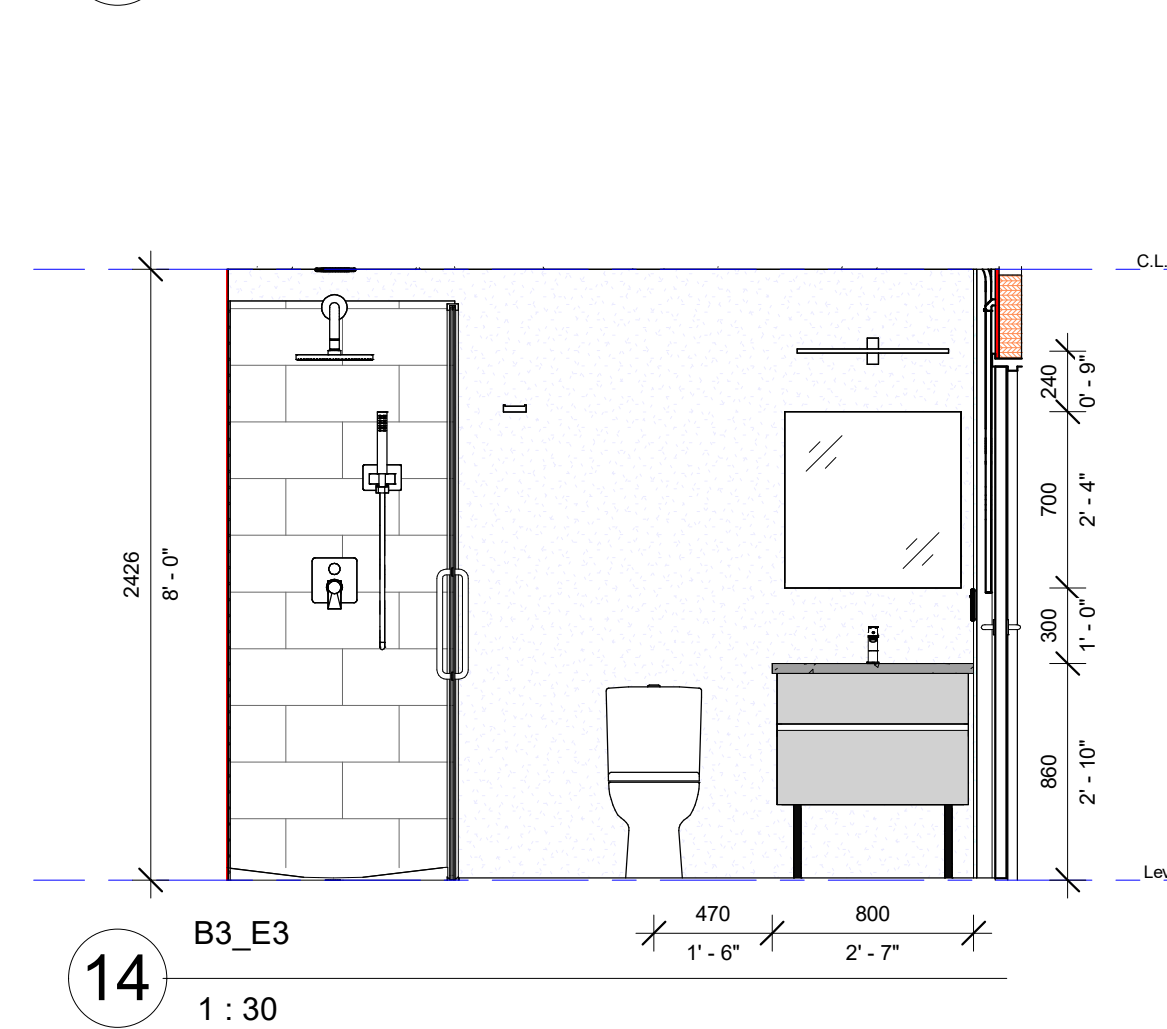
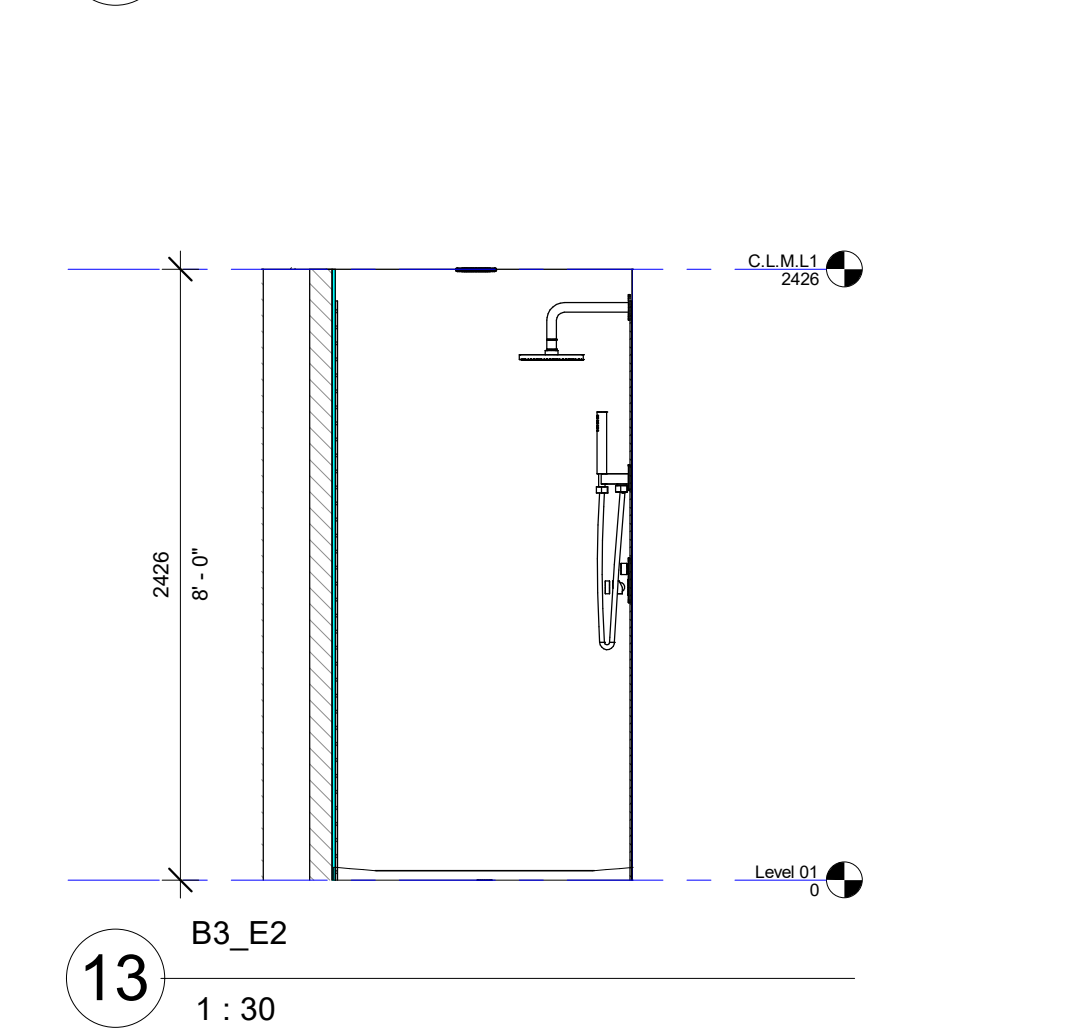
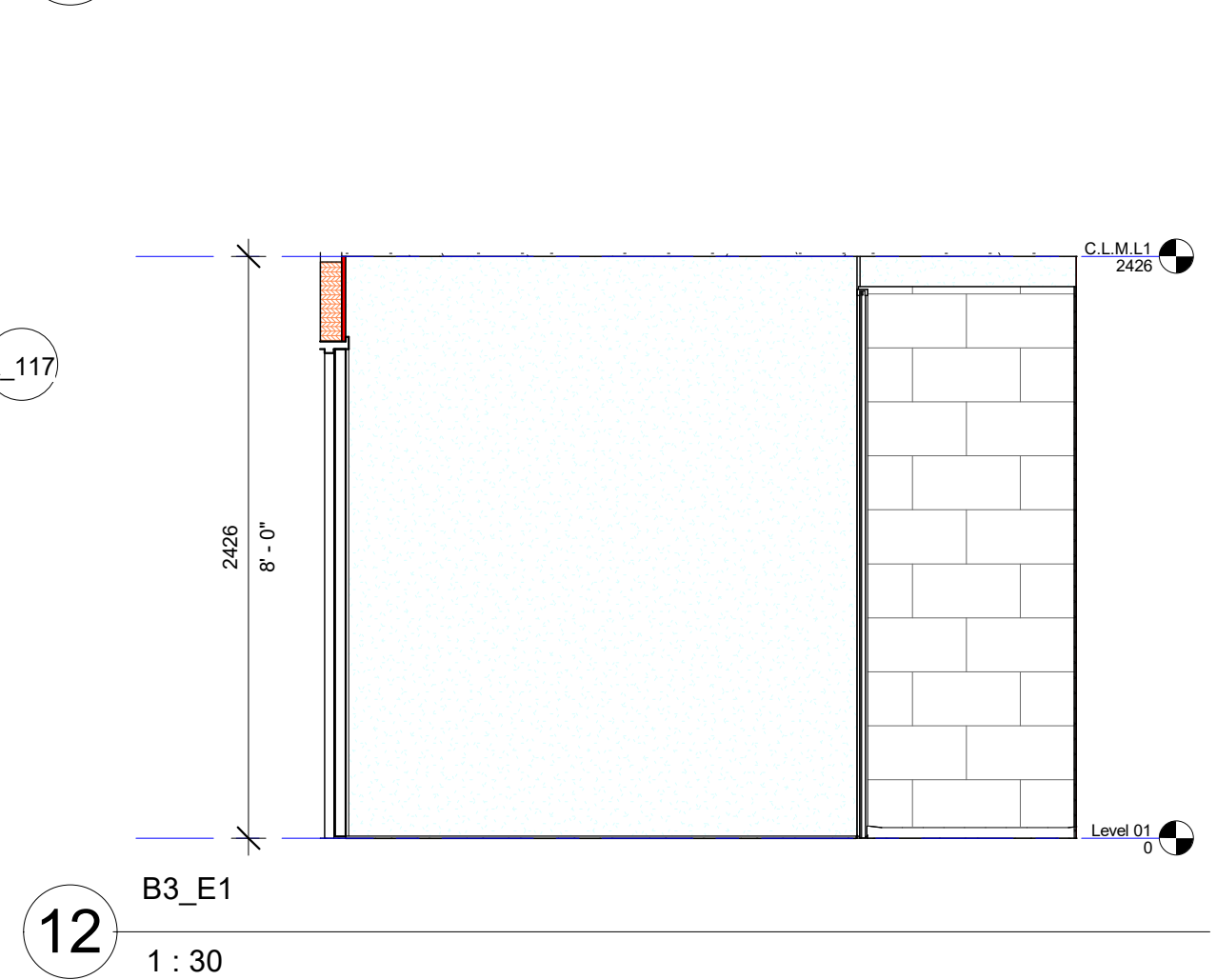
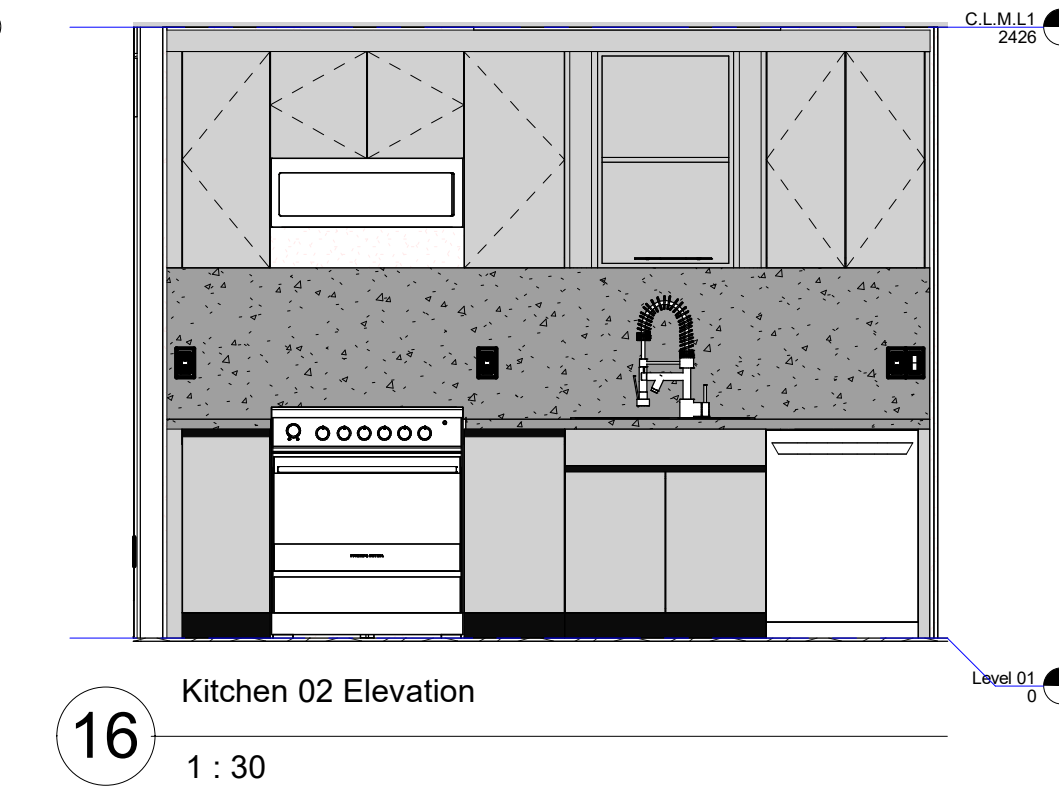
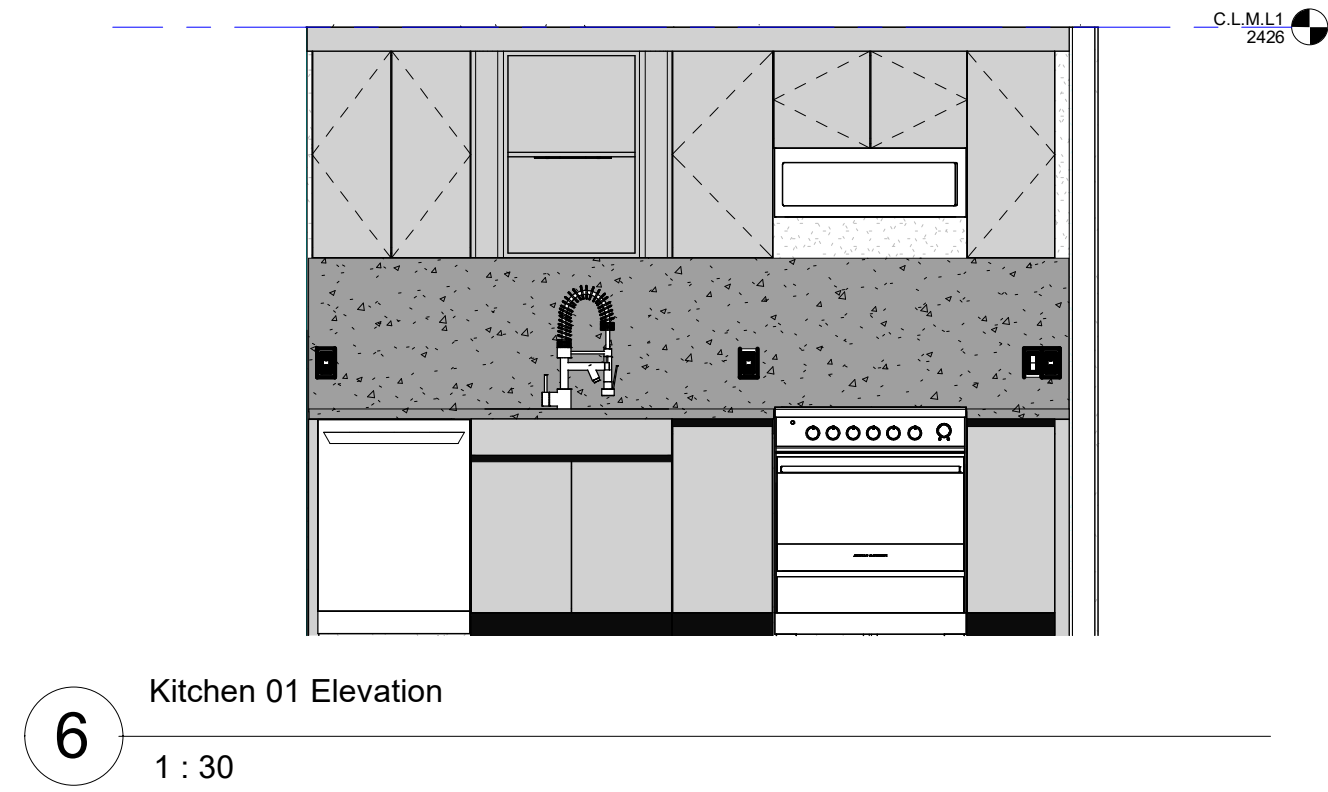
3 SIGNAGE 03
1 : 50

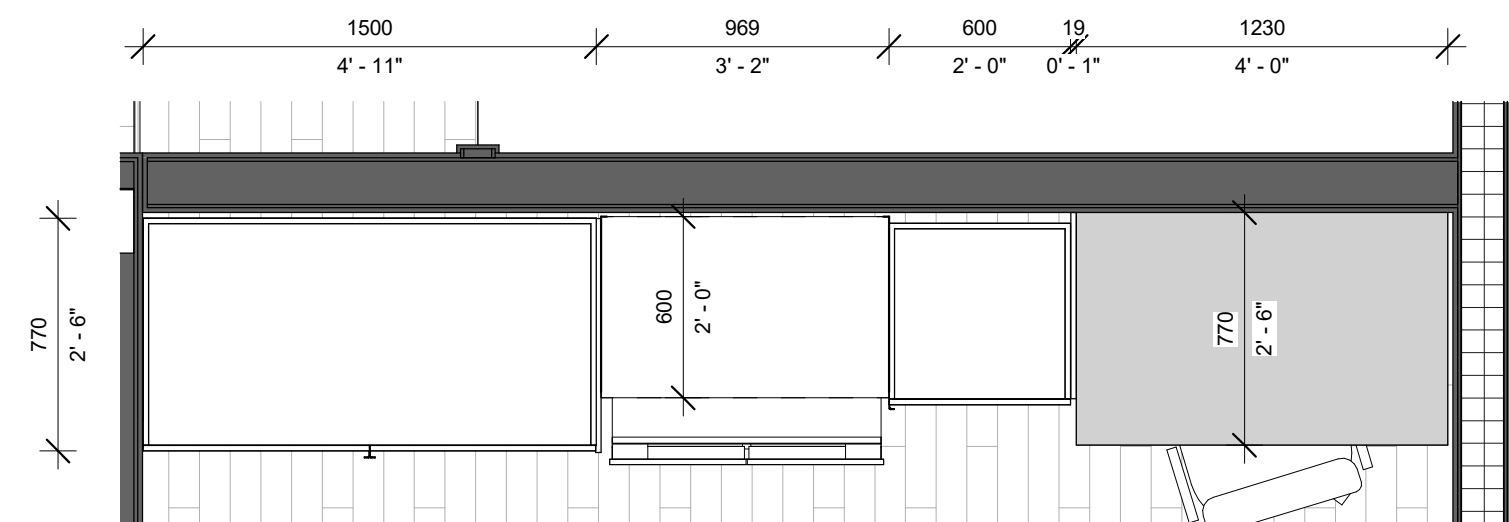


4 SIGNAGE 04
1 : 50

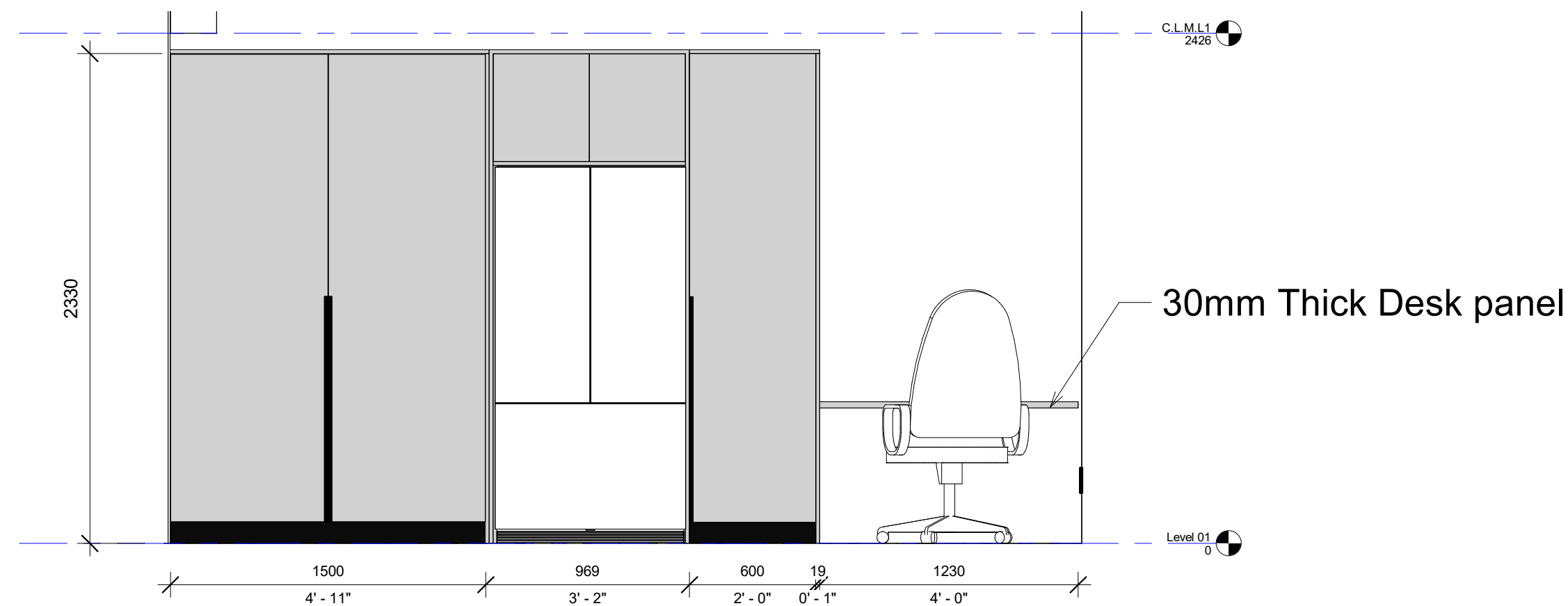
No.	Description	Date

SIGNAGE DETAILS		REV	
Project number	240185	A_116	Scale 1 : 50
Date	8/20/2026 4:59:40 PM		
Drawn by	Kamrul		
Checked by	Richa		

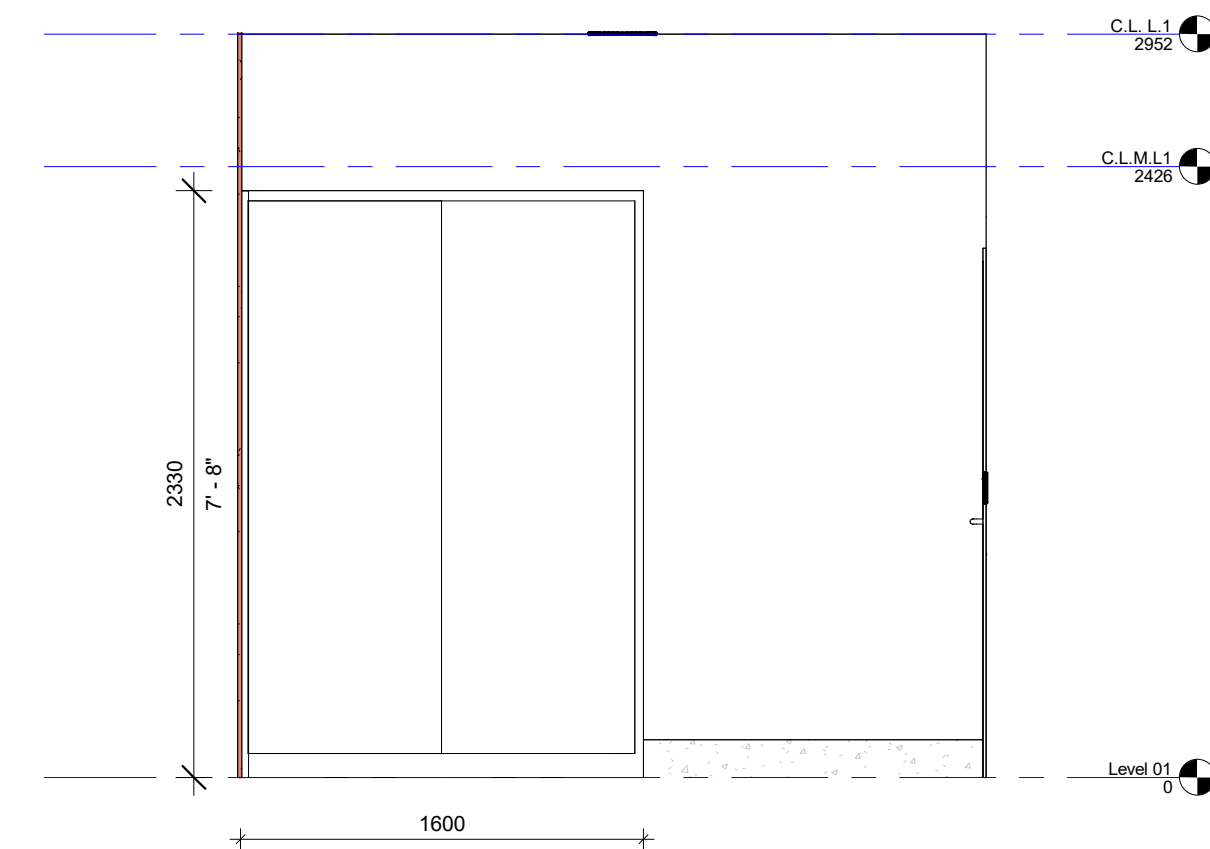




4 DINING CABINET
1 : 25



1 Dining Cabinets
1 : 25

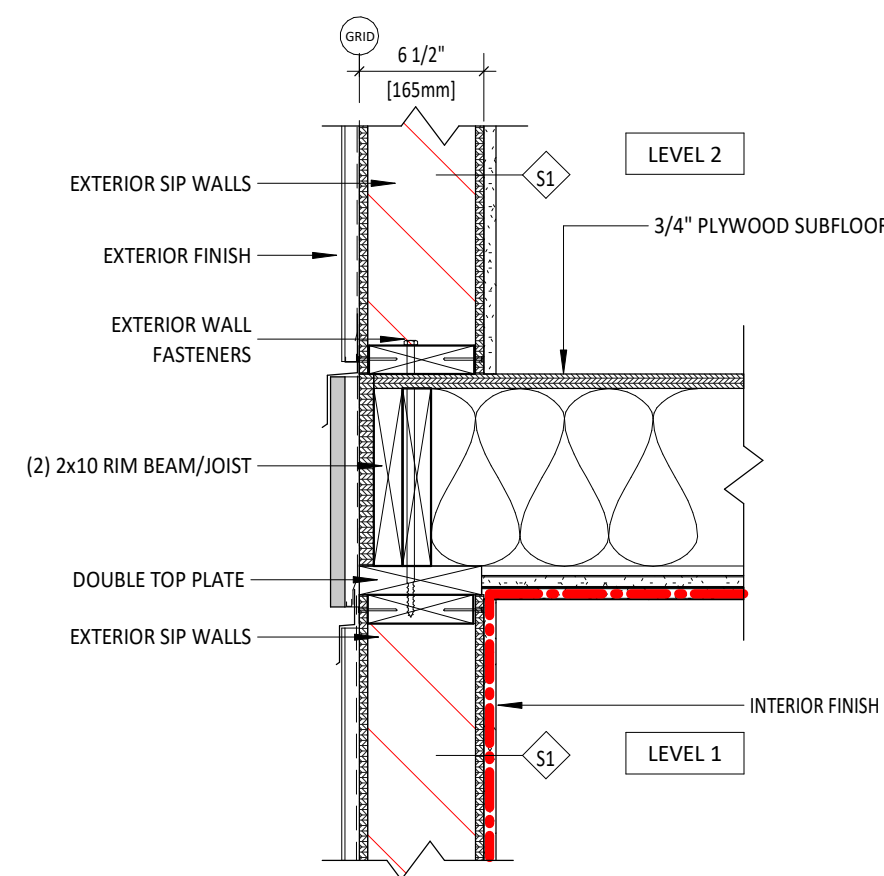


3 Small Cabinet
1 : 30

DEPTH OF ALL CABINETS WILL BE STANDARD 600mm.

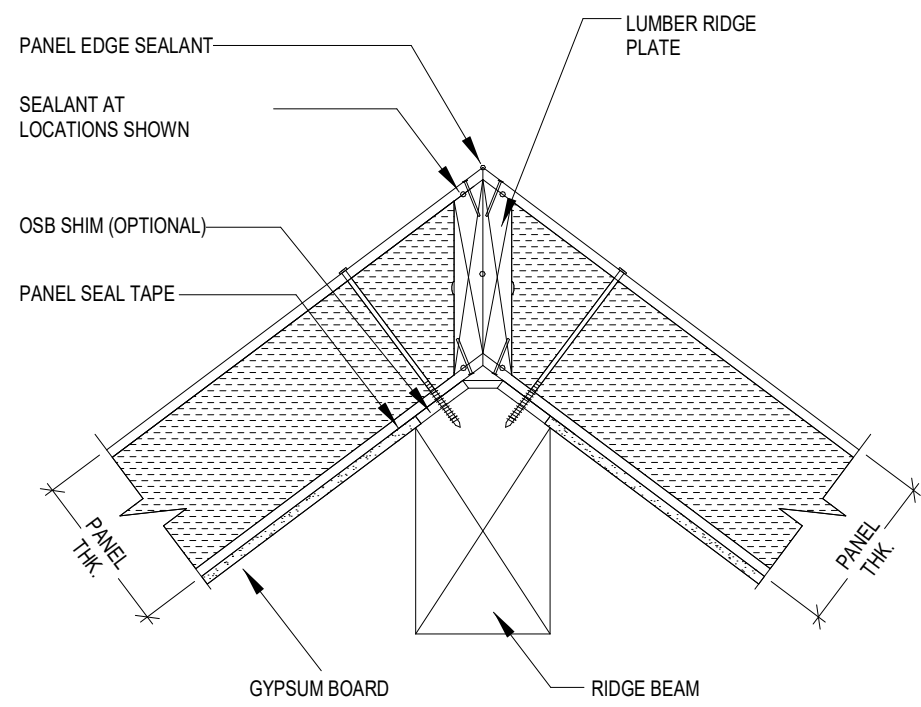
No.	Description	Date

CABINET DETAILS		REV	
Project number	240185	A_118	Scale As indicated
Date	8/20/2026 4:59:43 PM		
Drawn by	Author		
Checked by	Richa		



1 ARCH. - CONNECTION UPPER FLOOR JOISTS @ EXTERIOR WALL

1 : 10

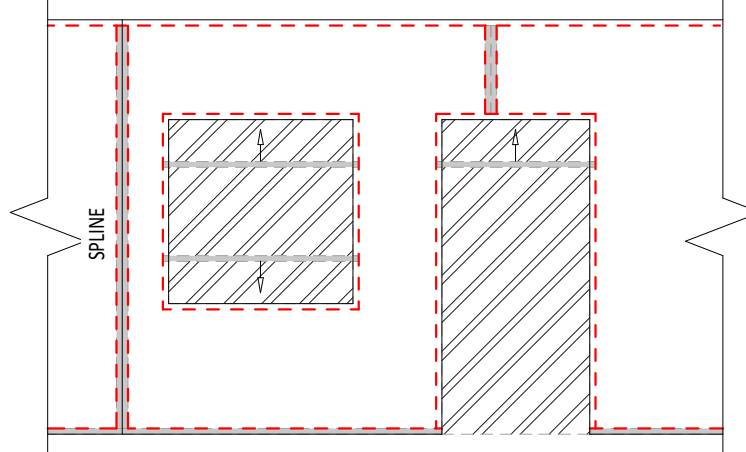


- NOTES:
1. USE THIS DETAIL TOGETHER WITH THE CONSTRUCTION DRAWINGS AND THE INSTALLATION GUIDE. APPLICATION AND LOCATION TBC
 2. ALL COMPONENTS SHOWN IN THIS DETAIL MUST MEET THE APPLICABLE LOCAL BUILDING CODE REQUIREMENTS.

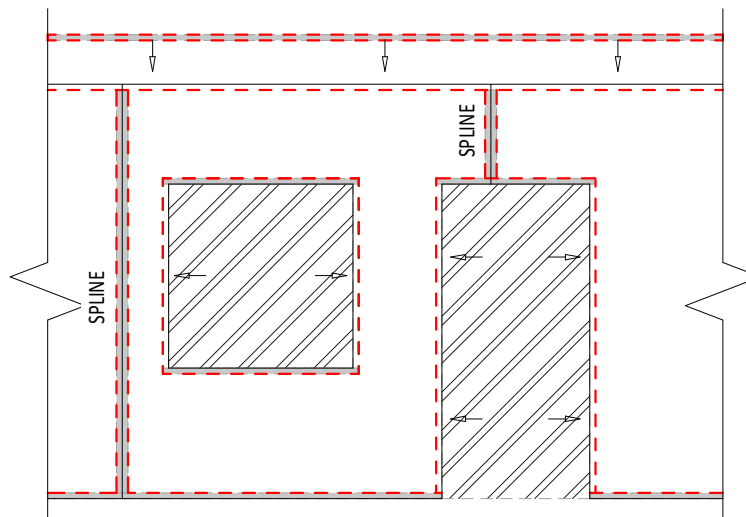
6 RIDGE BEAM DETAIL

Notes 10

1. FOAM EDGE OF SIPs WILL BE RECESSED AT FACTORY TO BECOME LUMBER PER SIP SHOP DRAWING.



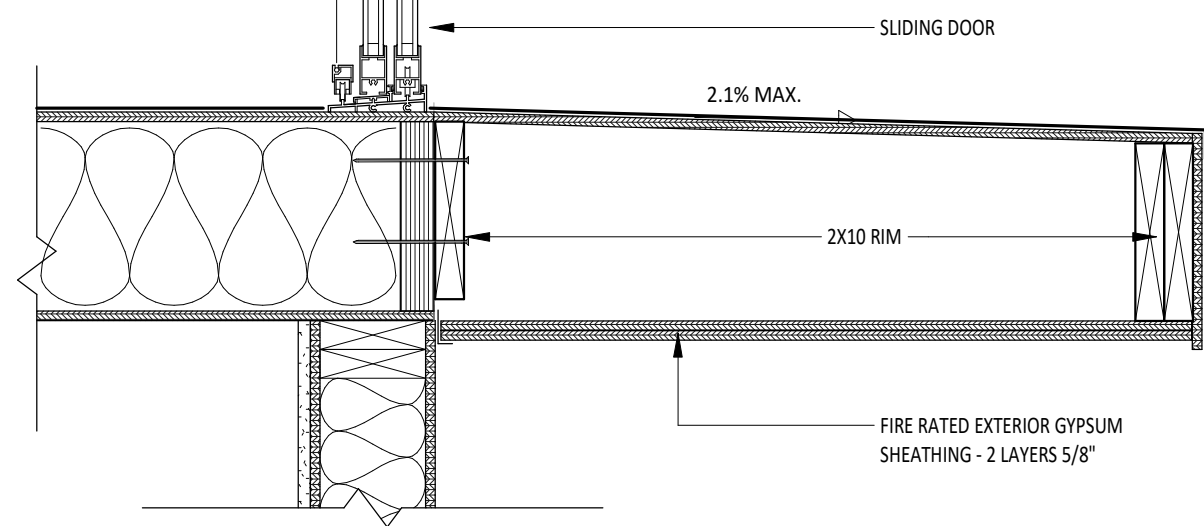
STEP#1:
INSTALL OPENING TOP AND BOTTOM 2X MEMBERS FLUSH TO FOAM.



- STEP#2:
1. PRE-DRILL ELECTRICAL CHASES.
2. INSTALL OPENING VERTICAL 2x MEMBERS FLUSH TO LUMBER PLATES AT TOP AND BOTTOM OF OPENING.
3. INSTALL CONTINUOUS TOP PLATE ACROSS SIP JOINTS.

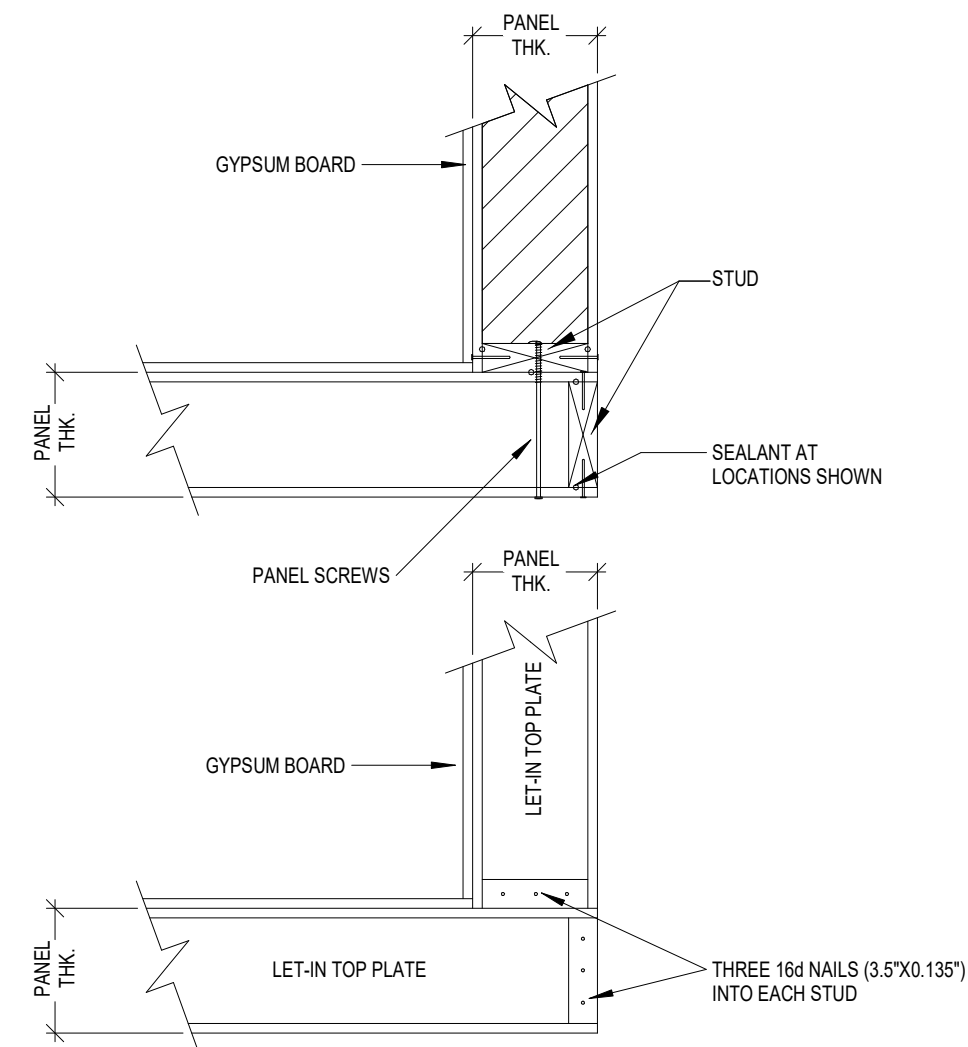
11 TYPICAL FACTORY CUT OPENINGS

1 : 5



2 BALCONY DETAIL

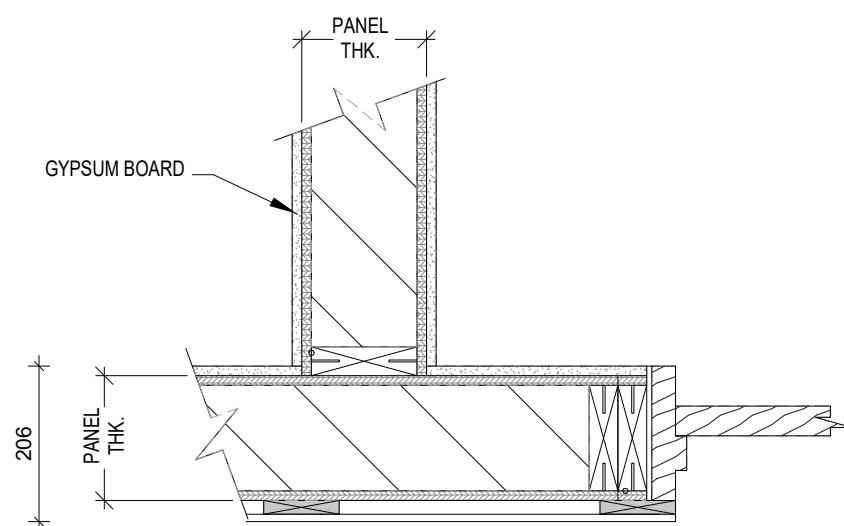
1 : 10



- NOTES:
1. USE THIS DETAIL TOGETHER WITH THE CONSTRUCTION DRAWINGS AND THE INSTALLATION GUIDE.
 2. ALL COMPONENTS SHOWN IN THIS DETAIL MUST MEET THE APPLICABLE LOCAL BUILDING CODE REQUIREMENTS.

7 SIP WALL CORNER

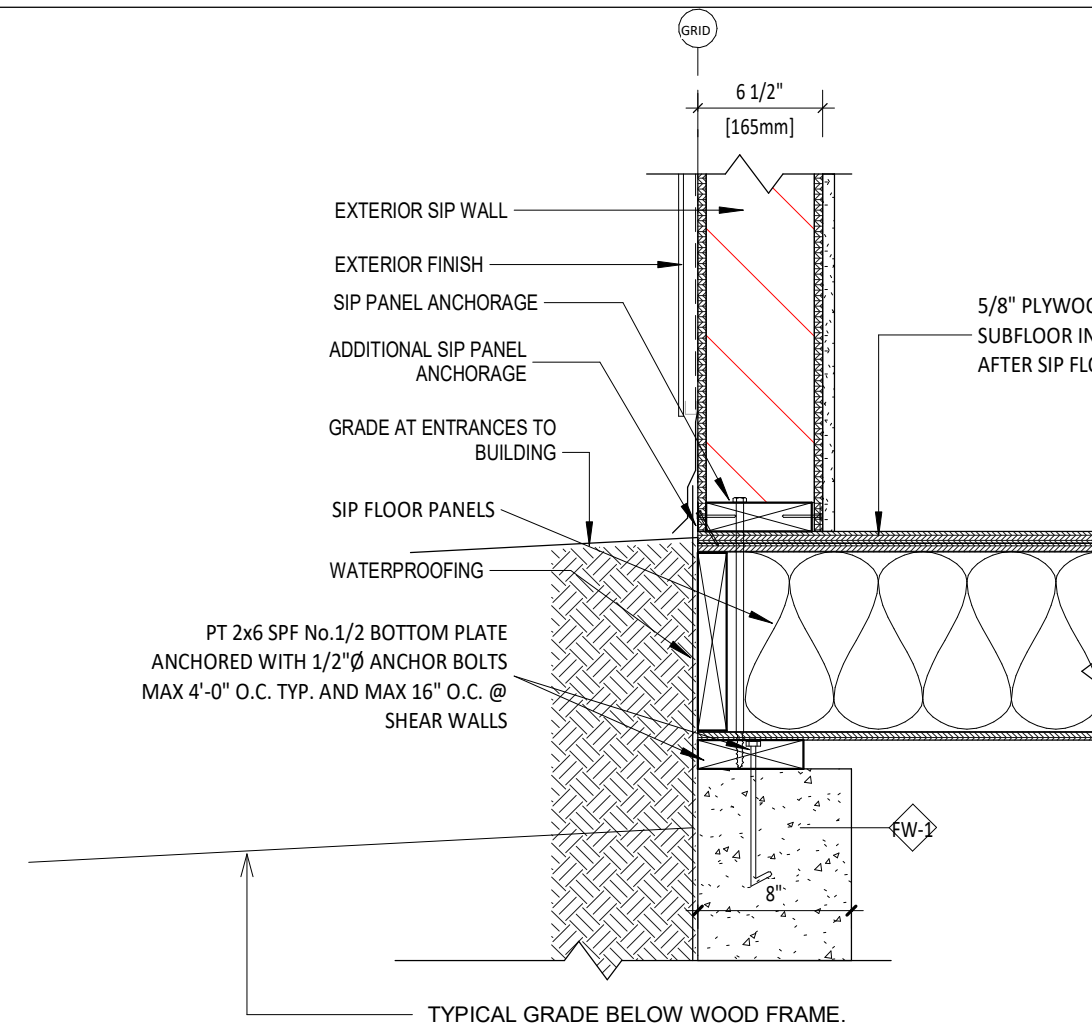
1 : 10



- NOTES:
1. USE THIS DETAIL TOGETHER WITH THE CONSTRUCTION DRAWINGS AND THE INSTALLATION GUIDE.
 2. ALL COMPONENTS SHOWN IN THIS DETAIL MUST MEET THE APPLICABLE LOCAL BUILDING CODE REQUIREMENTS.

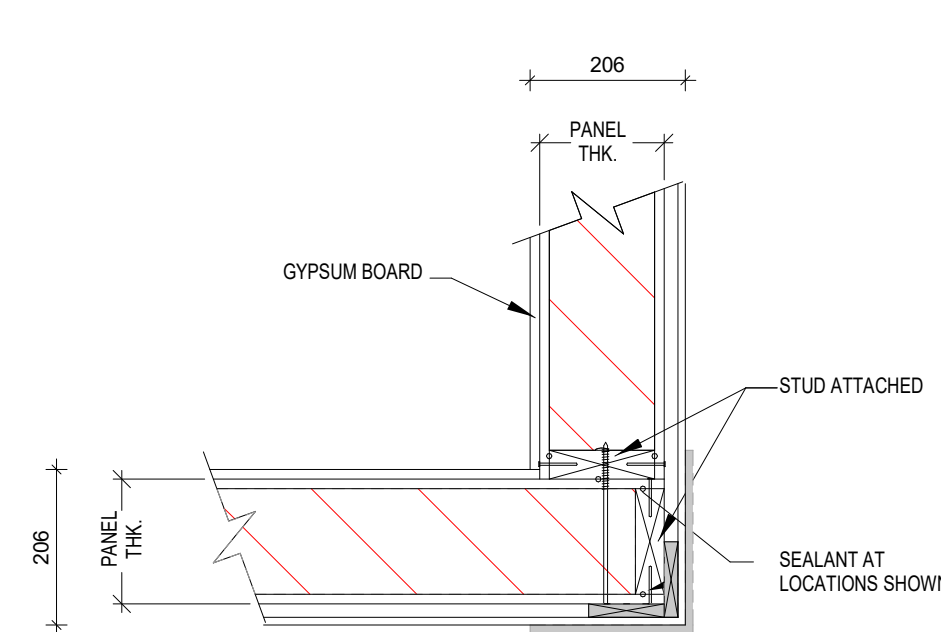
12 TYPICAL DOOR JAMB

1 : 10



3 CONNECTION MAIN FLOOR @ FOUNDATION - HIGH GRADE

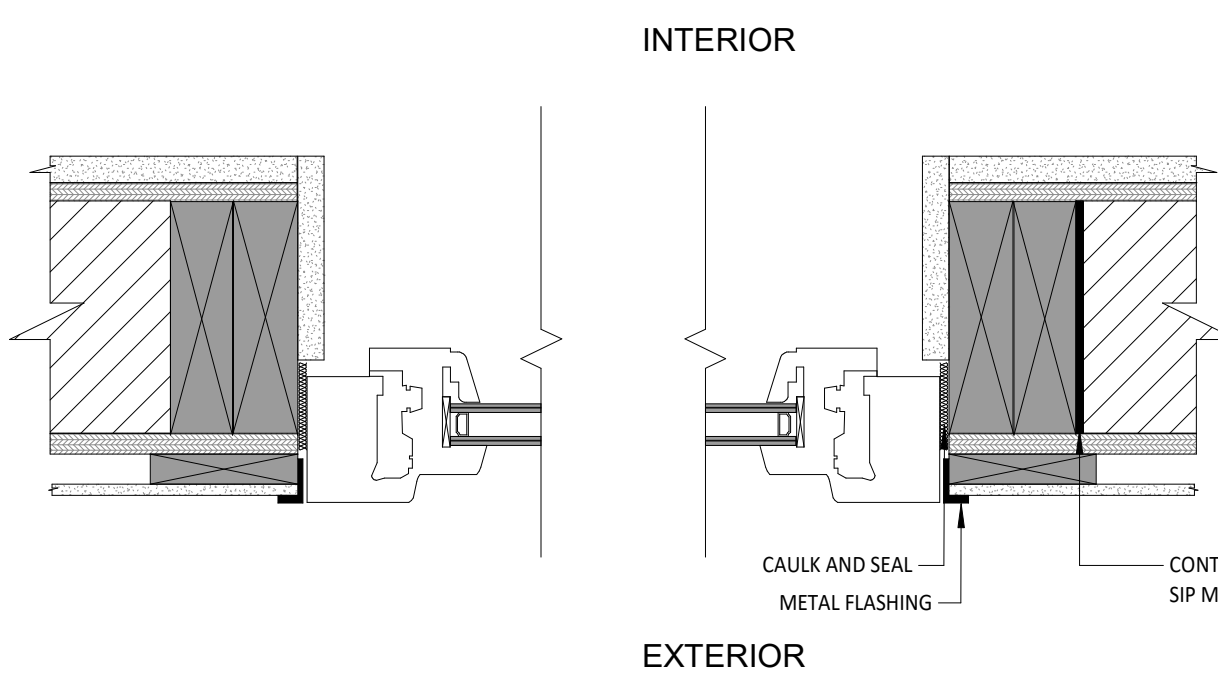
1 : 10



- NOTES:
1. USE THIS DETAIL TOGETHER WITH THE CONSTRUCTION DRAWINGS AND THE INSTALLATION GUIDE.
 2. ALL COMPONENTS SHOWN IN THIS DETAIL MUST MEET THE APPLICABLE LOCAL BUILDING CODE REQUIREMENTS.

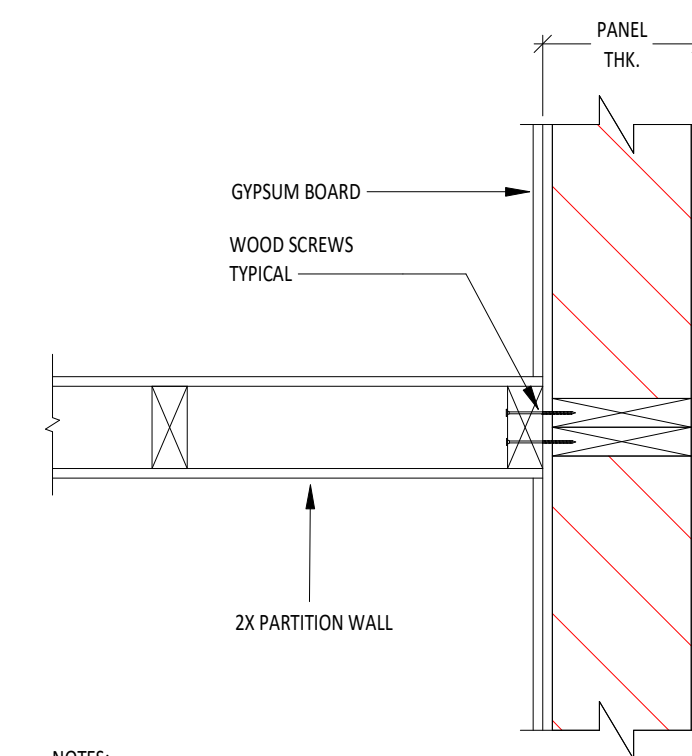
8 TYPICAL S1 CLADDING CORNER

1 : 10



13 TYPICAL WINDOW JAMB

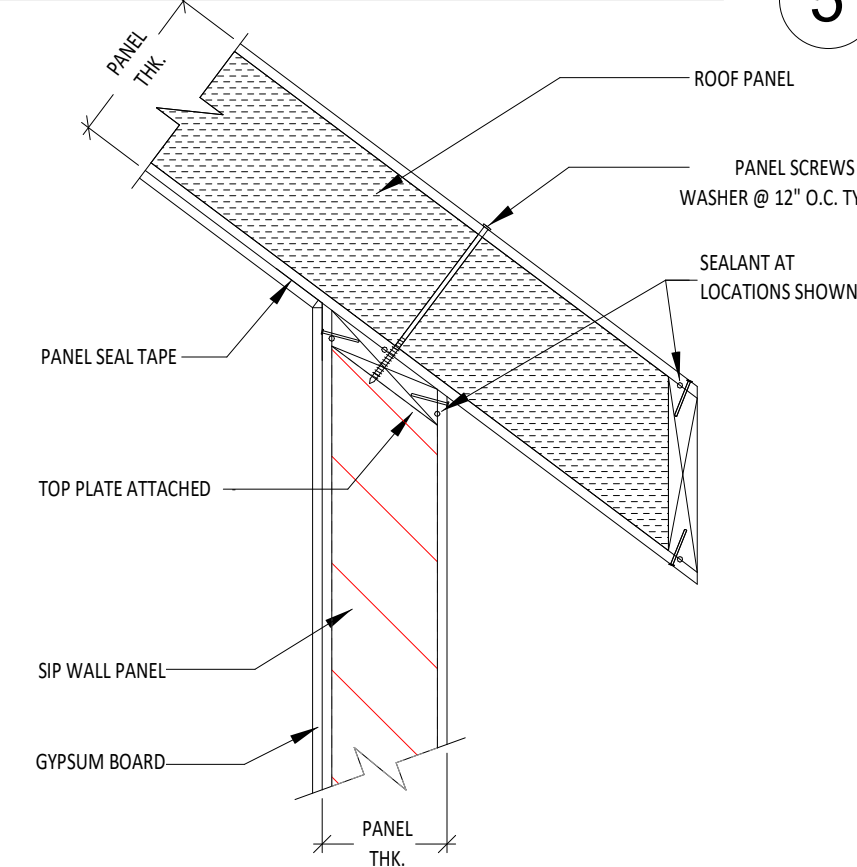
NTC



- NOTES:
1. USE THIS DETAIL TOGETHER WITH THE CONSTRUCTION DRAWINGS AND THE INSTALLATION GUIDE.
 2. ALL COMPONENTS SHOWN IN THIS DETAIL MUST MEET THE APPLICABLE LOCAL BUILDING CODE REQUIREMENTS.

4 INTERIOR WALL TO EXTERIOR WALL CONNECTION

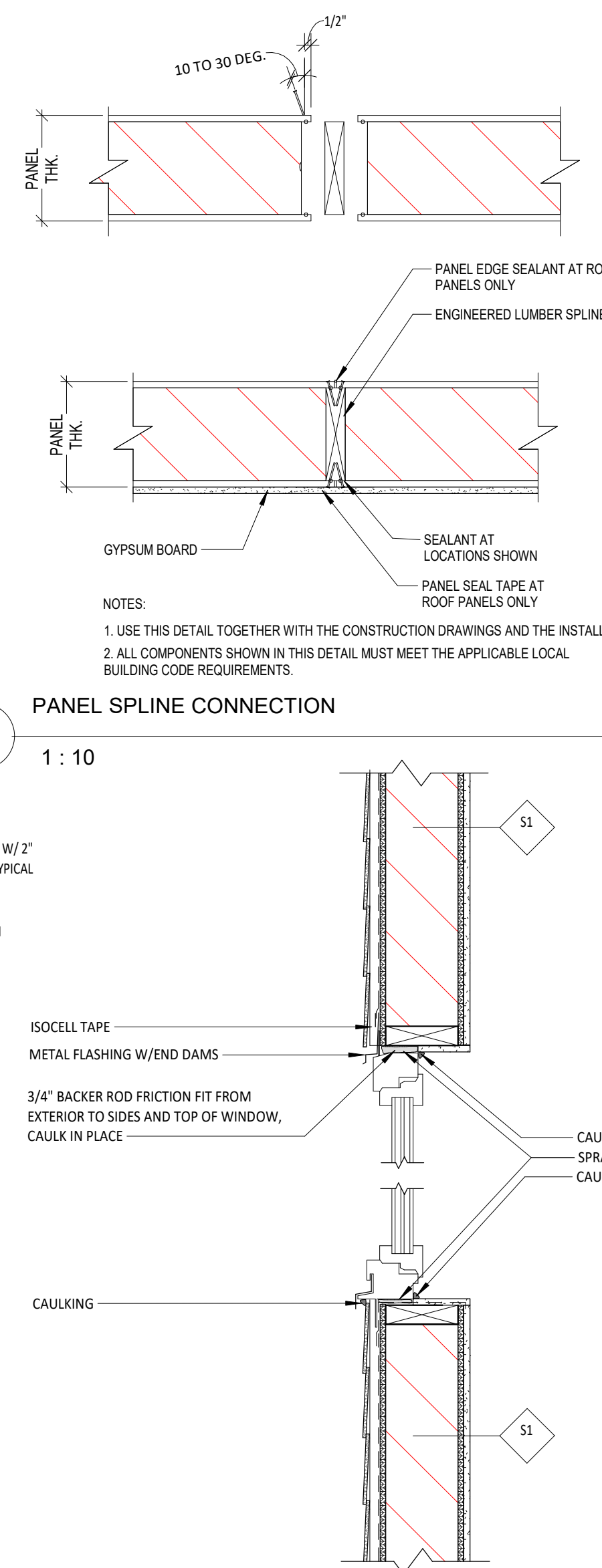
1 : 10



- NOTES:
1. USE THIS DETAIL TOGETHER WITH THE CONSTRUCTION DRAWINGS AND THE INSTALLATION GUIDE.
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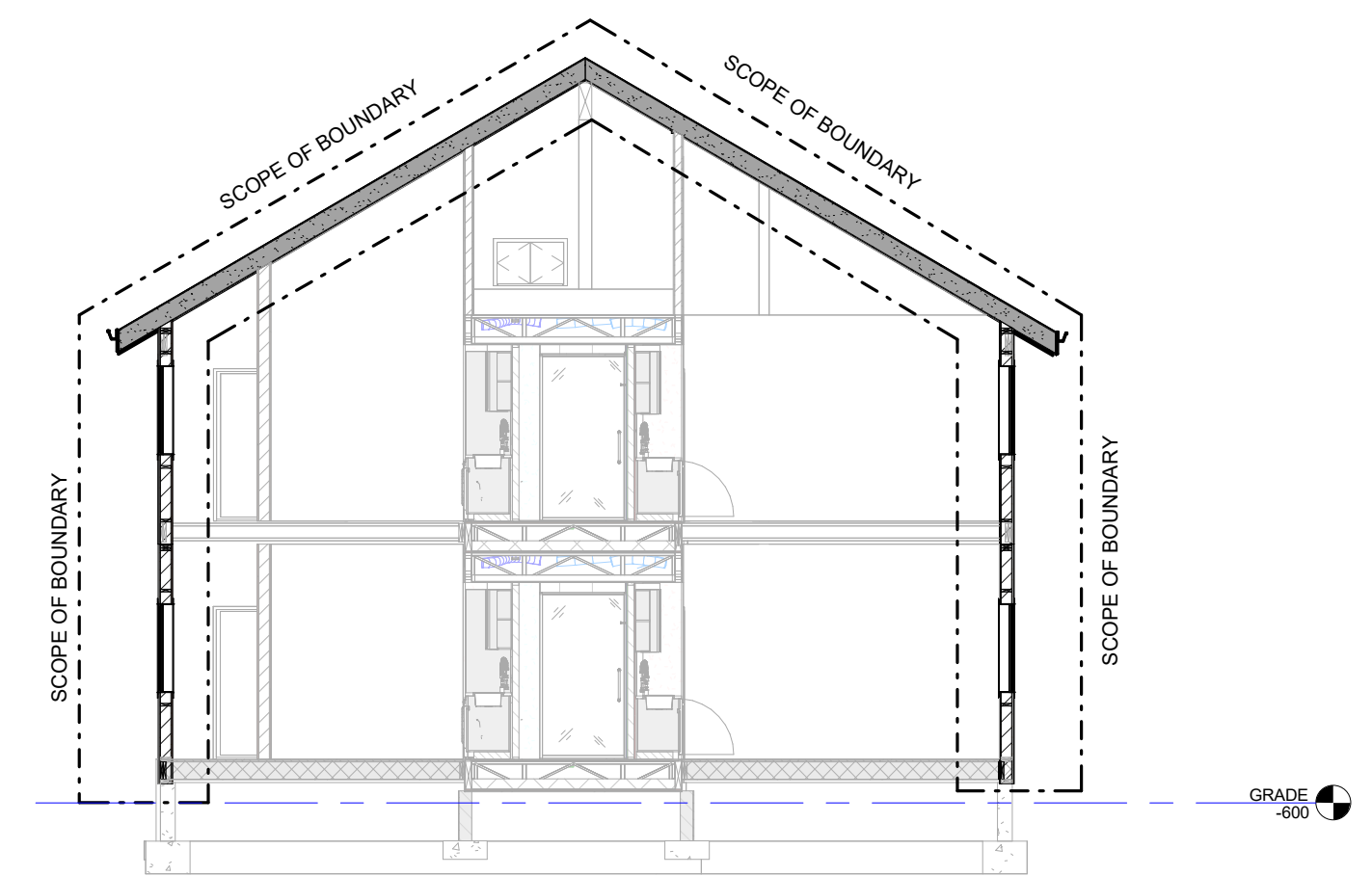
9 WALL TO ROOF CONNECTION

1 : 10



10 WINDOW DETAIL

1 : 10



14 SCOPE OF WORK - ENVELOPE

1 : 100

No.	Description	Date

CONSTRUCTION DETAILS		REV	
Project number	240185	A_119	Scale As indicated
Date	8/20/2026 4:59:44 PM		
Drawn by	Kamrut		
Checked by	Richa		



REPORT TO COUNCIL

Council Meeting: September 22, 2026

500 Matterson Drive, Ucluelet, BC V0R 3A0

FROM: HANNAH WALSH, PLANNER

FILE NO: RZ26-06

SUBJECT: ZONING AMENDMENT FOR 844 RAINFOREST DRIVE

REPORT NO: 26-107

ATTACHMENTS: APPENDIX A – APPLICATION

APPENDIX B – OCP LONG RANGE LAND USE POLICIES

APPENDIX C – AFFORDABLE HOUSING AND AMENITY STATEMENT

RECOMMENDATION:

THAT Council direct staff to prepare the necessary zoning amendment bylaw for the development proposal at 844 Rainforest Drive and issue public notification regarding First Reading.

CAO'S COMMENTS:

CAO concurs with Staff's recommendation

BACKGROUND:

An application has been received to amend the [District of Ucluelet Zoning Bylaw No. 1160, 2013](#) (the "*Zoning Bylaw*") for the property 844 Rainforest Drive; Lot 33, District Lot 282, Clayoquot Land District Plan VIP79602 (the "Property"; see **Figure 1**). The Property is approximately 0.84 acres, located on the northern corner of Norah Street and Rainforest Drive, and is currently vacant. The development proposed is 3 six-unit multiplexes totalling 18 multi-family units, where all units are either 1- or 2-bedrooms. All units are for long-term residential housing with no short-term or commercial tourist accommodation. The Property is within R-2 Zone of the *Zoning Bylaw*. The application complies with all elements of the zone except for density and the requirement for outdoor amenity space. Therefore, to facilitate the applicant's development request, a zoning amendment is required. This report is a notice of first reading, essentially informing Council that a zoning amendment related to this application will be formally proposed and seeking decision on October 8th, 2026.

Figures 1 to 4 and **Appendix A** demark the location and proposed design of the concept. It is important to note that this is a rezoning of the underlying zoning permissions on the site, not the eventual design. The site plan and concept plans provided are to demonstrate that the density can be achieved on the site. The renderings are concept only, and all aspects and deficiencies of the design and landscaping will be assessed at the Development Permit stage if the zoning amendment is approved.

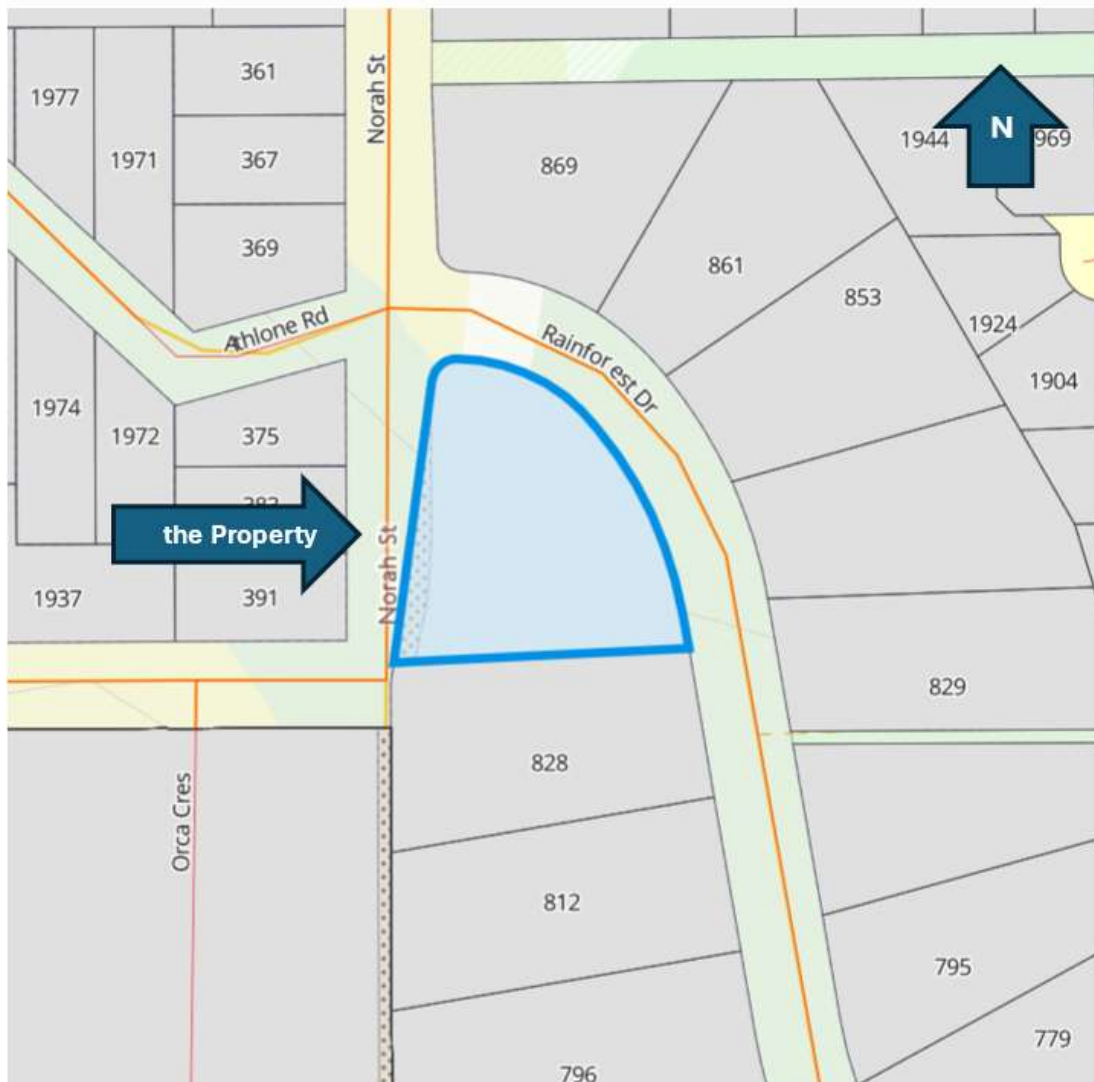


Figure 1 – The subject Property



Figure 2 – The subject Property concept drawings

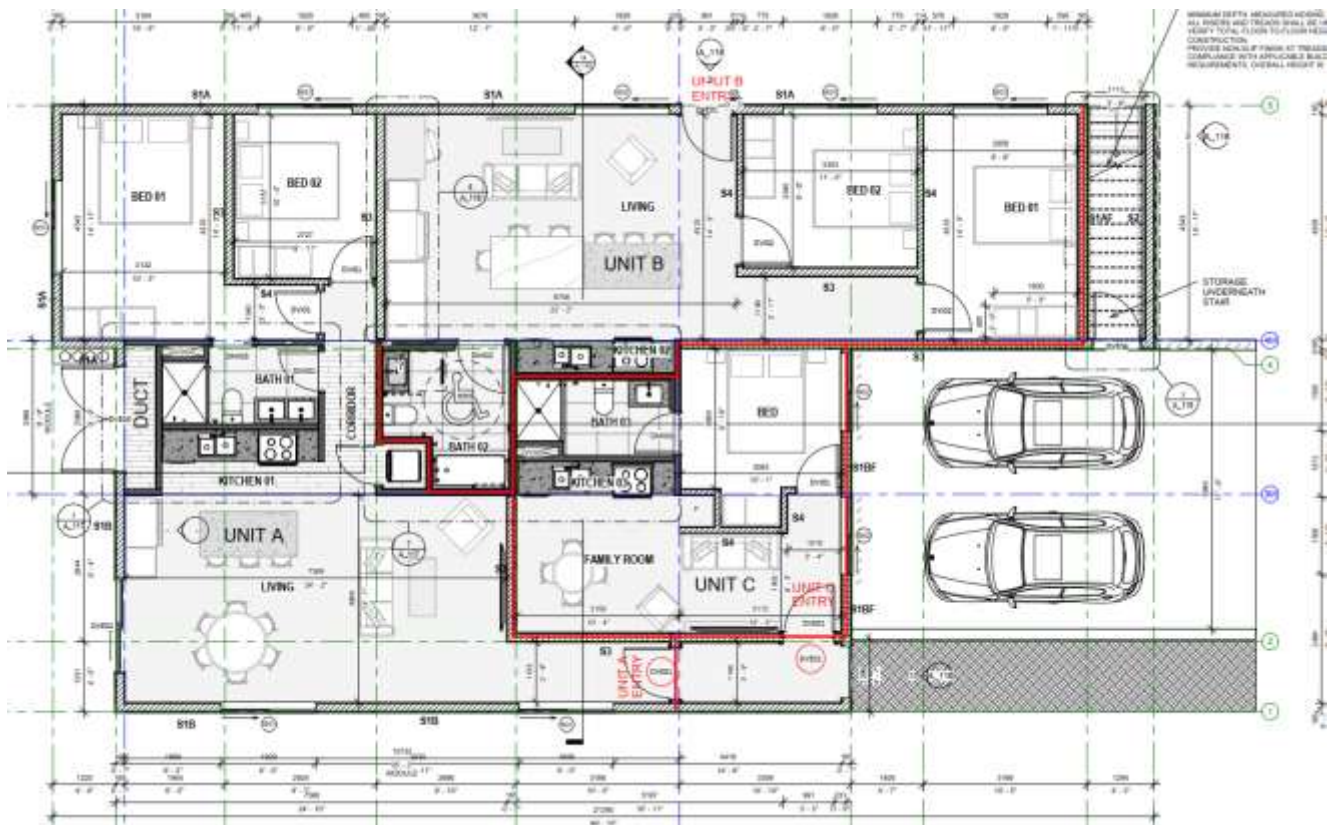


Figure 3 – Level 1 of the subject Property concept drawings (3 units)

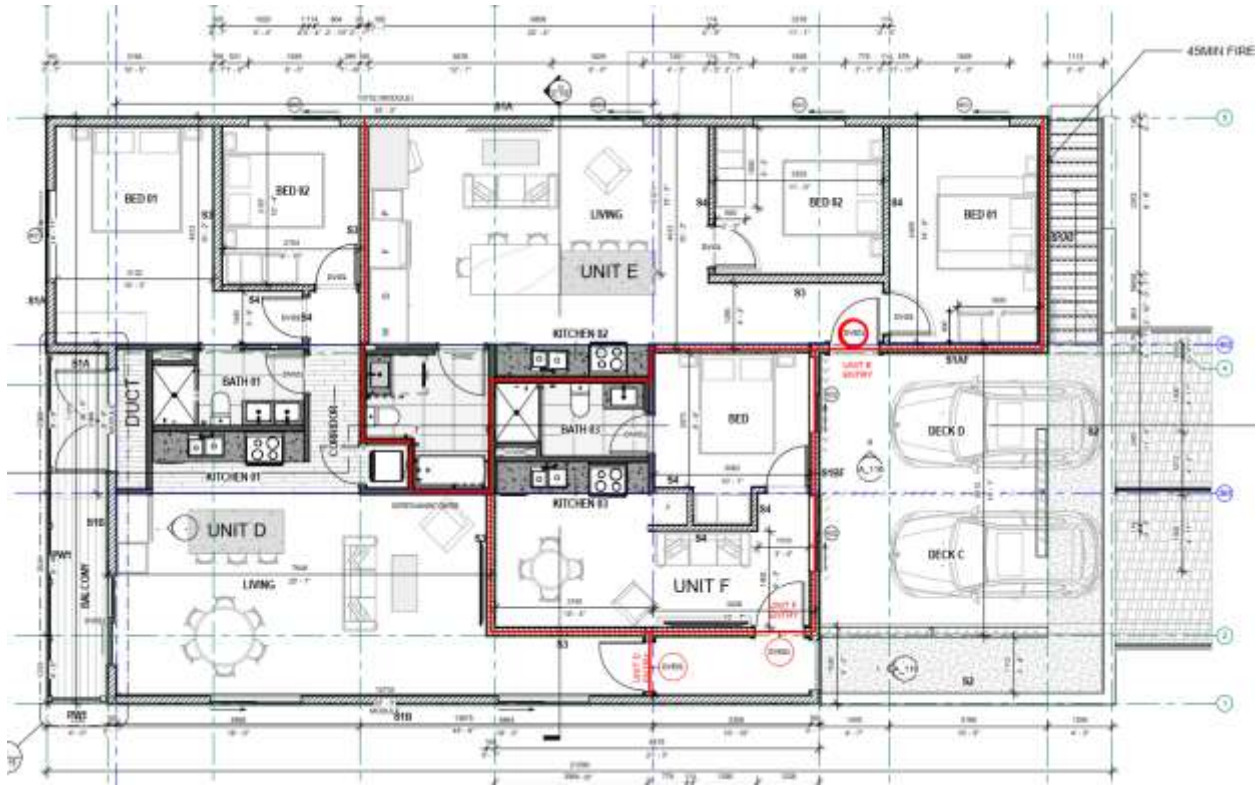


Figure 4 – Level 2 of the subject Property concept drawings (3 units)

DISCUSSION

Proposed Zoning Amendment

The Property is within R-2 Zone of the *Zoning Bylaw* and complies with all parts of the zoning except for the following:

- **Density:** this lot supports a maximum of 10 units, and the applicant is seeking 18 units in the form of 3 six-unit multiplexes.
- **Outdoor Amenity:** the proposed building is “multiple family residential”, a permitted use within the zone. The definition of “multiple family residential” in the *Zoning Bylaw* is the following:

“Multiple Family Residential” (or “MFR”) means a building, or group of buildings on the same lot, each containing three or more dwelling units, for residential use only and specifically excluding commercial tourist accommodation, on a lot which includes a minimum useable outdoor recreation/amenity space of:

- (a) 16 m² per bedroom when in the R-2 Zone;*
- (b) 20 m² per bedroom when in the R-3 Zone;*
- (c) 8 m² per bedroom when in all other Zones (including the residential component of the mixed residential/commercial and mixed residential/industrial*

uses);

Applying this definition to this application the concept requires 480 square metres of outdoor amenity space. The applicant is not providing this outdoor amenity contending there is adequate outdoor amenity proximate to the site and their focus is on the creation of affordable housing, see **Appendix C** for the applicant's direct response.

The above divergences from the *Zoning Bylaw* warrant the need for a zoning amendment.

Should Council preliminarily endorse the concept, staff will return with a zoning amendment bylaw and a formal consideration of the bylaw's adoption via readings, as per section 135 the [Community Charter](#). As the application is wholly residential, a public hearing is prohibited by section 464 of the [Local Government Act](#). This change was introduced by the Province at the end of 2023 to accelerate housing approvals.

Official Community Plan

To assess the appropriateness of the applicant's request, the rezoning is assessed against the Property's long-range land use designation and policy in the [Official Community Plan](#) (the "OCP"). These designations set the character of a property's future use, and the policies guide what development can take place. The Property's long-range land use designation in the OCP is Multiple-Family Residential. Page 70 of the OCP, policies 3.147 through to 3.151 are the long-range land use relevant policies for Multiple-Family Residential, see a copy at **Appendix B**. However, these policies are mainly relevant to multi-family designated lots in other areas of town, such as Village Square. This Property, along with a handful of other lots designated Multi-Family Residential, fall outside of the policies scope. Suggesting, that the OCP has designated the future land use of this Property as Multi-Family Residential in the absence of or alongside limited policy.

The proposal is on the periphery and still walkable to areas such as Village Square and Service Commercial. The proposal seeks to balance the use allowed on site with the broader objectives of the Multiple-Family Residential designation, noted as "*smaller units in higher density, multi family areas are an important component of the Districts affordable housing strategy*". Multi-family unit housing as house plexes is an efficient and useful building form in a housing shortage, servicing a gap between single detached homes and high-rise apartments, otherwise known as "gentle density".

Under Policy 3.143 of the OCP "*rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal*". The applicant's affordable housing statement is appended at **Appendix C**. While the applicant may pursue a housing agreement at a later date, affordable housing provisions are not proposed as a condition of this rezoning. Should the rezoning proceed, the District could seek to secure the

applicants affordable housing scheme by covenant. On satisfying the terms of the [Development Cost Charge Reduction Bylaw for Affordable Housing 1385, 2025](#) the development would receive a 50% reduction in development cost charges.

Road Improvements

There is a statutory right of way in favour of the District on this Property along Norah Street. The purpose of this right of way is for the installation of an improved sidewalk and road frontage, such as storm or drainage and landscaping, within this strip. Should this development proceed to Building Permit, it will be obligated to complete sidewalk and road frontage improvements to the District's standards presented in *Subdivision Control Bylaw No. 521*. Road frontage or sidewalk improvements along Rainforest Drive would not be required as these were installed at time of the Rainforest subdivision.

POLICY OR LEGISLATIVE IMPACTS:

Should Council provide recommendation that staff proceed to First Reading, public notification will be facilitated, and a zoning amendment will be drafted for consideration on October 8th, 2026. In accordance with the *Local Government Act*, a public hearing is prohibited for this proposed residential zoning amendment.

ANALYSIS OF OPTIONS:

Option 1: Council direct staff to prepare a zoning amendment bylaw and give notice of First Reading (recommended)

This option directs staff to draft the specific bylaw amendments required to accommodate an 18-unit multi-family 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 regulations, issue the required notice, and review any referral responses before deciding whether to move the project forward.

Option 2: Council defeat or deny the application

The application would be rejected, no zoning amendment bylaw would be prepared, and the Property would retain its current R-2 Zone regulations.

Option 3: Provide alternate direction

Council may provide alternate direction to staff.

SUMMARY:

An application has been received to amend the zoning of 844 Rainforest Drive to permit an 18-unit multi-family development consisting of 3 six-unit multiplexes, containing 1- and 2-bedroom units, dedicated to long-term residential use. A zoning amendment is required because the proposed density is larger than what the existing zoning allows, and there will be no outdoor amenity space provided. Advancing this application would allow Council to formally consider the proposal.

Respectfully Submitted: Hannah Walsh, Planner

Reviewed by: Tyler Brown, Director of Planning and Strategic Initiatives

Approved By: Richard Harding, Chief Administrative Officer



District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0
Attention: Tyler Brown, Director of Planning

RE: 844 Rainforest Drive, Ucluelet Rezone Application

Affordable Housing Contribution

The proposed Rainforest Drive development will deliver 18 new homes across 3 six-unit multiplexes, designed to provide missing middle form of housing that contributes to the supply of affordable and attainable housing within Ucluelet.

Of the 18 homes, 12 homes; four within each multiplex will be delivered through IGVhope, providing eligible residents with a structured process to affordable home ownership.

IGVhope is designed for people who have the income and financial capacity to sustain the ongoing costs of owning a home but who are currently unable to access home ownership through the traditional process, particularly because of barriers such as accumulating a sufficient down payment or meeting conventional mortgage requirements at the outset.

IGVhope is designed to hold the price of a home at today's price, even if the market moves. Participants move in under an Occupancy Agreement (lease) and the program holds their price at that time. Participants move into their new home, and work through a structured process designed to prepare them to transition to their own mortgage and ultimately ownership. This provides a practical and affordable alternative for households who may otherwise remain renters despite having the capacity to become successful homeowners.

The remaining six homes (two within each multiplex) will be retained as attainable rental housing, adjusted for CPI from 2021 Census. Adding long term rental supply for people who live and work in the community.

Together, the proposed development creates a balanced housing model:

- 12 homes through IGVhope, providing a structured process to affordable home ownership; and
- 6 attainable rental homes, increasing the supply of quality rental housing within Ucluelet.

All designed to help more people live, work and remain in Ucluelet.

Outdoor Amenity Space

The intent of the proposed site design has been to create a development that is compatible with the surrounding neighbourhood while maintaining a strong landscape presence on the site. Rather than concentrating outdoor space into a single designated amenity area, the design incorporates

landscaping and green space throughout the development to provide visual relief, enhance the streetscape, and contribute to the character of the neighbourhood.

The property is also uniquely situated adjacent to existing public recreation amenities, including Lions Park directly across the street. As a result, future residents will have convenient access to playgrounds, open green space, walking routes, and other recreational opportunities within a short walking distance of their homes.

In developing the proposal, consideration was given to balancing housing opportunities, landscaping, and overall site design in a manner that reflects the character of the surrounding area. We respectfully submit that the combination of on-site landscaping and immediate access to established public amenities provides meaningful outdoor amenity opportunities for future residents while contributing positively to the neighbourhood context.

We respectfully request that staff and Council consider the site's proximity to existing public park amenities and the overall design objectives of the proposal when evaluating this aspect of the application.

Kind Regards,

Samantha Boholt

IGV Housing — Development Services Manager