

## STAFF REPORT TO COUNCIL

Council Meeting: April 24th, 2018  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, MANAGER OF COMMUNITY PLANNING

**FILE NO:** 6480-20-2018-OCP

**SUBJECT:** UCLUELET OCP BYLAW REVIEW – PROJECT UPDATE

**REPORT NO:** 18-XX

**ATTACHMENT:** APPENDIX A – VIU SUMMARY OF CONSULTATIONS REPORT, MARCH 2018

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### **RECOMMENDATION:**

**THAT** Council receive the District of Ucluelet Official Community Plan March 2018 Summary of Consultations Report for information.

### **PURPOSE:**

To update Council on the results of the March public engagement events for the OCP update, and to provide an outline of the expected process and timeline from this point forward.

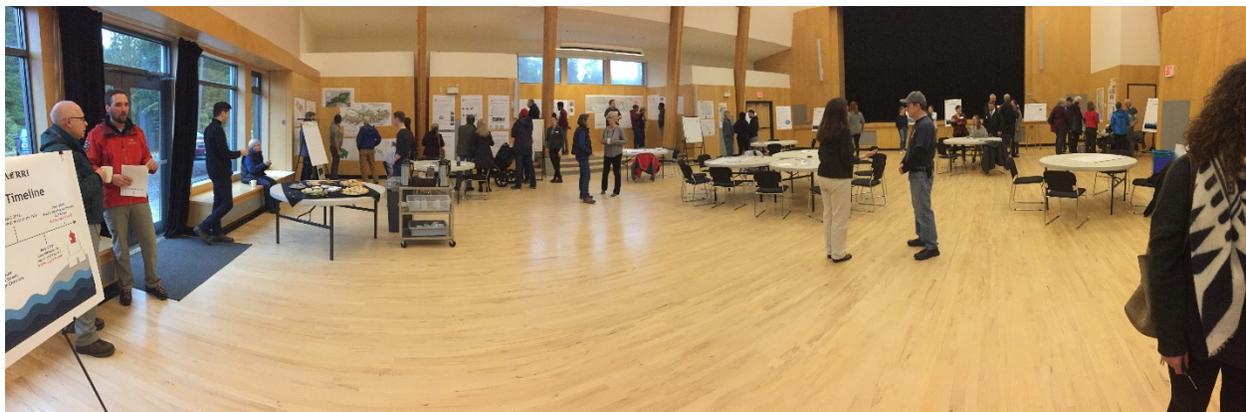
### **Background:**

The project to update the Ucluelet Official Community Plan bylaw began in 2016. An update report was last received by Council on December 12, 2017, at which time Council authorized the engagement of Vancouver Island University (VIU) to continue assisting the District with the project, in particular with public engagement opportunities.

Staff subsequently worked with VIU to prepare for a series of events which were held on March 8, 9 and 10. The result of those events and a summary of the public input received is attached in Appendix 'A'.

### **DISCUSSION:**

A total of 256 citizen participants were involved over the three-day public engagement blitz in March. This is an excellent turnout for a community this size; Ucluelet citizens are an engaged and active public who are passionate about their community.



The feedback obtained ranged from broad visionary statements to detailed, specific recommendations and observations. The comments have all been considered by staff who are presently working on preparing the draft updated OCP for Council and the community to review. Some individuals have also sent comments directly to staff, and those comments are also being considered while preparing the draft.

VIU identified the following themes which carried through the public comments received during the four community engagement events:

1. "Housing
  - a. Need for affordable housing;
  - b. Clear directions and policies for short and long term rental housing;
  - c. Micro-housing;
2. Recreational opportunities
  - a. Pool facilities;
  - b. Expanded trail network;
3. Internal and external community connectivity
  - a. Internal: sidewalks, roadways;
  - b. External: public transit to Tofino and other communities on central Vancouver Island;
4. Balance development with environmental conservation
  - a. Keep Ucluelet natural and continue to set aside park land as District is zoned."

These themes are consistent with the public feedback and Council direction provided to date, and confirm the direction and areas of attention for the updated OCP.

### **Process & Timeline:**

Staff are presently working on the draft updated OCP chapters and maps. It is anticipated that the draft OCP sections will be provided for Council review and comment at its regular meeting scheduled for May 8<sup>th</sup>, 2018. At that meeting Council could give first readings to a bylaw for adoption of the updated OCP, or alternatively could direct if changes are desired to any sections of the document. If changes are made, Council could conceivably consider first and second reading of the updated draft bylaw at its next meeting, scheduled for May 22<sup>nd</sup>, 2018. In either case, staff recommend that a public hearing could be scheduled for the week of June 11<sup>th</sup>. If initial readings are given at the earlier meeting, it would provide extra time for the public to read the draft and provide informed comments ahead of (or at) the public hearing.

The above timeline would put Council in a position to consider third reading of the bylaw, subject to public comment, before the end of June. This timing allows for the formal referral to other agencies over the summer and possible adoption of the updated OCP bylaw by Council in September.

Should Council deem it desirable to hold another Open House to seek public comment on the draft OCP prior to considering adopting the plan by bylaw, that additional event could be scheduled for the week of May 14<sup>th</sup>; if this is the direction of Council then a motion directing staff to advertise for that event would be best made now, to enable enough time for preparation and publication of the notice.

**SUMMARY:**

The OCP update project benefitted from an excellent level of participation during the March engagement of the public. This success was thanks to the efforts of the instructors and students from VIU and numerous district staff who supported the three-day series of events. The discussions and comments assist staff in gauging the public interest among a range of policy options. Draft OCP updates are being written and will be presented to Council and the public in the coming weeks. The project is on track for Council to potentially adopt an updated Official Community Plan bylaw in September.

**OPTIONS:**

1. **THAT** Council receive the District of Ucluelet Official Community Plan March 2018 Summary of Consultations Report for information.  
**(Recommended);**
2. That Council indicate whether an additional Open House is desired to inform and seek input from the public on the draft OCP prior to considering adopting the plan by bylaw and, if so, direct staff to schedule and give notice of an Open House to be held potentially during the week of May 14<sup>th</sup>, 2018.

**Respectfully submitted:**

Bruce Greig, Manager of Planning  
John Towgood, Planner  
Mark Boysen, Chief Administrative Officer