



DISTRICT OF UCLUELET

Excerpts from the Draft August 17, 2021 Regular Meeting Minutes

12.4 District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021 (Lot 16 Marine Drive) - Results of CoW ***Bruce Greig, Director of Community Planning***

The Mayor recused himself and left the meeting at 4:05 PM because he lives in the neighbourhood.

Mr. Greig outlined the changes proposed by the Applicant since the August 10, 2021, Committee of the Whole. These include:

- reducing the height of the apartment building to three storeys;
- increasing the rear property line setback between the proposed townhomes and properties on Marine Drive from 10 metres to 15 metres; and
- offering to dedicate an additional 280 square metres of parkland.

Mr. Greig noted this is an appropriate time for Council to consider what they heard at the August 10th Special Committee of the Whole and for Council to consider if there are any additional matters that need to be addressed before this matter moves forward. He also noted that an additional public hearing on the proposed bylaw would have to be held before the bylaw progressed to third reading.

Councillor McEwen noted the changes proposed by the developer and clarified that the developer is offering parkland but not playground equipment.

Councillor Cole noted that the developer's offering reflected some of the concerns raised at the August 10th Special Committee of the Whole. She noted that the local population will grow gradually with this development, there will likely be fewer secondary detached dwellings with the amended bylaw and park dedication, and supported the removal of the fourth storey from the apartment building. Councillor Cole has asked that the developer fund a sidewalk on Victoria Road. She supports the developers amended proposal as shown in this report.

Councillor McEwen noted public input that recommended a preference for local buyers and renters but noted challenges associated with enforcing such preferences. She further noted that the developer will not fund the construction of a sidewalk on Victoria Road and her sense is that the developer will not bargain further with the District of Ucluelet regarding amenities or changes to their development.

Council discussed the mechanisms used in the Lot 13 Marine Drive Affordable Housing development to regulate the purchase, sale and rental of units in that development.

Councillor Hoar noted that she appreciates the increased setbacks offered by the developer, but would prefer to see a green space covenant.

Councillor Kemps noted that there are some things that she likes about the project and some that she does not. She also noted that she likes this project much more than the development that's allowed under the site's current zoning.

Councillor Cole noted that the developer is interested in becoming a resident of the community and the developer has stated that further contributions are not financially tenable. She further noted the current zoning, which allows for short term rentals, is not a good fit for the community.

Councillor Hoar noted that she is in support of increased density and townhomes because density is more environmentally sustainable and there is need for housing in Ucluelet. She gave examples of dense neighbourhoods that are environmentally sustainable in Europe.

Councillor Cole also noted that dense development is more cost effective for municipalities than sprawling developments.

2021.2251.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**

1. *THAT Council rescind second reading of District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021.*

CARRIED.

- 2021.2252.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
2. **THAT** Council amend District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, to incorporate the following changes as found in Appendices “B” and “C” to the Staff report dated August 17, 2021:
a. on Proposed Lot ‘A’ (Apartment site) in the new section R-3.8.1(1) remove subsection (c) allowing a maximum height of 16m (in which case the 11m maximum height regulation in the existing R-3 zoning regulations would apply);
b. on Proposed Lot ‘B’ (Townhome site) in the new section R-3.8.1(5) increase the minimum setback from 10m (33ft) to 15m (49ft).
CARRIED.
- 2021.2253.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**
3. **THAT** Council give second reading to District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, as amended.
CARRIED.
- 2021.2254.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Kemps**
4. **THAT** Council refer District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, to a Public Hearing.
CARRIED.
- 2021.2255.REGULAR **It was moved by Councillor McEwen and seconded by Councillor Cole**
5. **THAT** Council indicate that adoption of District of Ucluelet Zoning Amendment Bylaw No. 1284, 2021, would be subject to registration of a Section 219 restrictive covenant on the title of the subject property to ensure, as a matter of public interest, that the following additional offer be satisfied as the property is subdivided and developed:
k. dedication of an additional 280m² area of park land.
CARRIED.
- 2021.2256.REGULAR **It was moved by Mayor Noël and seconded by Councillor Hoar**
THAT Council recess for five minutes.
CARRIED.