



**REGULAR MEETING OF COUNCIL
Tuesday, October 13, 2020 @ 3:30 PM
George Fraser Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet**

LATE AGENDA

	Page
1. LATE ITEMS	
1.1. Addition to Agenda Item No. 13.4 "Development Permit & Development Variance Permit for 1892 Peninsula Rd" <ul style="list-style-type: none">• Add the following correspondence after page 123 2020-10-13 Resident	3
1.2. Addition to Agenda Item No. 13.1 "Revised Covenant and Option to Purchase - Lot 13 Marine Drive" <ul style="list-style-type: none">• Add the following correspondence after page 59 2020-10-12 Menard	5 - 6

From: [Nicole Morin](#)
To: [Nicole Morin](#)
Subject: FW: Development Variance No.20-03
Date: October 13, 2020 9:07:31 AM

From: [REDACTED] >
Sent: October 13, 2020 7:52 AM
To: Community Input Mailbox <communityinput@ucluelet.ca>
Subject: Development Variance No.20-03

Dear Sir/Madam

I live at the address in this application - I rent Suite [REDACTED] at [REDACTED] Peninsula Rd above the Harbourview Pharmacy (the address on the Public Notice delivered to me read 1982 Peninsula but all the other information including my landlord's names and the map of the lot is correct so I'm sure the address was the typo).

I do not want the council to approve this application. There is very little suitable rental housing in Ucluelet, in large part due to available stock being turned into tourist accommodations. This place was difficult to find and I do not fancy living in a van on West Main.

Another consideration for the council is that the driveway to the back of the building that is currently used by us residents and delivery trucks to the pharmacy has quite a blind entrance onto Peninsula especially if there are cars parked on Peninsula adjacent to the entrance. This is fine for those of us who live here and use it everyday; potential hazard if used daily by tourists who don't know where they are going, driving cars they don't own.

I would appreciate it if my landlord didn't know I opposed them on this as I will still live here at least another 6 months. I know this has to be available through FOI but maybe don't read my name and apartment number out at the meeting if possible?

Thanks for your consideration,

[REDACTED]

From: [Info Ucluelet](#)
To: [Nicole Morin](#)
Subject: FW: Lot 13 Marine Drive Development
Date: October 13, 2020 9:27:24 AM

From: Jackie Menard [REDACTED] >
Sent: October 12, 2020 10:43 AM
To: Info Ucluelet <info@ucluelet.ca>
Subject: Fwd: Lot 13 Marine Drive Development

Begin forwarded message:

From: Jackie Menard [REDACTED] >
Subject: Lot 13 Marine Drive Development
Date: October 12, 2020 at 10:36:44 AM PDT
To: mnoel@ucluelet.ca

RE: ACMC Holdings LTD is proposing that the terms of the Option to Purchase be amended from the original proposal, generally as follows:

- The District could exercise its option after a period for 3 years (originally proposed 2 years); and
- The Option to Purchase would be suspended once the developer has obtained financial support – registered against the title of Lot 13 – from BC Housing (originally proposed to be suspended once the subdivision was registered with the Land Title and Survey Authority)

I have had many concerns over this proposed development. My key concern was that every developer comes in spouting “affordable housing” yet this housing is rarely affordable to existing residents trying to get into the market, or find a longterm rental at an affordable rate. The original agreement with AMC holding seemed to give the District a hand in ensuring this development goes forward in manner intended for our community, and changing it to the terms above seems to solely benefit the developer without holding them accountable.

The original proposed two year option for the District to be able to purchase the land should have held this developer accountable to a deadline for development. Since council agreed to the developer's concept all we have seen is a cleared lot. When will these houses be built? Local construction companies have remained fairly steady throughout the pandemic, so I can't see that has caused a delay. Unless there is a reasonable benefit to The District of Ucluelet to grant an extra year in this agreement I would not be in favour of changing this term.

I don't agree to suspending the District's option to purchase once the developer has obtained financial support. We had a developer clear a lot in town, and now we are left with an empty, muddy eyesore with no deadline for completion. I am worried that

giving up the option to purchase may give the developer too much autonomy in terms of completion. Let's make sure this affordable housing is available in a timely manner. Maintaining our option to purchase (it is an option.) will hopefully keep this project moving forward.

Please ensure this much needed housing project is completed in a timely manner.

Yours truly,

Jacqueline Holliday

Marine Drive