

Joseph Rotenberg

From: [REDACTED]
Sent: September 12, 2024 12:30 PM
To: Community Input Mailbox
Subject: 221 Minato Road Project

[External]

Dear Mayor and Council

The proposed density and number of apartments are far too high. The project should be scaled down by at least 75% to align with the findings of the housing studies conducted by the Westcoast Resource Society, which indicate a much lower demand.

Architecturally, the apartments resemble barracks or generic mass housing, lacking both aesthetic appeal and consideration for the quality of life of future residents. A design more in tune with the character of the area and the needs of its inhabitants is essential.

This project appears to primarily attract new tenants and property owners to Ucluelet, rather than addressing the town's current housing needs. Its scale and character seem misaligned with Ucluelet's unique identity, potentially leading to future ghettoization.

The development seems to capitalize on Ucluelet's natural beauty—an invaluable asset—under the guise of affordability during the alleged housing crisis. This will create significant pressure on both local residents and infrastructure.

It's evident that the developer's focus is on maximizing profit and density, rather than pursuing a smaller, low-impact project that would better meet Ucluelet's specific housing needs without compromising the town's character and natural charm.

Mega-scale projects like this should require mandatory infrastructure investments from developers, particularly for our local sewer and water treatment systems. The investment should cover the actual costs needed to expand sewage and water treatment capacity, based on the number of additional residents their projects will bring. This approach will prevent these infrastructure upgrades from being deferred to existing town residents through increased property taxes, ensuring that the financial burden is carried by the developers responsible for the increased demand.

In closing, there are many examples of environmentally sustainable apartment developments that not only promote communal living but also integrate green technologies—successful models seen in numerous Scandinavian countries and increasingly adopted both nationally and globally. These developments have proven that it's possible to meet housing demands while prioritizing the well-being of residents and the environment. Unfortunately, this project, in its current scale, form, and function, feels disconnected from those forward-thinking approaches.

Rather than embracing innovation, it seems to be a blunt attempt to capitalize on Ucluelet's natural beauty, using the housing demand to drive maximum profit without consideration for the town's character or long-term sustainability. This approach risks placing enormous pressure on local infrastructure and diminishing the overall livability of Ucluelet, compromising the community's future for short-term gain.

From: [Barbara Schramm](#)
To: [Mark Maftei \(Ucluelet Council\)](#); [Ian Kennington \(Ucluelet Council\)](#); [Jennifer Hoar \(Ucluelet Council\)](#); [Marilyn McEwen \(Ucluelet Mayor\)](#); [Shawn Anderson \(Ucluelet Council\)](#); [Community Input Mailbox](#)
Subject: Minato proposal withdrawing trail construction and environmental protection
Date: September 23, 2024 11:27:31 AM

[External]

Dear Mayor and Council,

I would like to speak in opposition to the Minato proposal before you today. As a citizen concerned with the preservation of the environment and the future of intact forest spaces around a future trail corridor, this proposal worries me deeply.

The past proposal on this site respected a park with setback space at the highway and guaranteed trail construction along the coastline to act as a mitigation to construction and high traffic access to the sensitive mudflat at Olsen Bay. Building a 10 to 15 metre wall and terraces on the very perimeter of the park would devastate the riparian buffer intended by the park corridor and trail. It is also a tremendous mistake to allow this developer to renege on the promise of creating the trail in advance of occupation to mitigate public incursions onto the mud flats. This proposal to remove virtually every last remaining tree would seem to be urban logging with no guarantee that promised housing would be delivered.

There is no time to draft this email through the Wild Pacific Trail Society approval process but I can guess they would agree with this objection. Thank you for acting in the best interest of the community and the environment we value so highly. Plans for housing is easy to draw on paper but logging followed by another abandoned proposal damages the environment forever. The former proposal should be honoured.

Sincerely, Barbara Schramm



Sent from my iPad

October 4, 2024

To Mayor, and Council

Ucluelet Council, Staff, and anyone it may concern; I am writing you to express my concern regarding the ERIF 221 Minato Rd. Proposed development.

To begin, I would like to ask you if you genuinely think that a development of this scale is well suited for a tiny community like Ucluelet?

Looking at the trend in the last few years, do you think we are in a good position to draw in 500-750 new residents from this one development? Taking into consideration the state of our medical system, our fragile grocery store, our crumbling water system, our overwhelmed public works department, and the list goes on.

Ucluelet is a very small, sleepy town. All the buildings, projects, public works, grocery, doctors, various appointments happen at a laid back pace. It's all part of the Ukee charm.

To me there is nothing small, slow, or quaint about this project. It will rapidly add 25% more homes to Ucluelet, and skyrocket the population upwards of +50% in a few short years. Not to mention the style of the project is very lifeless and repetitive. It does not have the character that people come to Ucluelet for. Please do not allow this project to proceed.

Another concerning aspect of the project is the proposed 29 new vacation rental units that will be adding to an already hectic tourist season. The vacation rental market in Ucluelet is already oversaturated, adding more would be a detriment to existing rental owners. The high season would be even more extreme, and the off season would be spread thinner, causing rental owners to lower already rock bottom off-season rates.

What worries me constantly is the number of developments that have been started and abandoned around town. The amount of damage to local forests, wetlands, and green space is absurd. A beautiful treed area was excavated and an abandoned crater created between Fishfull Thinking and Image West. The forest at Marine and Rainforest was clearcut, project started, and abandoned. Big Beach, abandoned. All while destroying wildlife habitats/corridors, and pushing them out into our populated areas.

Please do not allow this project to proceed.

The development area contains several fragile habitats including ex wildlife corridors, mudflats, eelgrass beds, etc. The area will cause excessive runoff, shoreline erosion, damage and destruction to habitats, loss or displacement of biodiversity, if it hasn't done so already. With multiple large neighbourhoods working their way through council, I am increasingly concerned that the rapid housing growth without infrastructure being able to keep up is a dangerous situation. It puts pressure on the systems currently in place, and severely degrades livability for people who already live here.

There is no guarantee that we will be able to attract more doctors with a new medical facility as there is a healthcare crisis everywhere in Canada. Our school is already at max capacity. Our water still hasn't been fixed.

Looking at the 5 year budget I see most of our tax money going towards new projects, and not taking care of the more pressing existing problems. I understand that more houses and residents will create a bigger tax base, but with more people will come more pressure on existing overdrawn infrastructure. Please do not allow this project to proceed. Most of our town

shuts down in the winter months. We already have reduced grocery store hours, reduced surf shop hours, cafe's closing early, and many restaurants close for months on end. We want to welcome more residents and tourists into town year round, however we just don't have the amenities to accommodate that.

As for ERIF's proposal, I am immediately worried that they are asking for, quote: Local "tradespeople, suppliers, and local businesses to contribute their time, products, or services at reduced rates. Accommodation providers can also play a vital role by offering housing for our workers during the winter construction months".

The demand for tradespeople out on the coast is extremely high. It is unlikely that any local tradesperson is going to give reduced rates when they already have work lined up for the next 5 years. Supply businesses have high shipping costs to the west coast. Locals must pay the high prices, what makes them think their new company bombarding our town is going to get cheap time and products? As far as accommodations for the project workers. We've sent ourselves into a tourism only based economy where the locals generally have a tricky time finding long term housing. The constructions workers may be offered less expensive rentals in the winter months. However come spring when all the short term rentals start booking out, it will only create more pressure for the housing issues in town.

I believe a more appropriate approach to Ucluelet growth would be to develop in a more strategic and sustainable manner. Approving small scale developments like 4/6 plexes, or small neighbourhoods of 5-10 homes built over time would allow infrastructure and amenities to grow with it. We already have 33 homes coming via the First Light development, as well as around 30 new lots at the end of Marine Drive. We will be so in over our heads if you allow these huge developments such as the Minato project, the 120ish townhome Big Beach development, Hyphocus, and any I may be missing. Ucluelet will become a hectic, overcrowded little peninsula, which the long term residents Do Not Want!

Please do not allow this project to proceed!

Furthermore, I believe council is making this decision without really taking the communities wellbeing into consideration. We count on the council to maintain Ukee's quality of life. I can guarantee that the majority of Ucluelet residents do not want huge developers to come into town to build these super neighbourhoods. This project feels as though we are selling out, and lining the pockets of an entity that is hardly invested (at heart) in the future of the community.

Giovanni Corlazzoli

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