



REGULAR MEETING OF COUNCIL
Tuesday, June 11, 2024 4:00 PM
Electronically (via Zoom) and in the George Fraser Community Room in the
Ucluelet Community Centre, 500 Matterson Drive, Ucluelet

LATE AGENDA

This meeting is conducted both in-person in the George Fraser Community Room and electronically through Zoom.

Visit [Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings)

for Zoom login details, links to the livestream on YouTube and other information about Council meetings.

Members of the public may attend the George Fraser Community Room in the Ucluelet Community Centre to hear, or watch and hear, this meeting including any electronic participation.

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	1. LATE ITEMS	
3 - 20	1.1. Public Hearing written submissions for item 6.1 District of Ucluelet Zoning Amendment Bylaw No. 1344, 2024 2024-06-11 Written Submissions related to Bylaw No. 1344, 2024	
21 - 26	1.2. Written submission for item 5.1 Development Permit - 1671 Cedar Road (Whiskey Landing Phase 2) 2024-06-10&11 Development Variance Permit DVP24-07	
27	1.3. Written submission for item 8.4 Municipal Visitor Parking Program 2024-06-10 Municipal Visitor Parking Program	
	1.4. STR Data Portal Information Sharing Agreement (Verbal Report) <i>Joseph Rotenberg, Manager of Corporate Services</i>	

From: [Robyn Mair](#)
To: [Community Input Mailbox](#)
Subject: Letter to Council RE: Bylaw 1160
Date: June 7, 2024 3:20:09 PM

[External]

June 7, 2024

District of Ucluelet
200 Main Street
Ucluelet, BC V0R 3A0

Dear Mayor and Members of the Council,

My name is Robyn Mair and my husband Kevin and I have been living on the West Coast for over 10 years. We are the proud owners of Sleepy Bear Guest House, located at 1821 Cedar Grove Place in Ucluelet. I am writing to express my strong support for the proposed amendments to the District of Ucluelet Zoning Bylaw No. 1160, 2013, concerning bed and breakfast accessory uses in single-family residential areas. As the proud owners of Sleepy Bear Guest House, a dream that became a reality in 2019, we rely on our bed and breakfast as the main source of income for our family.

The current Bylaw regulations, such as requiring guest access through the main entry and providing a continental breakfast, are outdated and impractical. Guests today prefer privacy and independence. Additionally, allowing exterior doors as the primary entrance and locking off the bed and breakfast area from the rest of the home are **crucial** for safety and privacy. Especially since we are raising young children in our home.

If these amendments are not approved, we would be forced to cease operations, sell our home, and seek alternate employment, which would be devastating for our family. We cannot convert our suites into long-term rentals due to the lack of kitchen access and prohibitive renovation costs. This situation does not address the housing crisis and places undue burden on BnB owners who have diligently complied with all local laws and regulations, ensuring the renewal of their businesses license and taxes each year.

We urge you to approve these amendments to the Zoning Bylaw No. 1160, 2013, and support the growth and development of alternate affordable housing options in this community.

We are immensely grateful to call Ucluelet home, and we sincerely hope that you will consider moving forward with these amended bylaw changes.. Thank you for your attention and for taking the time to read this letter.

Sincerely,

Robyn Mair
Sleepy Bear Guest House

From: [S.M](#)
To: [Marilyn McEwen \(Ucluelet Mayor\)](#); [Info Ucluelet](#); [Shawn Anderson \(Ucluelet Council\)](#); [Katie Lister](#); [Ian Kennington \(Ucluelet Council\)](#); [Mark Maftai \(Ucluelet Council\)](#)
Subject: bylaws 1344 and 1345
Date: June 8, 2024 4:02:24 PM

[External]

Dear Mayor and Council members,

For the upcoming council meeting, we want to share our support the proposed bylaws 1344 and 1345.

Of the 49 STRs affected by the "non-conforming status" from bylaw 1310, only a handful would list on the market as long-term rentals due to no kitchens (Ucluelet bylaws fault) or a lack of interest in LTRs from the owners.

Of the handful of units (5?) that do come on the market, the majority would be unaffordable for the majority of people who are struggling to find housing. As an example, Scotiabank pegged our STR suite at \$3000/mo.

While research shows that STRs do affect local housing in general, it isn't clear on how much Ucluelet's housing troubles are being affected by these 49 units. Accordingly, hurting 49 young families who contribute significantly to the local economy and community at large is not a fair solution.

More housing (like First Light) and limiting future STR licenses is the solution.

Looking forward to the council meeting,

~Sean & Katie
1994 Athlone Rd.

From: [Andréanne Muller](#)
To: [Community Input Mailbox](#)
Subject: June 11th meeting
Date: June 8, 2024 5:55:01 PM

[External]

Council members,

I am against the amending of the bylaw no.1160. There is a major housing crisis in town and short term rental unit should be kept at the minimum. I am not against the already existing places that are operating legally with no kitchen, which would make them unsuitable for long term, to keep operating but no long term units should be converted to short term or newly build. Short term rental at high price also make the housing market go up which makes buying for locals and residents that actually work in town pretty much impossible.

The town has to focus on new projects such as building affordable apartments and affordable houses to help the residents and summer worker to find suitable places to stay. Without a community this town is nothing and tourists won't be happy to come visit a soulless town with no services. I have been living in Ukee for 10 years now and I have seen many great long term residents/locals leave because they couldn't afford or find a place to live. This situation need to change!

Thank you for your time,

Andreanne Muller
1484 Victoria road, Ucluelet

June 10, 2024

District of Ucluelet

200 Main Street, PO Box 999

Ucluelet BC V0R 3A0

Attention: Marilyn McEwen, Shawn Anderson, Jennifer Hoar, Ian Kennington, Mark Maftai

Dear District Councilors and Mayor,

RE: Zoning Amendment Bylaw No. 1344, 2024

We, Jon Greenglass and Robyn Ross, owners of Barkley House B&B, licensed to operate since 2019, at 917 Barkley Place, strongly support the proposed "Zoning Amendment Bylaw No.1344, 2024".

As outlined in our letter to Council and Mayor dated April 12th, 2024, a guarantee by previous council was given to us that changes to the B&B Zoning Bylaws made in 2022 would not affect our business as we would be "Grandfathered In" and "Protected" under "Legal Non Conforming Status". It was never the intention of the District of Ucluelet to force any of the approximately 49 licensed, inspected, approved legally non-conforming B&B owners out of business.

The Provincial Governments new "Short Term Rental Regulations" specifically the clause removing "Legal Non-Conforming Status" province-wide, was intended to prevent owners from operating outside local government bylaws with or without a license. This is not the case with us and the other pre-2022 ByLaw Amendment B&B licensees.

Clearly we have been caught in an unintended case of legal jeopardy. Most B&B licensees are local tax paying families simply trying to make ends meet. With the recent average residential property tax increase falling somewhere between 25-30%, most of us rely on this income to help pay the expense of being a homeowner in Ucluelet. At the end of the day, Ucluelet is designated a resort municipality and, as such, provides much needed tourist accommodations which further supports local businesses and employment. Like it or not, the reality of the District of Ucluelet is that without the tourist economy most businesses would not survive out here on the West Coast. We look forward to becoming "Legally Conforming" with the approval of Zoning Amendment Bylaw No. 1344, 2024.

Sincerely,

Jon Greenglass & Robyn Ross

From: [Salt + Cedar Guest Suites](#)
To: [Info Ucluelet](#)
Subject: Legal Non-Conforming Status for B&B establishments
Date: June 10, 2024 9:34:49 AM

[External]

Dear Mayor and Esteemed council members,

We are writing in support of the amendment to the District of Ucluelet Zoning Bylaw 1344, 2024 to remove certain regulations to bed and breakfast accessory uses in single-family residential areas.

As B&B owners, we believe the proposed bylaw changes are crucial for our community. It's not the responsibility of current B&B operators to address Ucluelet's housing crisis, which demands strategic planning and solutions from town staff and council.

We advocate for maintaining the current non-conforming B&B locations. Not approving these changes would negatively impact other tourist-driven businesses like shops, stores, and restaurants, ultimately harming our local economy.

Sincerely,

Julie Zoney + Wolfgang Sterr

Salt + Cedar

From: Salt + Cedar Bed and Breakfast
Sent: Sunday, April 14, 2024 4:48 PM
To: mmcewen@ucluelet.ca <mmcewen@ucluelet.ca>; sanderson@ucluelet.ca <sanderson@ucluelet.ca>; jhoar@ucluelet.ca <jhoar@ucluelet.ca>; ikennington@ucluelet.ca <ikennington@ucluelet.ca>; mmaftei@ucluelet.ca <mmaftei@ucluelet.ca>
Subject: Urgent Appeal Regarding Legal Non-Conforming Status for B&B establishments

Dear Mayor and Esteemed Council Members,

I hope this message finds you well. I am writing to bring to your attention a matter of critical importance concerning the potential loss of Legal Non-conforming status for existing Bed and Breakfast establishments within our community.

As the proprietor of a Bed and Breakfast establishment that has been operating diligently and in full compliance with all regulations since its construction in 2021, I have followed every legal protocol meticulously. This includes obtaining building permits, securing district approvals, and consistently renewing my business license without fail.

The looming decision to revoke the Legal Non-conforming status for existing Bed and Breakfasts has cast a shadow of uncertainty over myself and numerous others in similar

positions. This abrupt change not only jeopardizes our livelihoods but also undermines the significant investments we have made in our properties over the years.

It is imperative to recognize that this decision extends beyond the realm of Bed and Breakfasts alone. The repercussions will be felt by a wide array of local businesses, including shops, restaurants, and tour operators, as a reduction in tourist stays directly correlates to decreased spending within our community.

I implore the council to carefully consider the profound impact that revoking the Legal Non-conforming status will have on all 49 B&Bs operating under this zoning. Such a decision, if made hastily or without due consideration, could precipitate financial hardships and create an atmosphere of uncertainty for myself and the Ucluelet district as a whole.

In light of these concerns, I respectfully request that the District creates a B&B zone that would apply to those existing legal non-conforming B&B businesses to make them conforming (i.e., despite section 404 of the zoning bylaw allow those specific properties to have their B&B rooms accessed by separate exterior entrances); or remove the regulations in section 404 of the zoning bylaw which restrict B&B rooms from having separate entrances from the main house.

We request you direct staff to renew business licences for existing established B&Bs for a period of one year while Council considers changes to the B&B regulations and other zoning amendments. In this case, Council could consider directing staff to prepare draft amendments and seek public input on changes such as: This extension will provide a crucial window for further dialogue, evaluation, and the pursuit of a fair and equitable resolution that takes into account the interests of all stakeholders involved.

Thank you for dedicating your time and attention to reviewing this urgent matter. I remain optimistic that with collaborative effort and thoughtful deliberation, we can navigate towards a solution that upholds the well-being of our community and its businesses.

Warm regards,
Julie Zoney and Wolfgang Sterr
Salt + Cedar - 1118 Coral Way

From: [Matthew Bowles](#)
To: [Community Input Mailbox](#)
Subject: Bylaw 1344 & 1345
Date: June 10, 2024 8:53:10 PM

[External]

Hello,

We are writing in support of proposed bylaw changes 1344 & 1345.

Thank you,

Matt Bowles
Vanessa Ramsden
352 Norah St, Ucluelet, BC V0R 3A0

From: [Charley Ballantyne](#)
To: [Community Input Mailbox](#)
Subject: Support for Bylaw Amendments 1344 and 1345
Date: June 10, 2024 8:18:13 PM

[External]

Dear Mayor and Council,

I am writing regarding the proposed bylaw changes (bylaws 1344 and 1345) that would remove restrictive regulations that affect families operating lawful non-conforming STRs. The community's outreach on this issue has grown over the past week, and I sympathize with those struggling to find affordable housing in our community. This issue is especially important as we enter the busy summer months and welcome seasonal workers and residents back to our town.

The cost of living has increased dramatically over the past several years while wages have stagnated across the country. Ucluelet is particularly vulnerable to these changes, especially with the significant drop in tourism, the primary driver of income in our town, in 2024. It is a truly challenging time for individuals and families, homeowners and renters alike.

Whether you are a young family looking to purchase your first home, a long-term tenant who has built a life in this community, or a seasonal worker seeking a safe place to spend the summer, housing has never been more out of reach, especially for those of us in our 20s and 30s. With build costs exceeding \$500 per sq. ft. in our region and many lots on the market priced over \$400k, it is literally impossible for anyone to build affordable housing without subsidies. At these prices, even a modest 1200 sq. ft. home, arguably too small to raise a family, would cost \$1 million to build. How are young residents supposed to get ahead when the deck is stacked against them?

With the new tools and laws provided by the province, council has the power, now more than ever, to affect meaningful change in our community and provide housing for all that call Ucluelet home. After careful consideration and research however, I think it is clear that bylaw 1310, passed by the previous municipal government in 2022 is almost certainly more likely to do vastly more harm than good. It is for the following reasons I support council adopting bylaws 1344 and 1345 proposed by municipal planner Bruce Grieg before we see real damage inflicted on the hard-working residents of our community.

- **Bylaw 1310 is harmful to 49 young families and year-round residents who have invested in our community.** Based on the turnout to April's council meeting when bill 1310 was first reviewed it is obvious how much this bylaw disproportionately affects young families. Families who rely on this income to make mortgage payments that have more than doubled in cost over the last three years. This is the exact cohort already struggling to find and afford housing across BC and the main reason for the provincial STR regulations that passed last year. [source pg 21]
- **Family run STRs fuel our local economy.** Based on Tourism Ucluelet numbers, visitor groups typically spend about \$250/day on food and entertainment (not including lodging). Assuming a conservative 70% occupancy between May and September when our town is already at capacity, taking 49 units off the market would conservatively **cost local business owners and workers approximately \$1,310,750 in revenue per year** (107 days * \$250/day * 49 units) [source pg 10]

- **Tourism dollars in Ucluelet should go to families in Ucluelet - not out of town investors.** Bylaw 1310 is harmful to local families while benefiting out-of-town owners and corporations. The provincial legislation introduced last year allows homeowners to run STR businesses out of their principal residence while limiting the ability for absentee owners to run STRs out of independent condo and apartment units. Bylaw 1310 does the opposite by removing the ability for locals to operate their businesses while allowing out-of-town owners and investors to continue profiting off our tourism dollars. How does this make sense?
- **This is not a long-term solution that benefits our community.** What do we do in five years when tourism demand continues to increase? Allow developers to build more resorts that underpay staff and take our tourism dollars out of town? In the last year we have seen continued development of new STR units near Terrace Beach while we continue to struggle with affordable housing for locals and development costs for residential housing have risen dramatically.
- **The 49 STRs that are currently lawful non-conforming are not fit for long term housing without considerable renovations.** Kitchens are not allowed in STR units in Ucluelet, STR owners who built to long-standing, established bylaws, would have to renovate to the tune of \$10s of thousands of dollars. Just like hotels and motels these suites are purpose built STR units that cannot be easily converted..

For these reasons, I urge the council to move ahead with removing the restrictive and divisive BnB laws outlined in bylaw 1310 pertaining to a common entrance and living area. This law only hurts the young families in our community who run small STR businesses out of their homes while doing nothing to address the real issues fueling the housing crisis. If the council is serious about addressing this issue, they would do the following:

1. Create a program that introduces compelling subsidies and incentives for building long-term, affordable housing in our community, including renovating existing buildings to allow for high-density living. STRs should not be banned, but developers should be required to build long-term residential housing as a prerequisite for building STR units. This is essentially how the R-1 zoning used to work before 1310; it is certain that we wouldn't have the volume of long-term housing that we do now without allowing for STR units to be built with residential homes.
2. Adopt bylaws that support businesses that build housing for temporary workers and permit seasonal residents who can prove local employment to live in trailers and RVs on private property, alleviating the pressure on our community from temporary seasonal workers.
3. Support housing initiatives and non-profits in our community to build and buy housing stock to convert to rent and price-controlled units. The Whistler Housing Authority (WHA) is an excellent example of such an organization in action.
4. Restrict STR ownership to local residents who live in our community. Tourism dollars should stay in Ucluelet, not be transferred to out-of-town owners and investors of luxury condos.
5. Reshape any STR-only zoning to allow full time living in communities around Terrace Beach, Big Beach and our harbour. (ex. The Cabins, Reef Point etc.) we should not restrict full time residents from living in housing and condos that are outfitted with kitchens and all amenities needed for long term accommodation.

In conclusion, I believe it is clearly in the best long-term interest of our community to continue creating opportunities for local families to run businesses that serve visitors and provide them with the unique local experiences in Ucluelet. Tourism isn't going anywhere and

it is far better that the revenue gets into the hands of locals. We need to adopt bylaws 1344 and 1345 and move past the divisive and ineffective bylaw 1310 to create a fair, respectful, and opportunity-filled community for all residents who choose to make this beautiful town their home.

Thank you for your consideration, as a citizen I have appreciated the level-headed and rational approach the council has taken to complex and heated issues.

Best,

Charley Ballantyne and Rachel Land

1346 Edwards Pl.
Ucluelet, BC
V0R 3A0

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Charley Ballantyne

[REDACTED]

From: [Molly Scott](#)
To: [Community Input Mailbox](#)
Subject: Resubmission of Letter in support of existing STRs in Ucluelet
Date: June 10, 2024 8:51:44 PM

[External]

June 10, 2024
Molly Schmidt
339 Pass of Melfort Place
Ucluelet BC
V0R3A0

Dear Ucluelet Mayor, Council, and District Staff,

I am writing today to add my voice and perspective as a local professional and parent who also runs a legally conforming short-term rental (STR) out of our home. I am specifically wanting to address the idea that rescinding licenses for existing, legally conforming (at time of inception) STRs is a solution to local housing insecurity.

When I see online or hear community members or staff talking about shutting down STRs in order to mitigate the housing crisis, I am curious if people are referring to existing, legally conforming STRs (i.e., local families and professionals who live here year-round and operate an STR out of their home) or those that are operating illegally (i.e., don't live here, etc.). Alternatively, I wonder if they are referring to future developments, zoning, and potential STR licenses? I believe these distinctions are very important when it comes to this topic. I believe there are strategies to address housing security within the latter two aspects of STR licensing but feel that looking to shut down existing legal STRs will not only *not* help the problem but may actually exacerbate it.

As such, my letter today will refer to short-term rentals that were legally conforming at the time of their inception and to my hope that district staff, mayor, and council will reinstate this status and continue to honour existing licenses when working on any future amendments. Thank you for taking the time to consider my perspective (and read my very long letter- I'm sure AI could have made it more succinct but here I am, a real person, sorry ;)

While I appreciate the serious concerns over housing insecurity, I hope people can think critically about this issue and not scapegoat or penalize existing STR owners who have, in good faith, built their lives around a

financial picture which includes their legal STR. It seems that many people in town, including members of council and district staff, think that shutting down existing STRs will translate to more long-term housing or to lowered housing prices. I disagree and would like to ask anyone thinking this way to consider another likely result in my opinion; I think there is a high likelihood that if existing, legal STRs were shut down, the result could be many of the local young families and professionals who own them (and who contribute greatly to the community of Ucluelet as well as make up a large consumer base) would instead be at risk of losing their homes back into a market which is still largely dominated by wealthy, likely non-resident buyers. Many existing legally conforming STR owners' homes are mortgaged based on their STR income; therefore, removing that income could result in their home not being affordable to them, let alone anyone else in a similar financial bracket.

As well, most STRs are not equipped to house long-term tenants as they were either built or modified to comply with current regulations in place for STR buildings, i.e., no full kitchen, etc. I have to say it is also not homeowners' responsibility to house anyone other than their family, so many would choose not to take on a long-term tenant. There are many risks associated with long-term tenancy and homeowners choosing long term rentals would no longer have use of that space in their home; with short-term rentals, the space can be used to house family and friends when needed or can be converted into extra space for a growing family. In our case, we have no guest space and limited space for our own family, so we need to use our STR for our own needs regularly. If homeowners did choose to long-term rent, taking on the risks and cost of converting their STR into a long-term rental, the monthly rental fee would likely have to be priced at the current market value just to meet their most basic financial obligations. Current values are high considering costs associated with homeownership have increased greatly in recent years on top of already high mortgage obligations for most. We, for one, would not long-term rent, we would do our best to maintain our home with no rental income but would certainly have to tighten our already tight budget. This would translate to less shopping at local businesses and restaurants. There would also be a loss of tourist consumerism for local businesses. It is also worth mentioning the many legal STRs in town provide employment and patronage to other locals and local businesses. We personally carry Tofino

Soap, Foggy Bean coffee, Thay tea, Mint cleaning supplies and Tofino chocolates. We also employ a local cleaner and send our guests to local small businesses for dining, shopping and adventure guiding.

In light of all this, I do not believe shutting down existing legal short-term rentals would translate to affordable housing or to an overall benefit to our town. I believe this course of action could, in fact, exacerbate housing insecurity if existing community members are forced to leave town. As well as mentioned previously I believe there is then a good chance their home would be bought by people with enough money to not short *or* long term rent it; providing neither housing nor tourism-based consumerism. Often these buyers have no intention to live here at all so instead of friends and neighbours who are contributing members of our community and economy we see more vacant homes. We have them in our neighbourhood and I know we are not alone Furthermore, the harsh reality is that many non-resident buyers may still choose to rent out the home short-term since they are wealthy enough to afford a house that they are not mortgaging based on short-term rental income and therefore may not care about the fines they could get for renting it out illegally.

None of this translates to more affordable housing.

On a personal note both my husband and I have spent many years in Ucluelet beginning in the late 90s and have both had the experience of struggling to find a place to live. I have lived in all manners of uncomfortable, strange, hilarious and luckily, occasionally awesome rental places. I eventually moved away from the area as I realized I needed further education and experience if I was going to be able to live the way I would like to out here in my favourite place. I kept coming back for my love of surfing and hoped to move back eventually. I met my now-husband surfing at Wickaninnish beach on one of my surf trips. When I eventually moved back here, we were able, with combined resources, help from family, and the projected income from our short-term rental, to secure a mortgage. We do consider ourselves very fortunate to have done so and are grateful every day for our home but it was not easy and not handed to us. On top of our regular jobs, we work very hard to maintain our short-term rental's excellent reputation and good standing so that we can continue to afford our home and support our family as well as contribute to our community. The reason I give this level of detail about our lives and situation is to

clarify that we are not the villains in the housing crisis. We are hard-working people who have managed after years of renting and making ends meet to own a home and STR.

We, along with the group of Ucluelet community members in similar situations to us (with originally legally conforming STRs who's status as such is at risk) deserve not only to keep our businesses but also to feel supported by our fellow community members, certainly not vilified. I am not sure why our businesses, that have been formed and maintained according to all guidelines are different or less legitimate than any other in town? Why is it fair or right for our business to be on the chopping block? This is surprising to me from a legal standpoint, as well as an ethical one. To be honest I'm shocked and hurt that so many other business owners and community members believe taking fully compliant (and relied upon) businesses from families like us is an appropriate course of action.

If you don't see that it is wrong ethically then at least please consider that revoking existing legally conforming STR licenses is not going to translate to affordable long-term housing.

Developing housing is the solution, not taking away regular folks' means of maintaining their own housing.

I am very grateful to the majority of council and to our mayor for supporting us in the recent council meeting, which moved to repeal the 2022 amendments and reinstate our legally conforming status. Please continue with this course of action on Tuesday, June 11th.

I implore district staff, mayor, and council to continue to look for strategies to address housing issues. But I ask you do so via zoning of future projects and through development and access to much needed affordable housing.

Thank you for your time today and for your service to our community.

Sincerely,

Molly and CJ Schmidt and family

Sent from my iPhone

June 11, 2024

Subject: Short-term Rental Accommodations Act and changings to By-laws defining Bed and Breakfasts in District of Ucluelet.

Dear Mayor and District Councilors,

We are Chris Johnston and Carolyn Langhelt, the proud owners of 378 Marine Drive Guest House. We would like to submit this letter as support for instituting the changes to By-laws defining Short-term rentals that were proposed at the April 15th Council meeting. These proposals allowed the District to issue our business license as an independent Bed and Breakfast operator in Ucluelet, that we have been operating legally for four years.

We carried out an extensive renovation to our property in 2019 and 2020 adhering to all zoning and building codes. Our vision with the renovation was to open a small intimate premium bed and breakfast with three suites for world travelers coming to experience the beautiful west coast of Vancouver Island. We utilized a local contractor and tradesmen to carry out our renovation. Our breakfast supplies and personal care products are supplied though local companies. We purchased artwork for the suites from local galleries and crafts people. While we do not have our guests enter through a common door, we engage with all our guests and promote our local restaurants, outfitters and adventure providers. Our experience has been that today's travelers are looking for more private accommodations to use as a home base to explore the local beaches and trails.

The definition of Bed and Breakfast as outlined in Section 404 of Bylaw 1301, 2022 is outdated and does not reflect the realities of travel in the 21st century. Bed and Breakfasts have existed for a very long time supporting travelers with room and shelter as they travel through an area. It is an old profession. However, Bed and Breakfasts have evolved with changes in modes of travel, communication and economics. We believe that the ten items under 404.1 reflect a specific era of Bed and Breakfasts that is not consistent with the needs of current world travelers.

We appreciate the District staff recommending to Council that some time be given to consider all of the implications in closing down existing Licensed Non-Conforming Bed and Breakfasts. We also fully understand the housing issue that the District is attempting to address with these measures. However the assumption that suites like ours will merely flip from short term renters to long term renters is flawed. Our business plan was never to become a long term landlord. We purposefully designed our suites for two traveling guests. Ironically, during our final inspection by the District before being granted our original business license, it was applauded by the inspector that we did not install full kitchens. This way our guests will be more inclined to visit the many local restaurants the community has to offer. The expense to completely redesign our suites for long-term residency would be cost prohibitive and would likely force us to sell our home, with no guarantee of turning it into long term rental supply.

We are hopeful that the Council can consider the impact that these proposals are having on many local families. We are a part of the fabric of the tourism economy that the community relies on and we look forward to continuing to be a part it for many years to come.

Sincerely,

Chris Johnston and Carolyn Langhelt
378 Marine Drive Guest House
378 Marine Drive
Ucluelet, BC V0R 3A0



From: [Keara Lamotte](#)
To: [Community Input Mailbox](#)
Subject: Support of amendment 1344 & 1345
Date: June 11, 2024 12:49:54 PM

[External]

Dear Mayor and Council,

I am writing to express my concerns regarding the decision to shut down legal non-conforming Short-Term Rentals (STRs) in response to the housing crisis in Ucluelet.

Allow me to be direct: closing these 50 legal non-conforming STRs will not provide housing for 50 locals, nor even for 20. Many of these units lack the necessary zoning or regulations for full kitchens, often only equipped with a mini-fridge and kettle, making them unsuitable for long-term residency.

As homeowners in Ucluelet, my partner and I have worked tirelessly over the past six years. We have made significant sacrifices, forgoing opportunities to travel and surf in warmer climates for four months each winter. Instead, we focused on the long-term goal of paying off our mortgage to create a secure home where we could raise our family. Even though we purchased our property in 2019, during what was considered a more affordable time, we paid approximately \$150k above market value because of the ability to short-term rent our small 300sqft suite.

We urge you to reconsider the decision to shut down legal non-conforming STRs and explore alternative solutions to address the housing crisis in our community as it will not only negatively impact these 50 families but it will also hurt the local economy.

Sincerely,

Keara & Ross Mckenzie
Salal Suite Ukee
1904 St Jacques Blvd

Keara

June 11, 2024

Dear Mayor and Members of the Council,

I hope this letter finds you well. My name is Nicole Burtini, and together with my partner Jess Bennett, we are the proud owners of Slack Tide Suite, located at 312 Pass of Melfort Place in Ucluelet. This is our dream home, which we built in 2021.

I am reaching out to express our concern regarding the proposed shutdown of Short-Term Rentals (STRs) in favor of creating long-term rental properties. When we embarked on building our home, we did so with the understanding that our plans were approved for an STR. We ensured that our suite complied with all current regulations. However, it is important to note that our suite is not suitable for long-term renters and would require significant renovations to meet the standards for such accommodations.

As homeowners, we meticulously planned our finances to ensure that we could sustain ourselves after building our home with an STR. Particularly during the high season; tourists play a significant role in helping us manage our mortgage. Our suite not only provides a place for tourists to stay but also supports local businesses by utilizing their products and services, such as Foggy Bean coffee, Mint cleaning, the Den products and local cleaning businesses.

Jess and I are active members of our community, and we take great pride in contributing to the town we call home. The potential shutdown of STRs would not only have a devastating impact on our family but would also fail to address the underlying housing crisis. Our suite simply does not meet the requirements for long-term renters, making it an impractical solution to the issue at hand.

Thank you for taking the time to consider our perspective. We sincerely hope that you will take our concerns into account when making decisions that will affect our livelihood and the well being of our community.

Sincerely,

Nicole Burtini and Jess Bennett

June 9, 2024

To Whom It May Concern:

Re: Development Variance Permit for Application #DVP24-07

As an owner in the phase 1 Whiskey Landing Building, Unit 15, 1645 Cedar Road, I am writing to express my concerns to the Development Variance Permit for Application #DVP24-07. I believe that this development will negatively affect Phase 1 of the Whiskey Landing Building, with the side yard interior setback, the natural boundary setback, as well as the front yard setback, the offsite parking and the height. I would be very concerned if this variance permit is successful and the negative impacts it would have on the current owners and units in phase one.

Further, I have concerns with the limited parking and the effects it will have on the pre-existing units, both commercial and residential, as well as the downtown core of Ucluelet, and I hope the district will consider not supporting this development variance permit.

As an owner, I believe that following the existing Ucluelet zoning bylaws are important and were put in place for a reason, and to see a request to change not only one, but 5 different development bylaws, leaves me worried for this development, and its fit within our community, as well as it's drastic break from Phase 1 of Whiskey Landing.

Sincerely,

Hjalmer Wenstob
Unit 15, 1645 Cedar Road, Ucluelet, BC, V0R3A0.

Letter to District of Ucluelet, June 06, 2024
Re: Variance Permit Application DVP24-07

June 11, 2024

Dear District of Ucluelet Council and Staff

Thank you for the opportunity to speak to the Variance Application DVP24-07, by Whiskey Landing Developments Ltd for 1671 Cedar Road.

This letter represents our concerns as **individual owners of unit # 307**, Whiskey Landing, at 1645 Cedar Rd.

We realize the subject of variance before us is limited to these three points, and trust the District Council has a community best interest perspective when assessing the concerns related to the zoning bylaw.

- Minimum setbacks
- Maximum height
- Development proposal for a 23 unit mixed commercial/residential building

As neighbours we are interested in the *impact* of those items, and the obvious items to consider for us are:

- **The growing overall size of this development and the closeness of the two building in considerations for:**
 - **Access between the two buildings** for maintenance of our building, and fire safety for both buildings. It would be nice to have more space between us.
 - **Privacy issues, particularly for the unit #303 in our building**, - One balcony encroachment on the new building looks like it's about 12 feet away from their living/bedroom window and looking directly in. Could that one balcony be removed from the development plan, or AT MINIMUM be a requirement that that balcony have a solid wall side that faces our Phase 1 building/Whiskey Landing, or perhaps? (see image pasted below)
 - **Integrity of our building foundation.** I see mention in Bruce Greig's report that a storm drainage relocation is required for the new building and one of the options is to dig up the cement pad connected to our building's foundation and run this new building's drainage alongside our building. We would find that unacceptable risk to our building's foundation to run water drainage so close and to disrupt the cement pads there, and ask that it be relocated to the opposite side of thier building and invite no disturbance of that cement walking. (We have foundation crumbling at the front edge of the opposite side of our building so do not want anything to disturb that delicate balance of our building foundation.)

- **Growth from the original 17 to 23 units** and the parking needs and traffic in our already restricted parking area.
- **The back entrance/stairwell to Whiskey Landing is completely obscured/hidden** by the extended/zero setback design of the front face of this new building. A strange decision for a 'friendly' neighbour to make....
- **Protecting precious and already limited parking spaces for Phase 1 Whiskey Landing owners in our parking lot.**
 - We would like to ensure that the building design does not encroach on our already restricted parking lot and we preserve the parking spaces required for our fellow phase 1 owners of Whiskey Landing
 - It would also be ideal to protect the flow of the parking lot- a circular entrance/exit to support ease of delivery and emergency vehicles as well.
 - I read the comment on page 7 of Bruce Greig's report to Council that the Fire Department has stated that ensuring enough space for fire trucks turning radius may reduce available parking.
 - *PLEASE do not allow the growing size or design of this building for increased profit of one Developer compromise or take away any of our precious parking that benefits the owners of Phase 1, and/or the clients of our commercial properties on the ground floor- some of which are not yet operating at full capacity.
 - We would like to see a confirmed, Protected 15 parking spaces for Phase 1 owners in that back parking lot,
 - For Phase 2/This new Development - introducing 17 new parking spaces under the new building, plus 8 outside spaces could work IF THE NEW BUILDING RESTRICTED parking spaces to ONE CAR per unit, and was clear about that during the marketing and sales process that the 15 spaces for Phase 1 owners and commercial businesses are protected.
- **Loss of the promenade extension?** Did I read that correctly in this mountain of documents? It would be a real shame if the planned extension of the promenade along the waterfront side of the building was lost in the latest design. As a community plan it would be ideal to see that develop over time and be considered in all new development in the downtown core.
- **Capacity of our Whiskey Landing Blackwater Lift Station.** We would ask all the mechanical, sewer, blackwater lifts and other requirements of this new building be completely independent from our building, as we have not seen any trusted independent engineering reports regarding the capacity of existing services to support more than our current building.

Finally, I would like to mention the areas and items that we **appreciate** about this proposal.

- This hearing today is for variances,...NOT a Building permit. I assume there will be a second stage where hopefully public input is welcome before a building design and permit is finalized?

- It is difficult to be certain and ascertain from the limited perspective drawings I have, but it appears as if the Developer has considered an adaptation on the corner so as not to block unit window views of Whiskey Landing unit #301 on the water side of the building.
- The Developer has located 17 parking spaces under the building, which is very much appreciated. If he is able to keep parking spaces for his 23 units to ONE CAR per unit, that would go a long way to leverage our support.

As owners we can see that the Whiskey Landing Council spent years and tens of thousands of dollars in difficult negotiations with this Developer with limited success to reverse the damage that the Receiver did (with the strange Easements he put in place to benefit the Developer), and hope that the District and community bylaws will help guide intelligent future development that consider more that private interests..

Respectfully Submitted by

Karen Laine, and Shaun Shelongosky
Owners of VIS6411 unit #307 (SL27)

Balcony Encroachment- Blocking views of Unit #303. Removing one balcony from the design would improve slightly.

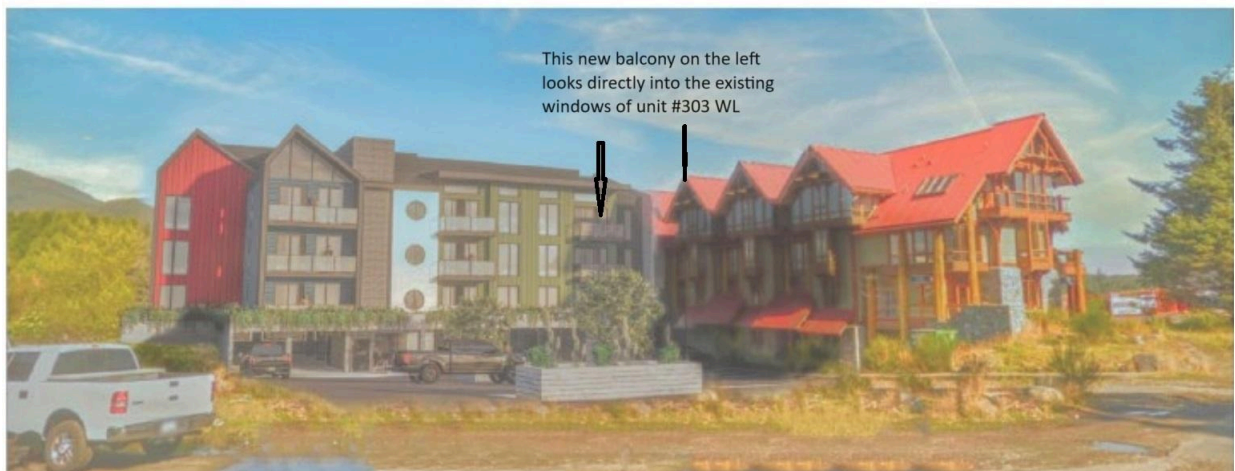
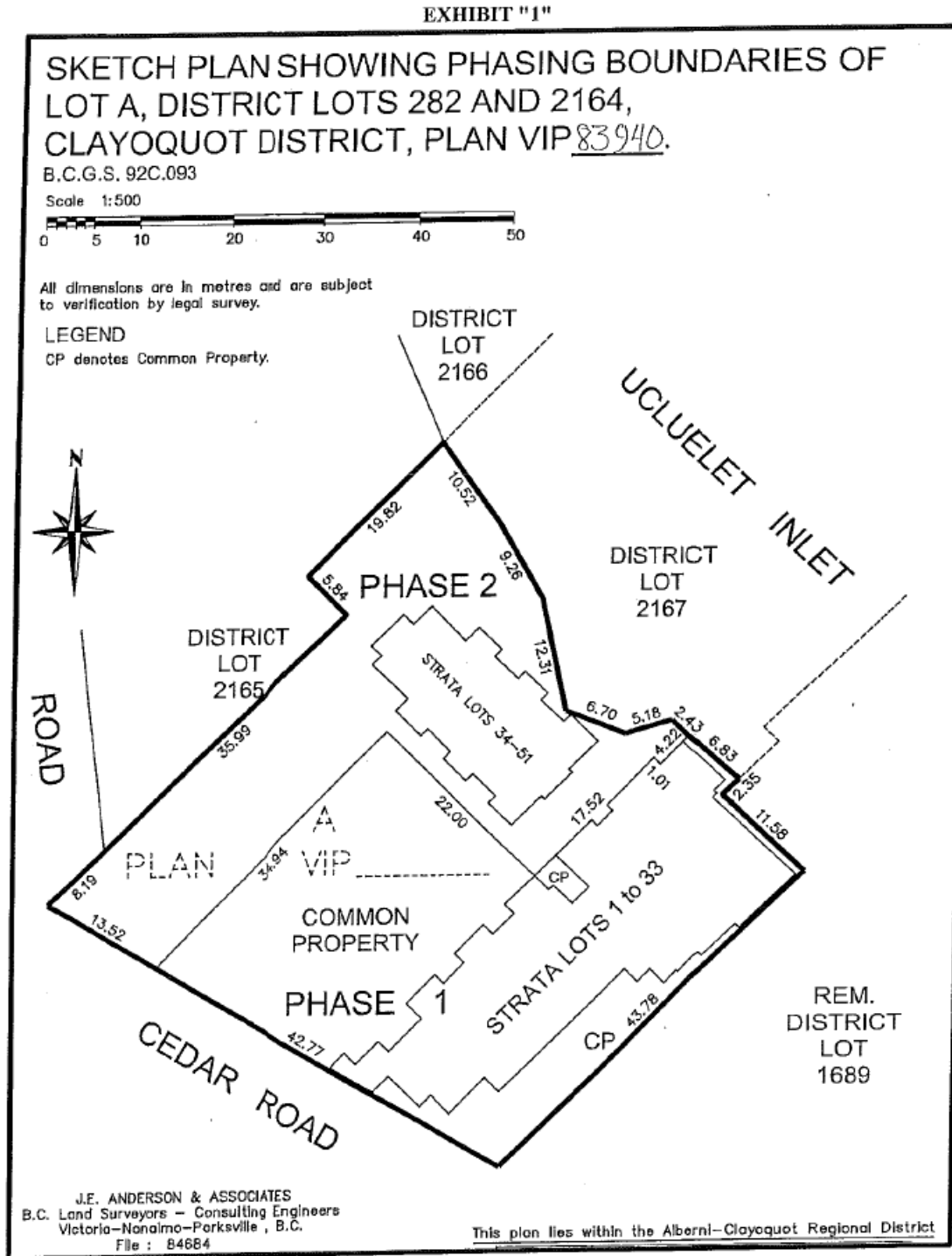


Photo showing windows for Unit #301, who's views also need to be protected. (and not blocked with a solid wall a few feet in front of them



Image of the original footprint shown in Disclosure Documents when owners purchased their units in Whiskey Landing.



June 10, 2024

To Whom It May Concern:

Re: Municipal Visitor Parking Program

As council moves to make a decision regarding pay parking for the district of Ucluelet, I urge you to consider your survey results and the number of responses from members of the municipality, as well as the West Coast Region and visitors. As a small business owner, I hear every day how visitors are making the decision to visit Ucluelet instead of Tofino, because of our welcoming, small-town feel (as opposed to Tofino which has lost that in the last number of years). I remain opposed to pay parking in Ucluelet, for the same reasons cited in the findings from the survey, and I hope we can take those findings and move forward to not support this proposal. It is stated in the report that "it should be noted that we did not hear from two-thirds of Ucluelet residents." That being said, the return for this survey was roughly equivalent to the 31.6% voter turnout for the 2022 municipal election for Ucluelet, BC – of which, we of course, accept the findings of without question.

I am concerned with combining together the "44% supportive" calculation in the survey – it is very important to remember that that was on a sliding scale of "somewhat supportive" to "very supportive;" it was not resounding or complete support.

In closing, I do not see anywhere in this report or in our neighbour's experience with Pay parking in Tofino, that this is going to "lower our municipal taxes," which was noted numerous times in the "somewhat supportive" section.

Sincerely,

Hjalmer Wenstob
Unit 15, 1645 Cedar Road, Ucluelet