



**REGULAR MEETING OF COUNCIL**  
**Tuesday, January 25, 2022 @ 4:00 PM**  
**George Fraser Room, Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA**

	Page
1. CALL TO ORDER	
2. ACKNOWLEDGEMENT OF THE YUULU?I?ATH	
Council would like to acknowledge the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.	
3. NOTICE OF VIDEO RECORDING	
Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.	
4. LATE ITEMS	
5. APPROVAL OF AGENDA	
6. ADOPTION OF MINUTES	
6.1 January 11, 2022 Regular Minutes	5 - 9
<a href="#">2022-01-11 Regular Council minutes</a>	
7. PUBLIC INPUT & DELEGATIONS	
7.1 Public Input	
8. UNFINISHED BUSINESS	
9. COMMITTEE OF THE WHOLE	
9.1 Barkley Community Forest Funds	11 - 13
Duane Lawrence, Chief Administrative Officer	
<a href="#">Barkley Community Forest Funds</a>	
9.2 Hard Sports Surface Facility Direction	15 - 19
Abby Fortune, Director of Parks and Recreation	
<a href="#">Hard Sports Facility</a>	
10. BYLAWS	
10.1 Ucluelet Official Community Plan Bylaw No. 1236, 2020	21 - 180
Bruce Greig, Director of Community Planning	
<a href="#">Official Community Plan Bylaw No 1236, 2020</a>	

10.2	Zoning Amendment Bylaw No. 1299 - 312 Pass Of Melfort Place Bruce Greig, Director of Community Planning <a href="#">312 Pass of Melfort</a>	181 - 189
11.	REPORTS	
11.1	Ucluelet Health Centre Initiative Duane Lawrence, Chief Administrative Officer <a href="#">Health Centre</a>	191 - 194
11.2	Final Report - 2021 West Coast Housing Needs Assessment Bruce Greig, Director of Community Planning <a href="#">Ucluelet Housing Needs Assessment</a>	195 - 425
12.	NOTICE OF MOTION	
13.	CORRESPONDENCE	
13.1	Guiding Lights Across BC - Feb 22 2022 Isabella Lee, BC Public Relations and Communications Adviser, BC Council, Girl Guides of Canada <a href="#">2021-01-07 Guiding Lights Across BC</a>	427 - 428
13.2	Update from DFO on Aquaculture Initiatives, Area-Based Aquaculture Management Information, Finfish License Consultation Director Ian Morrison, President, AVICC <a href="#">2022-01-10 AVICC - Update from DFO</a>	429 - 451
13.3	AVICC 3rd Call for 2022 Resolutions and Nominations for AVICC Executive AVICC Executive <a href="#">2022-01-11 AVICC 3rd Call for Resolutions and Nominations</a>	453 - 461
13.4	BC Hydro Community ReGreening Program Update Ted Olynyk, Mgr, Community Relations, Vancouver Island - Sunshine Coast <a href="#">2022-01-11 BC Hydro Community Regreening Program</a>	463 - 464
13.5	December 2021 Regional Meetings with Minister Josie Osborne and Minister Murray Rankin Tara Faganello, Assistant Deputy Minister, Ministry of Municipal Affairs <a href="#">2022-01-13 Municipal Affairs Update</a>	465 - 469
13.6	International PURPLE DAY® for Epilepsy Awareness - March 26, 2022 Deirdre Syms, Interim Executive Director, BC Epilepsy Society <a href="#">2022-01-13 Letter from the BC Epilepsy Society</a>	471
13.7	Engagement on updates to British Columbia's Geographical Naming Principles, Policy and Procedures Richard Linzey, Director, Heritage Branch, Ministry of Forests, Lands, Natural Resource Operations and Rural Development <a href="#">2022-01-14 MFLNR Geographical Naming</a>	473 - 474
13.8	Sort'nGo Organics is Rolling up to West Coast curbs this November Jodie Frank, ACRD Organics Coordinator, ACRD <a href="#">2022-01-17 ACRD West Coast Press Release Jan 2022</a>	475
13.9	Island Health information bulletin: Island Health adjusting services to strengthen patient safety Andrew Leyne, Island Health Media Relations	477 - 479

[2022-01-18 VIHA Info Bulletin](#)

- 13.10 Seeking your support for TELUS's application to provide improved connectivity to Highway 4 under the Connecting British Columbia Program 481 - 482  
Shaye Draper, General Manager, Customer Solutions Delivery, TELUS

[2022-01-20 TELUS - Ltr of Support](#)

14. INFORMATION ITEMS

- 14.1 Resolution Tracking - January 2022 483 - 486  
Paula Mason, Manager of Corporate Services

[Resolution Tracking January 2022](#)

15. MAYOR'S ANNOUNCEMENTS

16. COUNCIL COMMITTEE REPORTS

- 16.1 Councillor Marilyn McEwen  
*Deputy Mayor January 1 - March 15, 2022*

- 16.2 Councillor Lara Kemp  
*Deputy Mayor March 16 - May 31, 2022*

- 16.3 Councillor Jennifer Hoar  
*Deputy Mayor June 1 - August 15, 2022*

- 16.4 Councillor Rachelle Cole  
*Deputy Mayor August 16 - October 31, 2022*

- 16.5 Mayor Mayco Noël

17. QUESTION PERIOD

18. ADJOURNMENT



**DISTRICT OF UCLUELET**  
**MINUTES OF THE REGULAR COUNCIL MEETING**  
**HELD IN THE UCLUELET COMMUNITY CENTRE, 500 MATTERSON DRIVE**  
**Tuesday, January 11, 2022 at 4:00 PM**

Present:      **Chair:**            Mayor Noël  
                   **Council:**        Councillors Hoar, Kemps, and McEwen  
                   **Staff:**            Duane Lawrence, Chief Administrative Officer  
                                  Donna Monteith, Chief Financial Officer  
                                  Rick Geddes, Fire Chief  
                                  James MacIntosh, Director of Engineering Services  
                                  Abby Fortune, Director of Parks and Recreation (via Zoom)  
                                  Paula Mason, Manager of Corporate Services  
                                  Jenn Lounsbury, Administration Clerk

Regrets:        Councillor Cole

**1      CALL TO ORDER**

The meeting was called to order at 4:00 PM.

**2      ACKNOWLEDGEMENT OF THE YUULU?I?ATH**

Council acknowledged the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates.

**3      NOTICE OF VIDEO RECORDING**

Audience members and delegates were advised that the proceeding was being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers.

**4      LATE ITEMS**

Mayor Noël requested that Item 9.1 Committee of the Whole be deferred to a future meeting of Council.

**5      APPROVAL OF AGENDA**

**5.1    January 11, 2022 Regular Agenda**

2022.2022.REGULAR    *It was moved and seconded **THAT** Council adopt the January 11, 2022 Regular Meeting Agenda as amended.*

CARRIED.

**6      ADOPTION OF MINUTES**

**6.1    December 14, 2021 Regular Minutes**

2022.2023.REGULAR *It was moved and seconded **THAT** Council adopt the December 14, 2021 Regular Meeting Minutes as presented.*

CARRIED.

## 7 PUBLIC INPUT & DELEGATIONS

### 7.1 Public Input

Mr. Geoff Lyons spoke regarding Item 13.3 of the agenda and stated that representatives of the Community Forest would like to attend the upcoming COFI conference.

### 7.2 Delegations

1. Denise Stys-Norman, Tourism Ucluelet  
Re: MRDT 5 Year Renewal Process

Calum Matthews, Facilitator, Tourism Vancouver Island and Julian Ling, Treasurer, Tourism Ucluelet presented the MRDT 5-year renewal process.

2. Geoff Lyons, Ucluelet Aquarium Society  
Re: Change of Use - Remove Public Washrooms from the Aquarium Building

Mr. Lyons provided a presentation regarding the acquisition of the Aquarium public washrooms for use by the Aquarium.

## 8 UNFINISHED BUSINESS

There was no unfinished business.

## 9 COMMITTEE OF THE WHOLE

### 9.1

Item 9.1 was deferred to a future meeting of Council.

## 10 BYLAWS

### 10.1 Revenue Anticipating Borrowing Bylaw No. 1301, 2022 Donna Monteith, Chief Financial Officer

Ms. Monteith provided a summary of her report to Council.

2022.2024.REGULAR *It was moved and seconded **THAT** Council approve Option A, to give first, second and third readings to Revenue Anticipation Borrowing Bylaw No. 1301, 2022 as presented.*

### 10.2 Council Procedure Bylaw No. 1300, 2021

## Paula Mason, Manager of Corporate Services

Ms. Mason provided a summary of her report to Council.

2022.2025.REGULAR *It was moved and seconded **THAT** Council approve Option A, to adopt District of Ucluelet Council Procedure Bylaw No. 1300, 2021 as presented.*  
CARRIED.

## 11 REPORTS

### 11.1 Union of BC Municipalities 2022 Joint EOC Grant Application Rick Geddes, Fire Chief

Mr. Geddes provided a summary of his report to Council.

2022.2026.REGULAR *It was moved and seconded **THAT** Council approve Option A, that the District of Ucluelet agrees to partner with the Alberni-Clayoquot Regional District on the Union of BC Municipalities 2022 Community Emergency Preparedness Fund's Emergency Operations Centres and Training grant and therefore, authorizes the ACRD to apply for, receive and manage grant funding on behalf of the District of Ucluelet.*  
CARRIED.

### 11.2 Cedar Hub Washroom Contract Authorization James MacIntosh, Director of Engineering Services

Mr. MacIntosh provided a summary of his report to Council.

2022.2027.REGULAR *It was moved and seconded **THAT** Council approve Option A, to authorize a \$124,431.52 plus GST contract between the District of Ucluelet and Muchalat Projects Ltd. to build, deliver and install the Cedar Hub washroom facility; and further,  
**THAT** Council direct Staff to reallocate \$24,431.52 from Resort Municipality Initiative funds towards the completion of the Cedar Hub washroom facility.*  
CARRIED.

### 11.3 2022 Council Meeting Schedule Paula Mason, Manager of Corporate Services

Ms. Mason provided a summary of her report to Council.

2022.2028.REGULAR *It was moved and seconded **THAT** Council approve Option A, to adopt the amended District of Ucluelet 2022 Council Meeting Schedule and provide public notice in accordance with the Council Procedure Bylaw.*  
CARRIED.

## 12 NOTICE OF MOTION

There were no Notices of Motion.

**13 CORRESPONDENCE****13.1 New Speed Limit Peninsula  
Jens Heyduck, Ucluelet**

Chief Administrative Officer Duane Lawrence noted that a report will be presented to Council regarding speed limits/controls in town at a future Council meeting.

**13.2 Boardwalk & Gazebo Reconstruction  
Doug Schmidt, President, Water's Edge Owners Society****13.3 2022 COFI Convention - Complimentary Registration - RSVP  
required  
Susan Yurkovich, President & CEO, Council of Forest Industries**

2022.2029.REGULAR *It was moved and seconded **THAT** Mayor Noël be authorized to attend the COFI convention on April 27-29, 2022 in Vancouver.*

CARRIED.

**13.4 Elected Officials - Parental Leave  
Rachel Dumas, Director of Corporate Services, District of North  
Saanich**

2022.2030.REGULAR *It was moved and seconded **THAT** Council direct Staff to issue a letter to the Minister of Municipal Affairs, in support of Parental Leave for Elected Officials.*

CARRIED.

**13.5 Follow up to Regional meetings with Minister Osborne and Minister  
Rankin  
Tara Faganello, Assistant Deputy Minister, Ministry of Municipal  
Affairs****13.6 District of Lillooet re BC Wildfires Petition  
Kimberly Gee, Deputy Corporate Officer, District of Lillooet****13.7 UBCM Meeting 2021  
Rob Fleming, Minister, Ministry of Transportation and  
Infrastructure****13.8 Increased RCMP Service Levels  
Wayne Rideout, Assistant Deputy Minister and Director of Police  
Services, Ministry of Public Safety & Solicitor General****14 INFORMATION ITEMS****14.1 Public Notice - Reservoir Cleaning and Flushing  
James MacIntosh, Director of Engineering Services****14.2 December 2021 Cheque Listing  
Paula Mason, Manager of Corporate Services**

Councillor McEwen raised questions regarding,  
 a) the item listed as repair of the Rec Hall roof which was confirmed by the CAO  
 b) the items listed as WCS engagement/planning which was confirmed by the CFO

## 15 MAYOR'S ANNOUNCEMENTS

## 16 COUNCIL COMMITTEE REPORTS

**16.1 Councillor Marilyn McEwen**  
*Deputy Mayor January 1 - March 15, 2022*

**16.2 Councillor Lara Kemps**  
*Deputy Mayor March 16 - May 31, 2022*

Attended two UES PAC meetings prior to Christmas.

**16.3 Councillor Jennifer Hoar**  
*Deputy Mayor June 1 - August 15, 2022*

**16.4 Councillor Rachelle Cole**  
*Deputy Mayor August 16 - October 31, 2022*

**16.5 Mayor Mayco Noël**

## 17 QUESTION PERIOD

## 18 ADJOURNMENT

The meeting was adjourned at 4:41 PM.

**CERTIFIED CORRECT:** Minutes of the Regular Council Meeting held on Tuesday, January 11, 2022 at 4:00 pm in the George Fraser Room, Ucluelet Community Centre, 500 Matterson Road, Ucluelet, BC.

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Mayco Noël, Mayor

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Paula Mason, Deputy Corporate Officer





## REPORT TO COMMITTEE OF THE WHOLE

Council Meeting: January 25, 2022  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** CHIEF ADMINISTRATIVE OFFICER

**FILE NO:** 0510-20

**SUBJECT:** BARKLEY COMMUNITY FOREST FUNDS

**REPORT NO:** 21-11

**ATTACHMENT(S):**

### SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole provide Staff with direction regarding the development of a policy or bylaw that will outline how the Barkley Community Forest Funds shall be used in the future.

### BACKGROUND

The Barkley Community Forest was established in 2004 in a joint partnership between the Toquaht Nation and the District of Ucluelet. As of 2019, unallocated funds received amount to \$2,930,000. In 2020, Council approved the allocation of \$180,000 for the installation of an emergency generator at the schools, \$500,000 for affordable housing and \$105,000 toward the Amphitrite project. An addition \$50,000 was allocated towards the Tugwell Recreation Facility project and \$30,000 towards the fire hall feasibility study in 2021. In addition, Council has indicated its intent to allocate \$950,000 towards the development of the Tugwell Recreation Facility and \$145,000 for the Amphitrite project. Lastly, Council has provided informal direction to Staff that these funds could be allocated to a potential health centre.

In March of 2020, Council directed staff to provide a report on options for investing unused funds and provided direction to the CAO in 2021 to bring a report back to Council outlining policy options for consideration.

### KEY QUESTIONS

There are several options to explore when considering how Council could utilize the dividends from the Community Forest. This report explores those options and requests clarity from Council as to their intentions.

#### 1. Fund Use

There are a variety of ways in which Council could choose to utilize the community forest dividends. When considering each option Council should consider current and future needs and

overall benefit to the community in the short, medium, and long term. Council may also consider combinations of the options dedicating a percentage to each and engraining it into a policy or bylaw.

#### **a. Unrestricted General Revenue**

As general revenue, funds can be utilized in any way Council chooses. As dividends are realized Council could utilize the funds for priority projects, paying down debt or capital projects in the current fiscal or future fiscal year. This option provides the most flexibility for current and future Councils. The drawback to retaining the funds as general revenue is that there is generally less planning that goes into determining how the funds are used and leads to an increase in funding of lower priority projects.

#### **b. Restricted General Revenue**

Through a bylaw or policy Council could restrict the use of the dividends to specific types of projects or initiatives. This would provide guidelines on what the funds could be used for without limiting when the funds could be used. Examples could include:

- Provision of Emergency and Health Services
- Affordable Housing
- Parks and Recreation
- Environmental Sustainability
- Other

Adopting this type of bylaw or policy gives Council the flexibility to use the funds when they are realized while ensuring the funds are used for the type of projects Council has determined would provide the most benefit to the community.

#### **c. Dedicated Reserve Funds**

Funds could be split between one or more priority projects identified by Council. By dedicating a portion or all dividends to specific reserve fund(s) that can be used only for specific project(s) the District would build increased capacity to undertake a future large capital project such as affordable housing, Amphitrite centre development, multi-purpose recreation centre or future fire hall. This could be used as matching funds towards a grant application and reduce or eliminate future potential borrowing, reducing the need for a property tax increase to fund a project.

The limitation on this course of action is that Council is restricting future Council ability to utilize the funds. If the project is abandoned the Council of the day could re-purpose the funds.

#### d. Legacy Investment Fund

Within this Option Council could invest all or a portion of each dividend which restrictions that only the growth on the investments be spent. This option provides an ongoing, and likely ever increasing, amount of funding that can be used to fund eligible projects. For every \$1M investment at a 5% return the community would see a benefit of \$50,000/year. Setting up a legacy fund could provide the community with a long-term source of funding. Council could then create a policy to manage the dividends from the legacy fund outlining how the funds are to be used. Options could include allocating the funds to general revenues, specific project types or as grant-in-aid funding for local non-profits.

#### Q. How does Council wish to utilize the Barkley Community Forest Funds?

- a. Unrestricted General Revenue
- b. Restricted General Revenue
- c. Dedicated Reserve Funds
- d. Legacy Investment Fund
- e. Other

#### Q. What portion of the dividends does Council wish to allocate the above?

#### 2. Bylaw or Policy

The use of a bylaw or policy will influence how current and future councils would be able to use the funds. The primary difference is that a policy can be set aside at any time with little to no administrative process. A bylaw would require Council to undertake an amendment process if they chose to use the funds in a manner that is inconsistent with the conditions set forth in the bylaw. If Council proceeds with option 1. (c) and (d) then a bylaw would be required to create the reserve fund(s) or Legacy Fund.

#### Q. Does Council wish to enshrine how current and future Councils use funds from the Community Forest in a bylaw or policy?

Respectfully submitted: Duane Lawrence, CAO





## REPORT TO COMMITTEE OF THE WHOLE

Council Meeting January 25, 2022  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION

**FILE NO:** 7900-08

**SUBJECT:** HARD SPORTS SURFACE FACILITY DIRECTION

**REPORT NO:** 22- 10

**ATTACHMENT(S):** N/A

### SUMMARY OF DESIRED OUTCOME

Staff is seeking direction regarding the type of facility, size, and potential location of a Hard Sports Surface Facility to replace the Seaplane Base Recreation Hall.

### BACKGROUND

The Seaplane Base Recreation Hall has exceeded its useful life and the investment required to address deferred maintenance exceeds the replacement value. The community and Council have both identified the need for replacement of the Seaplane Base Recreation Hall with a Hard Sports Surface facility to ensure ongoing Community programming, events, and activities. Council allocated one million dollars from Barkley Community Forest funds in the 2021 Five Year Financial Plan with \$50k going toward preliminary design work for a facility. Staff completed a preliminary investigation into possible designs and locations for a replacement facility and is requesting Council's feedback on the type of facility, size, potential location, and budget for the project.

Council has directed staff to provide a report on various options that would meet the need of replacing the Seaplane Base Recreation Hall, from there we can go into design work.

### KEY CONSIDERATIONS

Staff have completed preliminary research into what might best suit the programming facility needs of a hard sports surface facility. The Seaplane Base Recreation Hall houses an undersized basketball court with washrooms and storage. The facility accommodates a number of hard sports such as pickle ball, indoor skateboarding, soccer, roller-skating, basketball, floor hockey etc. In their research, staff looked at the balance between size, cost to build, and timing. Considerations that were ultimately explored for any type of hard sports facility looked at programming opportunities, operational costs, and other uses such as a muster station or shared resources with an organization such as the food bank.

Although an open (non-roofed facility) is attractive in terms of overall cost and timing it would limit programming and access primarily due to inclement weather.

A fully enclosed building is appealing in terms of ability to provide programming for the community in a non-weather dependent space. However, this option is costly, requires a minimum 18-month process to design and build, and has the highest annual operating budget. Staff, in their investigation, also felt that between the UCC and the USS a variety of programming needs are being addressed, and that for a small community, an additional enclosed building may not be required.

A covered hard sports surface meets several requirements in terms of the replacement of the Seaplane Base Recreation Hall. It could house hard sports, support opportunity-based programming, has lower annual operating costs, and for the most part, participants would be protected from the weather. A covered hard sports surface could also serve as a muster station, depending on its location.

Staff also looked at various locations as outlined further in the report. Locations will ultimately be determined once a type and size of facility is established. Additionally, storage and washroom facilities should be considered within the overall design.

With this in mind, Staff have outlined Pro's, Con's, estimated annual operating costs, building costs and construction time requirements for various facility types.

1. What type of facility does Council wish to develop?

- Fully enclosed sports surface
- Covered sports surface
- Open sports surface

	<b>Full Enclosed Building</b>	<b>Covered Sports Surface</b>	<b>Open Sports Surface</b>
<b>Pro's</b>	<ul style="list-style-type: none"> <li>● Enclosed space for activities other than sports</li> <li>● Not weather dependent</li> <li>● Higher level of programming</li> <li>● Serve as a muster station depending on location</li> </ul>	<ul style="list-style-type: none"> <li>● Protected from weather</li> <li>● Lower operational costs</li> <li>● More accessible, opportunity-based programming</li> <li>● Could potentially serve as a protected muster area</li> <li>● Increased access due to reduced need for direct oversight</li> </ul>	<ul style="list-style-type: none"> <li>● Cheaper option</li> <li>● Increased access due to reduced need for direct oversight</li> </ul>
<b>Con's</b>	<ul style="list-style-type: none"> <li>● Higher cost for build</li> <li>● Higher operational cost</li> <li>● Need for staffing</li> <li>● Reduced access due to need for staffing oversight</li> </ul>	<ul style="list-style-type: none"> <li>● Not fully protected</li> </ul>	<ul style="list-style-type: none"> <li>● Not protected from weather</li> <li>● Could limit use</li> </ul>
<b>Annual Operating Costs Estimate</b>	<ul style="list-style-type: none"> <li>● \$150 - \$200 K (Staffing, HVAC; Utilities; Maintenance, Materials &amp; Supplies, Contracted services)</li> </ul>	<ul style="list-style-type: none"> <li>● \$75 - \$100 K (Utilities &amp; Maintenance, Materials &amp; Supplies, some staffing, contracted services)</li> </ul>	<ul style="list-style-type: none"> <li>● \$40 – \$60 K (Maintenance Materials &amp; Supplies, some staffing, contracted services)</li> </ul>
<b>Timing Approx.</b>	2 - 5 years	1 - 1.5 years	1 year
<b>Cost Approx.</b>	5 million + (13,500 sf)	1.5 – 2 million (8,000 sf)	\$500,000 + (6,000 sf)



Tofino Pavilion concept design

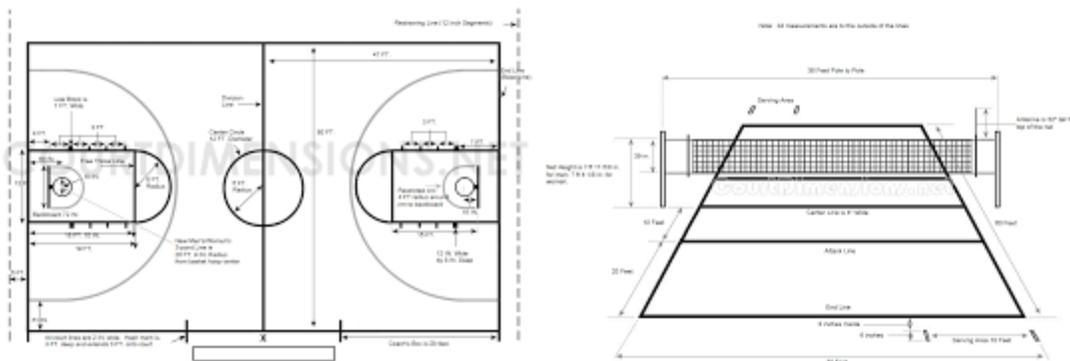
## 2. Size

For reference in terms of size, the Seaplane Base Recreation Hall is 114' x 50' (5,700 sf). This is an undersized basketball court with washrooms and storage; it is small and limited in nature. For further reference, Staff is also showing in the image above, an open pavilion 110' x 72' (7,920 sf) This has an open play surface and storage – no washrooms shown.

The Hard Sport Surface facility should be designed as a multi-purpose space. Collegiate sized basketball court (94' x 50') plus sidelines offers a variety of options for multi-functional space – approximately 8,000 sf. This type of sizing would also allow for two volleyball courts side by side (60' x 30') each. A larger facility could house a full basketball court and double volleyball courts and could range in size from small: 10,000 sf to large: 13,500 sf+. A larger facility could also include significant storage and washrooms, offices, and a larger spectators' area, however, there would be significant costs as well.

The cost of the facility would be affected by the size and the amenities associated with it such as washrooms, floor surface type and storage. What potential size of facility would Council like staff to further explore?

	Rec Hall Size (5,700 sf)	Single Court w volleyball (8,000 sf)	Single Court w volleyball & Other (10 – 13,000 sf)
<b>Pro's</b>	<ul style="list-style-type: none"> <li>• Mimics current programming</li> <li>• Less Cost</li> </ul>	<ul style="list-style-type: none"> <li>• Sports multifunctional programming</li> <li>• Some additional space</li> </ul>	<ul style="list-style-type: none"> <li>• Sports multifunctional programming</li> <li>• Additional Space</li> </ul>
<b>Con's</b>	<ul style="list-style-type: none"> <li>• Limited multifunctional</li> <li>• Undersized facility</li> </ul>	<ul style="list-style-type: none"> <li>• Could have some limits on space</li> </ul>	<ul style="list-style-type: none"> <li>• Expensive to build and operate</li> </ul>



### 3. Possible Location

Once the facility type has been established a location would need to be looked at. Considerations that might come into play are:

- The location within the current community, property layout
- The location within the community as it is anticipated to grow over the next 20+ years
- Safe location/muster point
- Parking, utilities
- The synergies a selected site offers in regard to partnering with food bank/programming, storage, and washroom facilities

What location would Council like to potentially see?

	Tugwell Fields	UCC Matterson Drive	Seaplane Base Road
Pro's	<ul style="list-style-type: none"> <li>• Established recreation site</li> <li>• Compliments existing programs</li> <li>• Community safe zone</li> <li>• Synergies with the Food bank</li> </ul>	<ul style="list-style-type: none"> <li>• Compliments current programming</li> <li>• Part of Recreational Hub</li> </ul>	<ul style="list-style-type: none"> <li>• Current location established</li> <li>• Sufficient space</li> </ul>
Con's	<ul style="list-style-type: none"> <li>• Location is not central</li> </ul>	<ul style="list-style-type: none"> <li>• Lead to loss of parking</li> <li>• Expansion space is limited</li> <li>• Would require additional clearing</li> </ul>	<ul style="list-style-type: none"> <li>• Location is not central</li> <li>• Is in the flood zone</li> <li>• Sewer would need to be addressed further</li> <li>• Very limited room for expansion</li> <li>• Limited parking/overflow from boat launch</li> </ul>

OVERVIEW

1. What type of facility does Council wish to develop?
  - a. Fully enclosed
  - b. Partially enclosed with roof
  - c. Open space boarded no roof
  - d. Other
  
2. If so, what size of facilities and amenities would Council like to investigate?
  - a. Seaplane Base Recreation Hall is 5,700 sf
  - b. Full basketball court and double volleyball 8,000 sf
  - c. Full basketball court and double volleyball could range from Small: 10,000 sf to Large: 13,500 sf depending on amenities
  - d. Other
  
3. If so, what location would Council like to potentially see?
  - a. Tugwell Fields
  - b. UCC/Matterson Drive
  - c. Seaplane Base Rd
  - d. Other
  
4. What type/level of public engagement would Council like to see?

Respectfully submitted:



ABBY FORTUNE, DIRECTOR OF PARKS & RECREATION  
DUANE LAWRENCE, CHIEF ADMINISTRATIVE OFFICER





## REPORT TO COUNCIL

Council Meeting: January 25, 2022

500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** 6480-20-2020 OCP

**SUBJECT:** UCLUELET OFFICIAL COMMUNITY PLAN BYLAW No. 1236, 2020 **REPORT NO:** 22- 14

**ATTACHMENT(S):** APPENDIX A – UCLUELET OCP BYLAW No. 1236, 2020  
APPENDIX B - SCHEDULE “1” (v. 7.4) TO UCLUELET OCP BYLAW No. 1236, 2020

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Prior to the adoption of the Official Community Plan bylaw, consideration should be given to the representations from the Public Hearing held on January 20, 2022.

**RECOMMENDATION(S):**

**THAT** Council move Option A, to:

1. amend District of Ucluelet Official Community Plan Bylaw No. 1236, 2020, to incorporate the edits as presented in draft 7.4 as described in the staff report dated January 25, 2022;
2. give District of Ucluelet Official Community Plan Bylaw No. 1236, 2020 third reading as amended; and
3. adopt District of Ucluelet Official Community Plan Bylaw No. 1236, 2020.

**BACKGROUND:**

The updated *District of Ucluelet Official Community Plan Bylaw No. 1236, 2020* (“**the OCP bylaw**”), has been under development since 2016 and was the subject of a public hearing held May 13, 2021. Subsequent to that initial public hearing, Council directed changes to be made to the draft, and that the bylaw be brought back in the fall for further consideration. On October 12, 2021, Council requested an analysis of growth options be presented for discussion in a Committee-of-the-Whole (CoW) meeting, which was subsequently held on November 23, 2021. On December 14, 2021, Council amended the draft OCP bylaw document to incorporate new policy on growth management resulting from the CoW meeting discussion, gave the OCP bylaw second reading as amended and referred the bylaw to a public hearing. Notice was given and a public hearing scheduled for January 20, 2022.

**ANALYSIS OF OPTIONS**

Having held a public hearing on the OCP bylaw, Council could now discuss what was heard and consider giving the bylaw third reading and adoption (the bylaw is attached in **Appendix “A”**).

Staff recommend that the following edits be incorporated in Schedule “1” of the OCP bylaw prior to adoption:

- a. removing the phonetic Nuu-Chah-Nulth spelling of “Toquaht” on page 9, 12, 39 and 86 in response to the preference indicated by the Toquaht Nation; and

- b. In the discussion of Heritage and Culture on page 45, replacing the sentence, “Many ancient sites and artefacts are scattered throughout the District”, with “There are numerous culturally significant sites located within the District”.

It was pointed out that the term “scattered” could suggest that such sites are random or abandoned, which was not intended. Page numbering has also been updated. These edits are contained in the draft version 7.4 attached in **Appendix “B”**. Note these edits do not change the substance or impact of the Official Community Plan, therefore the bylaw could be given third reading as amended without needing to give notice and hold another public hearing.

<b>A</b>	That Council consider the input on Ucluelet Official Community Plan (OCP) Bylaw No. 1236, 2020, from the public hearing, make the edits to the document as proposed, and then consider third reading and adoption of the bylaw.	<u>Pros</u>	<ul style="list-style-type: none"> <li>• Incorporating the edits in draft 7.4 of the OCP would respect the preferred spelling of the Toquaht Nation.</li> <li>• Updating the description of cultural sites would reflect the context that these sites are the result and evidence of a living culture.</li> <li>• Adopting an updated OCP would provide closure on a community planning process that has been underway for several years.</li> <li>• Adopting an updated OCP would provide direction for initiating a number of follow-up actions to the OCP.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>• An updated OCP would provide direction for development, budget decisions, municipal projects and operational priorities.</li> <li>• Subsequent bylaws and actions must be consistent with the OCP.</li> </ul>
<b>B</b>	That Council provide alternative direction on the content and/or process for updating the OCP bylaw.	<u>Pros</u>	<ul style="list-style-type: none"> <li>• The OCP is the community’s plan; if there are other changes that Council feels would better reflect the community’s desired direction, then those changes can and should be included before proceeding further with the bylaw.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>• A number of actions will follow adoption of a new OCP; the timing of those will be set back if the OCP update process is extended.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>• Following Council direction, an updated draft could be presented for further consideration, before proceeding with next steps.</li> </ul>
		<u>Suggested Motion</u>	That Council, with regard to District of Ucluelet Official Community Plan Bylaw No. 1236, 2020: <ol style="list-style-type: none"> <li>1. rescind second reading of the bylaw;</li> <li>2. amend the bylaw to _____;</li> <li>3. give the bylaw second reading as amended; and,</li> <li>4. direct staff to _____.</li> </ol>

**POLICY OR LEGISLATIVE IMPACTS:**

The adoption of a new or updated Official Community Plan provides an overarching set of objectives and policies to guide decisions on planning and land use management within the municipality, respecting the purposes of local government. Initiated in 2016, the process for updating and amending the Official Community Plan has included input from community members at numerous steps. Over the past few years of community discussion, analysis, research and debate, the plan has come a long way. Should Council adopt the updated OCP bylaw, it would bring this process to a point of completion.

That said, an OCP bylaw is also a living document and it is normal – and healthy – for a community to revise its OCP from time to time in response to changing circumstances.

Following adoption of the Official Community Plan, staff will focus on advancing a number of other items; some are projects already underway (such as completing the update to the DCC bylaw) while others are new initiatives (such as considering zoning amendments to enable additional forms of housing) that have been prioritized by Council. Those would be the subject of future reports and, where appropriate, specific consultation.

**Respectfully submitted:**

BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

DUANE LAWRENCE, CAO

**DISTRICT OF UCLUELET****Bylaw No. 1236, 2020**

A bylaw to adopt “District of Ucluelet Official Community Plan 2020”

---

**WHEREAS** Section 472 of the *Local Government Act* provides that the Council of a local government may, by bylaw, adopt an Official Community Plan;

**AND WHEREAS** Council has caused an Official Community Plan to be prepared for all areas of the District in accordance with the provisions of Sections 473 and 474 of the *Local Government Act* and other relevant sections as referenced in the Plan;

**AND WHEREAS** Council has consulted with the board of education and considered and consulted with other persons, organizations and authorities it considers will be affected, including how many and whether appropriate opportunities for consultation should be early and ongoing, all in accordance with Sections 475 and 476 of the *Local Government Act*;

**NOW THEREFORE** the council of the District of Ucluelet, in open meeting assembled, enacts as follows;

1. The document entitled “District of Ucluelet Official Community Plan 2020” and its associated appendices, maps, schedules, tables and figures, all attached as Schedule 1 to this bylaw and made a part of this bylaw, is hereby designated as the Official Community Plan for the entirety of the area within the District of Ucluelet, as depicted on Schedule A of the Official Community Plan.
2. The “District of Ucluelet Official Community Plan Bylaw No. 1140, 2011”, and all its schedules and amendments are repealed.
3. This bylaw may be cited for all purposes as the “District of Ucluelet Official Community Plan Bylaw No. 1236, 2020”.

**READ A FIRST TIME** this 18th day of September, 2018.

**Considered in conjunction with the District of Ucluelet Financial Plan and the Waste Management Plan under Section 477 of the *Local Government Act***, this 23<sup>rd</sup> day of February, 2021.

**READ A SECOND TIME** this 23rd day of February, 2021.

**PUBLIC HEARING HELD** this 13th day of May, 2021

**SECOND READING RESCINDED** this 14th day of December , 2021.

**AMENDED** this 14th day of December , 2021.

**READ A SECOND TIME AS AMENDED** this 14th day of December, 2021.

**PUBLIC HEARING HELD** this 20th day of January, 2022

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022.

**CERTIFIED CORRECT;** "District of Ucluelet Official Community Plan Bylaw No. 1236, 2020".

\_\_\_\_\_

Mayco Noël  
Mayor

\_\_\_\_\_

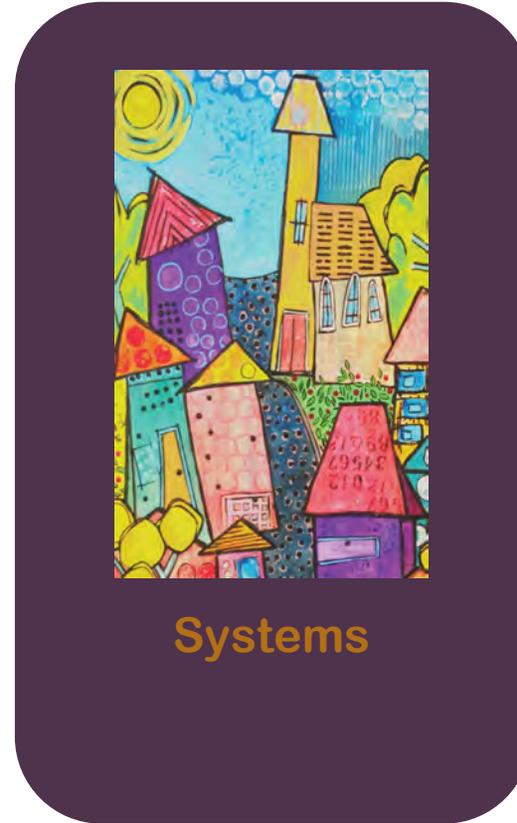
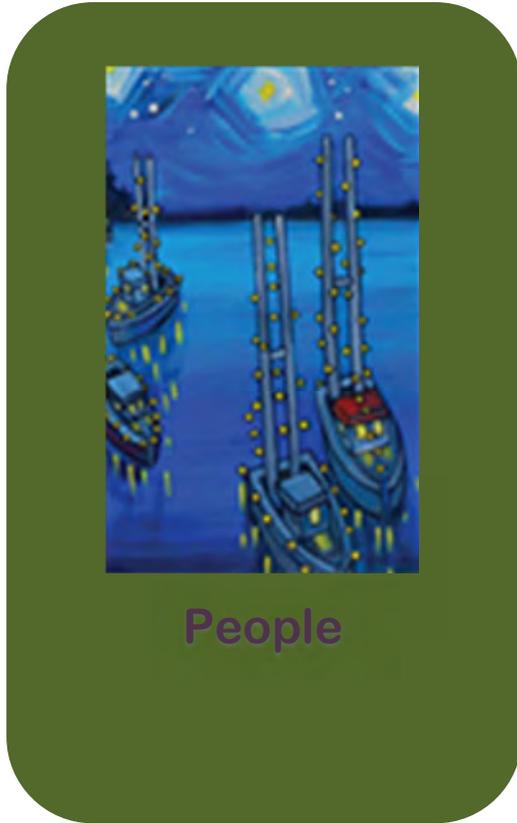
Paula Mason  
Deputy Corporate Officer

**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto affixed  
in the presence of:

\_\_\_\_\_

Paula Mason  
Deputy Corporate Officer

# Appendix B



**Official  
Community  
Plan 2020**

This plan would not exist without the hard work and input generously provided by the following:

- Shawn Warner at CGIS for mapping;
- Nicky Ling at Ukee Infotech for proofing and editing;
- Dr. Pam Shaw and the students of the Masters of Community Planning program and Mount Arrowsmith Biosphere Region Research Institute at Vancouver Island University for assistance with community engagement;
- the staff from all departments of the District;

...and most importantly, all the community members who shared their ideas, concerns, vision and passion for the community of Ucluelet.

Thank you! ̄eekoo!

Cover artwork by Katsumi Kimoto and Marla Thirsk

**Title:** District of Ucluelet Official Community Plan  
**Prepared By:** Department of Community Planning, District of Ucluelet  
**Status:** Draft 7.4  
**Contact:** Planning Department  
District of Ucluelet  
200 Main Street, Ucluelet BC V0R 3A0  
☎ 250-726-7744

Contents

**Part One: Introduction** .....6

What is an Official Community Plan & Why Plan .....7

    COMMUNITY CHARACTER AND IDENTITY .....7

    COMMUNITY VISION .....8

    CONTEXT.....9

**Part Two: Place**.....15

Natural Environment.....16

    ECOLOGY .....16

    WILDLIFE .....17

    ENVIRONMENTAL PROTECTION .....17

    CLIMATE ACTION .....18

    PARKS.....27

    TRAILS .....28

    OPEN SPACE & GREENBELTS .....30

Transportation and Movement.....31

    GENERAL TRANSPORTATION NETWORK.....32

    NETWORK IMPROVEMENTS - VILLAGE CENTRE .....33

    MARINE TRANSPORTATION.....34

    PEOPLE ON FOOT .....35

    PEOPLE ON BICYCLES .....36

    PEOPLE ON TRANSIT .....36

    PEOPLE IN AUTOMOBILES .....36

    PEOPLE MOVING FISH.....37

**Part Three: People** ..... 38

Community Health, Safety and Wellbeing ..... 39

    FIRE AND EMERGENCY SERVICES ..... 39

    COMMUNITY SAFETY..... 41

    HEALTH AND WELLBEING..... 42

    RECREATION..... 43

    FOOD SECURITY..... 44

    HERITAGE AND CULTURE ..... 45

Land Use, Housing and Managed Growth ..... 47

    LAND USE CATEGORIES ..... 47

    VILLAGE SQUARE ..... 51

    COMMERCIAL ..... 54

    INDUSTRIAL ..... 57

    INSTITUTIONAL ..... 60

    MARINE ..... 62

    RESIDENTIAL..... 66

    FUTURE COMPREHENSIVE PLANNING AREAS ..... 72

    AREAS OF POTENTIAL FUTURE GROWTH ..... 76

**Part Four: Systems** ..... 77

    Servicing and Infrastructure ..... 78

    Municipal Finance, Governance and Operations..... 83

    Economic Development ..... 85

**Part Five: Schedules & Maps** ..... 88

    SCHEDULE A: LONG-RANGE LAND USE PLAN..... 89

SCHEDULE B: TRANSPORTATION NETWORK ..... 90

SCHEDULE C: PARKS & TRAILS NETWORK ..... 91

SCHEDULE D: WATER & SEWER INFRASTRUCTURE ..... 92

SCHEDULE E: DEVELOPMENT PERMIT AREAS – ENVIRONMENTAL PROTECTION ..... 93

SCHEDULE F: DEVELOPMENT PERMIT AREAS – FORM & CHARACTER ..... 94

SCHEDULE G: DEVELOPMENT PERMIT AREAS – STEEP SLOPES.... 95

MAP 1: REGIONAL CONTEXT ..... 96

MAP 2: REGIONAL INFRASTRUCTURE ..... 97

MAP 3: ARCHAEOLOGICAL POTENTIAL ..... 98

MAP 4: COASTAL STORM – FLOOD CONSTRUCTION LEVELS ..... 99

MAP 5: TSUNAMI FLOOD VULNERABILITY..... 100

MAP 6: TSUNAMI FLOOD PLANNING ..... 101

MAP 7: CURRENT LAND USE ..... 102

MAP 8: ENVIRONMENTAL BASE INFORMATION ..... 103

MAP 9: LOW(ISH) GROWTH SCENARIO..... 104

**Part Six: Implementation**..... 105

Implementation ..... 106

Monitoring ..... 107

Relationship to Other Plans ..... 107

Regional Context..... 108

Development Permit (DP) Area Designations and Guidelines. 110

Form and Character Development Permit Areas ..... 111

    DEVELOPMENT PERMIT AREA I (VILLAGE SQUARE)..... 115

    DEVELOPMENT PERMIT AREA II (PENINSULA ROAD)..... 118

    DEVELOPMENT PERMIT AREA IV (MULTI-FAMILY, COMMERCIAL, AND MIXED-USE) ..... 122

Environmental Development Permit Areas ..... 126

    DPA V – TERRESTRIAL ECOSYSTEMS (MATURE FOREST)..... 128

    DPA VI - STREAM AND RIPARIAN AREAS PROTECTION ..... 129

    DPA VII – MARINE SHORELINE ..... 131

    DPA VIII– NATURAL HAZARD AREAS PROTECTION (STEEP SLOPES) ..... 133

    ENFORCEMENT ..... 137

**Part Seven: Appendices**..... 138

    BOILERPLATE (REQUIRED CONTENT, LEGISLATION) ..... 139

    DEVELOPMENT APPROVAL INFORMATION ..... 140

    PLANNING PROCESS..... 140

    COMMUNITY PROFILE (DEMOGRAPHICS AND PROJECTIONS) ..... 141

    DEFINITIONS ..... 143

    UNITED NATIONS DECLARATION ON THE RIGHTS OF INDIGENOUS PEOPLES..... 144

    CREDITS ..... 154

The District of Ucluelet acknowledges that we are located on the traditional territory (ḥaaḥuuli) of the Yuuḥuḥiḥath (Ucluelet First Nation). We are neighbouring communities who share interests in the Ucluth Peninsula and surrounding area. Our long-standing relationship is built upon mutual respect and many individual, personal ties.

The District aims to broaden and strengthen this relationship to better the lives of all community members. Discussion of the municipality's relationship with indigenous people and communities follows in Part One of this plan.

# Part One: Introduction

## What is an Official Community Plan & Why Plan

An Official Community Plan, or “OCP”, is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan. The OCP sets out a road map for the community, to let everyone know where we’re headed in the long term. The scope of this OCP looks 30 years down the road. It is a living document and should be changed from time to time as the community evolves, as new issues come up or as new opportunities arise. The OCP is adopted by bylaw, by the elected Council of the District of Ucluelet; once the OCP is adopted any subsequent bylaws enacted or works undertaken by Council must be consistent with the plan.

For details on the legislative context, community profile, public consultation and process which went into developing this OCP, please refer to the appendices in Part 7.

Following this introductory foundation chapter, the bulk of the plan is organised under three broad headings of Place, People and Systems – followed by a chapter on Implementation and appendices.

### Ucluelet is:

#### COMMUNITY CHARACTER AND IDENTITY

Ucluelet is a diverse, active and welcoming community which has been shaped over time by the energy of the place and the people drawn here to the natural setting of the rugged outer west coast of Vancouver Island.

Located on the narrow Ucluth Peninsula between Barkley Sound and the exposed Pacific Ocean, Ucluelet’s name (“safe harbour” in the Nuu-chah-nulth language) points to the key position of the town in this spectacular landscape. Poised on the edge of the Pacific, the community draws its energy from the interplay of the contrasting and complementary qualities of the landscape and the people. A short stroll takes you from Big Beach and the surge of the wild Pacific to the Whiskey Dock in the centre of the village and the calm waters of the harbour. Layered through the community are pairs of influences which add to its richness: land / sea; indigenous / settler; ancient / modern; resident / visitor; small town / world class; energizing / restoring; raw / refined – the interplay of these forces makes for a community which is complex, balanced and dynamic.

The people who make up the town of Ucluelet are known for being a friendly, hardworking, resourceful and welcoming group of citizens who are fiercely protective of the land and sea, and the resources which have sustained the community for generations. Ucluelet has been recognised as a town committed to carefully managing its growth to ensure that, as it changes over time, the natural environment is protected, the social fabric of the community is strengthened, and the local economy becomes more diverse and vibrant. This plan builds on the careful work of the past, and has been shaped by input from the engaged and passionate citizens of Ucluelet.

## COMMUNITY VISION

### Vision

*Ucluelet's built and natural environment reflects, above all, the value we place on the outstanding beauty and diverse natural habitat of this place, which support the well-being of all members of the community. Ucluelet residents and visitors enjoy a high quality of life built upon a sustainable, diverse and vibrant local economy.*

### Guiding Principles

The policy directions contained within the OCP aim to realise this vision of Ucluelet as a vibrant, natural and active community. The following guiding principles reflect components of the vision and will be used to guide decision making.

1. Protect natural areas and ecological function
2. Maintain and enhance Ucluelet's unique character and preserve its heritage
3. Foster a welcoming and complete community
4. Build a diverse and dynamic local economy
5. Create a compact and vibrant Village Square
6. Develop and maintain top quality parks, trails, recreation and community services for residents and visitors
7. Broaden the spectrum of housing options to improve the availability of appropriate, affordable housing for all
8. Increase transportation choice and reduce automobile trips
9. Manage growth in balance with jobs, infrastructure investments, and the provision of services
10. Embrace the challenge of addressing the causes and impacts of climate change

### The Visitor Experience

The tourism sector is a strong and growing part of its economy yet Ucluelet remains a working town first, and a resort second.

Importantly this is one of the town's strengths as a visitor destination. Ucluelet is the kind of town where not only does your yoga instructor live next door to a forklift operator, but there's a good chance that she *is* a forklift operator.

Interactions with the creative and colourful locals are an essential part of how our community leaves an impression on the visitor. By continuing to strengthen and grow as a diverse working town, by fostering small businesses and local innovators, and by improving the town facilities, programs and infrastructure to benefit all community members, we will also expand and improve the visitor experience.

Remaining genuinely Ukee in the face of growth and change will be key to maximising the quality of life for both residents and visitors.

## CONTEXT

### Region and Neighbours

The District of Ucluelet is located on the Ucluth Peninsula, at the entrance to Barkley Sound on the west coast of Vancouver Island. The town is situated just south of the Long Beach unit of the Pacific Rim National Park Reserve. The municipality is located within the Alberni Clayoquot Regional District (ACRD); other nearby west coast communities are the town of Tofino at the northern end of Long Beach, and the unincorporated community of Bamfield on the opposite side of Barkley Sound.

Ucluelet is situated in the traditional territory of the Yuułuᑭiᑭᑭᑭᑭᑭ (Ucluelet First Nation), whose community is based immediately across the harbour at Hitacu. The Yuułuᑭiᑭᑭᑭᑭᑭ are one of the five Maa-Nuulth Treaty First Nations along with the nearby Toquaht Nation. The administrative office of the Toquaht Nation is located on Peninsula Road in the town of Ucluelet. The Toquaht Nation and the District of Ucluelet are partners in the Barkley Community Forest.

The economies of the Yuułuᑭiᑭᑭᑭᑭᑭ First Nation, the Toquaht Nation and the District of Ucluelet are inexorably linked and all share a close tie to the area forests, fisheries and visitor economy. Citizens of all three communities regularly intermingle in town where many live, work, go to school, shop and access services.

Nearby residents of the Millstream and Port Albion unincorporated areas of the ACRD Area C are also an integral part of the fabric of the Ucluelet community.

The District provides drinking water to the Yuułuᑭiᑭᑭᑭᑭᑭ First Nation at Hitacu, and back-up water supply and fire protection to Millstream. Ucluelet and its neighbours benefit from a history of mutual respect and assistance.



## YFN: Relationship and Reconciliation

*“The Yuułuᑲiᑲaᑲ First Nation asserts that we have occupied, benefited from and governed our traditional territory, lands, waters and resources since time immemorial.*

*The traditional territory of the Yuułuᑲiᑲaᑲ First Nation has in the past provided the resources necessary to sustain the Yuułuᑲiᑲaᑲ First Nation and we honour its connection to the lands, waters and resources of its traditional territory which provide for our physical and spiritual needs.*

*Through our inherent right to self-government, the Yuułuᑲiᑲaᑲ First Nation has preserved and protected our traditional territory and we accept the obligations and responsibilities inherent in governing Yuułuᑲiᑲaᑲ lands and pledge to protect Yuułuᑲiᑲaᑲ lands for future generations of our citizens.*

*We promote a healthy and prosperous future that ensures the continued existence of the Yuułuᑲiᑲaᑲ First Nation as a strong political, social and cultural community that aspires to grow as an organized, determined, successful and self-reliant people.*

*The Yuułuᑲiᑲaᑲ First Nation values the need to respect, protect and promote our heritage, culture and traditions which form the basis of our success and destiny while understanding that these practices may change and require contemporary expression.*

*It is the desire of the Yuułuᑲiᑲaᑲ First Nation that our Yuułuᑲiᑲaᑲ lands continue to provide the resources necessary to sustain us, preserve our traditional ways and culture, encourage self-sufficiency and security through economic development and growth and to provide a home for the Yuułuᑲiᑲaᑲ people forever.*

*It is also the desire of the Yuułuᑲiᑲaᑲ First Nation that economic development and growth on our Yuułuᑲiᑲaᑲ lands will be conducted in a way that is transparent and accountable and that will foster a safer, stronger, healthier, more financially secure and more sustainable community. To this end, the Yuułuᑲiᑲaᑲ First Nation encourages our citizens to participate in the planning process for development and growth in order to create the type of community we want to live in and be a part of and that meets our needs.*

*Economic development and growth on Yuułuᑲiᑲaᑲ lands will be carried out in a way that ensures our economic development and growth is socially, economically and environmentally sustainable.”*

*(Source: YFN Planning & Land Use Management Act 2011)*

The District of Ucluelet and the Yuułuʔiłʔatḥ Government have adopted a protocol agreement, most recently updated in 2014, as a framework within which to advance our working relationship. The vision put forward in the protocol agreement is as follows:

*Protocol Context*

Our community vision is:

- A healthy community where the citizens of our population are united and share a sense of civic pride.
- A year round, diversified and healthy economy that yields growth which doesn't compromise the environment or what makes our communities unique.

Our collaborative organizational vision is:

- Effective governments, working towards common issues, as partners.

*Shared Values*

Our common values will serve as a foundation for our conduct and decision-making, and will guide us when prioritizing our interests, and determining the methods used to advance those interests. These values include:

Relationships

- trust
- integrity
- authentic communication
- cooperation
- transparency
- respect
- honesty

- mutual benefit
- patience
- fairness

Culture

- appreciation and celebration of different cultures
- traditions
- history

Social

- sense of community
- family
- reciprocity and giving back
- life long learning

Environment

- sustainability
- do no harm
- interconnectedness
- renewable energy

**Objective 1A** To recognise the interests and heritage of local indigenous people and communities.

**Objective 1B** To build and strengthen the relationship between the municipality and indigenous communities with a spirit of neighbourliness and mutual support, in this time of reconciliation.

The United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) was adopted by the UN General Assembly in 2007. In 2015 the Truth and Reconciliation Commission listed as the first principle for reconciliation that the UNDRIP, “Is the framework for reconciliation at all levels and across all sectors of Canadian Society.” The UNDRIP was officially adopted by the Government of Canada in 2016. In November of 2019 the Government of British Columbia passed the *Declaration on the Rights of Indigenous Peoples Act*; BC is the first Canadian province to start bringing its legislation in alignment with the UNDRIP.

Note that the District of Ucluelet is not a “State” and does not carry the legal weight of “the Crown”; the responsibilities of the Crown can not be delegated downward to local government by the Province. At the same time, as noted in the Truth and Reconciliation Commission *Calls to Action*, all levels of government - including local municipalities - have a role to play in healing relationships, building community and addressing the ongoing legacies of colonialism to create a more equitable and inclusive society.

**Policy 1.1** The District of Ucluelet adopts the *United Nations Declaration on the Rights of Indigenous Peoples* as the framework for reconciliation (see Appendices).

**Policy 1.2** Make every effort to build on the history of respect and mutual assistance which characterises the relationship between the municipality and the Yuułuᑭifʔath̓ and Toquaht Nation.

**Policy 1.3** Endeavour to ensure that municipal facilities, functions and programs are welcoming and accessible to Indigenous members of the community.

**Policy 1.4** Seek opportunities for mutual benefit when exploring topics of housing, economic development, transportation, utilities, tourism, emergency services and other matters which affect the wellbeing of our communities.

**Policy 1.5** Use the protocol agreement between the District of Ucluelet and Yuułuᑭifʔath̓ Government as an avenue for dialogue and action on matters of mutual interest, where we come to the table as equal parties.

### What is a ‘policy’?

Policy statements say what the District means to do. The policies in this plan should be read as if preceded by the words “The District of Ucluelet will...”



### Point in Time & History; View to 2050

This OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary in the short term to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true long-term vision:

- continued conversations with local indigenous communities
- priority housing actions including a community housing needs assessment
- completion of the long-term land use demand study, currently underway
- review and refinement of environmental development permit areas
- storm surge and tsunami modeling and refinement of flood construction levels, currently underway
- completion of the sewer master plan
- completion of an integrated stormwater management plan
- implementation of the Community Climate Change Adaptation Plan

An OCP attempts to take the long view, projecting a vision for how the community might evolve over the next decades. Written in 2020, in the midst of the COVID-19 pandemic, the long-range view is even less clear than it might have been – unprecedented and unforeseen change has challenged local priorities and upended global economies.

Some things have become clearer:

- The importance of community.
- The resiliency and adaptability of local businesses and workers.
- The fragility of supply chains and the benefit of diverse local economies.
- The restorative value of fresh air, open spaces and wild places.
- Ucluelet is a desirable place to live, visit, work and play – and will only become more so as time goes on. The pressures which come with increased visitation and migration can be balanced if Ucluelet maintains a clear view of those things that define, support and benefit the community.

# Part Two: Place

## Natural Environment

Ucluelet is characterised by the beauty of its landscapes and unique natural features including rocky beaches, old growth forests and a rich diversity of wildlife. This magnificent setting positioned on the edge of the Pacific Ocean greatly enhances the quality of life in Ucluelet by providing recreation areas, beautiful scenery and a healthy habitat for fish, wildlife and humans.

### ECOLOGY

Ucluelet is home to rich plant and animal habitat due to the peninsula's interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest.

Terrestrial ecosystems provide a home to many large mammals such as bears, cougars and wolves. Bald eagles can be seen regularly soaring the air currents in skies above town.

The marine ecosystem surrounding the peninsula includes salmon, sea lions, otters, migratory and resident grey, humpback and orca whales, seabirds, and an additional 240 species of birds.

The backshore, intertidal zones and network of streams support an incredible diversity of life, providing habitat and spawning conditions which support both terrestrial and marine food chains.

The rich forests include coniferous species of Sitka Spruce, Balsam, Cedar, Western Hemlock, Douglas Fir and deciduous trees including Red Alder. Forest health and age is a critical component of the natural life and biodiversity of the area.

The moderate climatic conditions provide significant moisture, sufficient sunlight and mild winters resulting in abundant vegetative growth year-round.



## WILDLIFE

Ucluelet and the surrounding region share the natural environment with an array of wildlife, including bears, cougars and wolves. The frequency of human contact with these large mammals increases as new lands are developed. As human development spreads out and encroaches upon wildlife habitat, the wildlife and human interaction increases.

As the foraging areas, migration paths and game trails for wildlife are overlain with human development and contact increases, normally submissive species such as bears, cougars and wolves can begin to become habituated to human activities. They may become accustomed to odours and noises and less afraid of cars, bicyclists and runners.

Game trails and migration pathways in the area that have existed for hundreds or even thousands of years are encroached upon by development causing animals to learn, evolve and cope with human activity. Within town limits bears are particularly drawn to berry patches and trash which is not bear-proofed.

Development in Ucluelet's future raises the potential for increased wildlife and human contact. Ucluelet promotes prevention measures to reduce wildlife impacts through a wildlife smart program.

Prevention methods include keeping garbage inside until the day of pick up, bear proof dumpsters, properly functioning compost and networks of communication between friends and neighbours about sightings. Prevention is a win-win situation because both people and wildlife benefit. It will be beneficial to the District of Ucluelet to continue working with the National Park Reserve on wildlife programs.

The District participated in a 'Human-Bear Conflict Management Plan' in 2005/2006. The priority actions identified in this plan are to bear-proof garbage and food attractants, and to identify and set aside habitat and corridors for wildlife as lands are developed within the District.

## ENVIRONMENTAL PROTECTION

The District of Ucluelet is committed to the responsible stewardship of its natural resources and preservation of the local environment for future generations.

Respect for the natural environment is a key feature of Ucluelet's Official Community Plan vision. It provides the guiding framework upon which the following policies have been developed to further enhance and protect Ucluelet's diverse natural habitat.

**Objective 2A** To develop carefully and use land wisely to ensure that the most sensitive and valuable environmental features are protected, and ecological functions are not irreparably disturbed.

**Objective 2B** To manage municipal infrastructure and operations in ways that responsibly minimise impacts on the natural environment.

**Objective 2C** To encourage conservation of District and Regional resources.

**Objective 2D** To work with and support other agencies and groups who share the community's goal of protecting our environment.

New Development Permit Areas for the protection of the environment have been established by this OCP (see Schedule E and Section 6).

**Policy 2.1** Use the regulatory tools available to local governments to ensure new development responds to the community's goal of maintaining a healthy, diverse natural environment.

**Policy 2.2** Maintain significant areas of natural green space and forest cover. Large scale clearing to accommodate development is not supported.

**Policy 2.3** Convene a community mapping workshop to capture local knowledge of locations and routes which are particularly important for local wildlife.

**Policy 2.4** Identify natural corridors for public and wildlife use or as natural landscapes.

**Policy 2.5** Foster and support local environmental stewardship and heritage protection groups.

**Policy 2.6** Collaborate with non-profits, provincial and federal agencies on research, education and enforcement efforts aimed at protecting the environment.

**Policy 2.7** Support efforts to establish an Indigenous-led landscape-scale West Coast Stewardship Corridor extending from the Southern to Northern regions of Vancouver Island.

**Policy 2.8** Promote solid waste management practices - such as WildSafe BC bin closure protocols - to discourage attraction of wildlife.

**Policy 2.9** Explore bylaw amendments and education for options to allow backyard husbandry of poultry while avoiding attracting wildlife by using appropriate electric fencing.

**Policy 2.10** Explore, with public input, the merits of defining and initiating a system of municipal permitting prior to removal of the most significant, mature trees in the community.

**Policy 2.11** Given that all land in the community is proximate to watercourses and the ocean, and given the significant rainfall experienced in Ucluelet, discourage the cosmetic use of pesticides anywhere in the District.

**Policy 2.12** Lobby the provincial government to institute a province-wide system of regulating the cosmetic use and sale of pesticides.



## CLIMATE ACTION

Mitigating greenhouse gas emissions and adapting to the impacts of climate change is viewed as one of the greatest challenges of our time. At the same time as communities throughout the world are struggling to prepare for a future without abundant, low-cost fossil fuels, the Greenhouse Gases (GHG) created by the world’s current dependence on fossil fuels are creating devastating impacts on global ecosystems that are expected to last for many generations.

For our community the potential for sea-level rise, impacts to our water system increasing intensity of storm events, and impacts to fish stocks have a direct influence on our residents and businesses.

To address this challenge, provincial legislation requires that an Official Community Plan include targets for the reduction of greenhouse gas emissions and transition to renewable energy, and policies and actions the local government has proposed with respect to achieving those targets.

In establishing these targets, policies, and actions, it is important to understand the role and ability of local government to effect GHG reductions.

In 2018, Council committed to the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program. The municipality achieved Milestone 2 for District emissions and Milestone 4 for community emissions in 2019 and is committed to achieving Milestone 5 for both categories by 2022.

The District will support emissions reductions through policies and programs in the following areas:

- Land Use and Development
- Transportation
- Renewable Energy
- Solid Waste and Waste Management
- Awareness, Education, and Outreach
- buildings
- public infrastructure and facilities
- community energy systems

### Our Goals:

- Ucluelet residents are resilient to climate change and energy scarcity and costs.
- Transportation options reduce greenhouse gas emissions, fossil fuel dependence and the creation of air contaminants.
- New and existing buildings are energy efficient and use 100% renewable energy.
- The waste stream to the regional landfill is reduced to a minimum, with recovery, re-use, recycling and composting of resources undertaken as standard practice.
- Ucluelet relies on clean, renewable, and efficient energy sources.

The following are goals (objectives) identified in the recently adopted Ucluelet mitigation and adaptation plans.

#### Transportation

Objective 2E – Ucluelet attracts businesses so residents can access key services close to home.

Objective 2F – Ucluelet residents can safely move around town by foot, bike, scooter, or other low-carbon transportation modes.

Objective 2G – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2H – Ucluelet residents and visitors can charge electric vehicles at home, work, and popular destinations.

#### Buildings

Objective 2I – Ucluelet is connected to the region by reliable transit and an extended EV charging network.

Objective 2J – Existing residential and commercial buildings become energy efficient, comfortable, durable, and cheaper to operate through whole-building energy retrofits.

Objective 2K – Ucluelet transitions away from heating oil by 2030 in favour of renewable sources of heat such as heat pumps.

#### Waste

Objective 2L – Organic waste is diverted from the landfill due to a curbside collection program and on-site composting

Objective 2M – Single-use plastics are eliminated in favour of reusable and biodegradable alternatives.

#### Leadership

Objective 2N – The District integrates climate action into all municipal processes.

Objective 2O – The District leads by example by ensuring all buildings are energy efficient, by transitioning to a low-carbon fleet, and establishing zero-waste policies for operations and events.

Objective 2P – The District meets the community’s 80% GHG reduction and 100% renewable energy targets for its municipal operations.

#### Adaptation

Objective 2Q – Strengthen infrastructure resilience and reduce risk to buildings and property.

Objective 2R – Enhance resilience of ecosystems and protect natural areas.

Objective 2S – Improve public safety and preparedness to climate-related events.

### Greenhouse Gas Targets

**Policy 2.13** The District will align its community targets with those established by the Province of BC in 2018. Using a 2007 baseline, those targets are:

40% GHG reduction by 2030

60% GHG reduction by 2040

80% GHG reduction with 100% renewable energy by 2050

Policies to positively influence the community's energy use and GHG emissions are found throughout the OCP, where the plan covers areas of land use, transportation, infrastructure and operations.

Part 6 of this plan also discusses GHG reductions and climate change adaptation policy in detail.

### GHG Policies - Land Use and Development

**Policy 2.14** Support the walkability and bike-ability of the community.

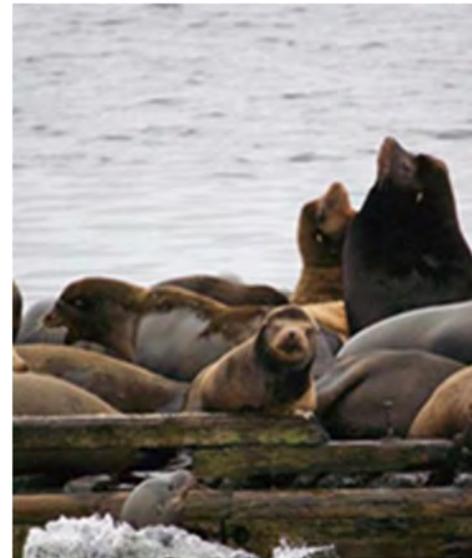
**Policy 2.15** Require development planning for new areas to include infrastructure to support electric vehicle charging in residential, commercial and public places.

**Policy 2.16** Support infill development near the Village Square to create a complete and compact core that is walkable, vibrant and attractive as a place to live, work and play without the need for a car.

**Policy 2.17** Focus municipal and other government facilities within this compact core.

**Policy 2.18** Support re-development to enhance Peninsula Road as the District's primary corridor, to promote the introduction of

local transit service (and higher transit frequencies than is possible with lower density development), including a potential transit connection between Tofino and Ucluelet, as well as Port Alberni.



GHG Policies - Transportation

**Policy 2.19** Encourage pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.20** Expand infrastructure to support vehicle and cycling electrification in public places, businesses and residences.

**Policy 2.21** Encourage and support regional organizations to convert their fleets to Zero Emission Vehicles.

**Policy 2.22** Convert all light-duty vehicles to zero-emission vehicles in municipal operations including the integration of e-bikes where possible.

**Policy 2.23** Expand the Wild Pacific Trail network as opportunities arise.

**Policy 2.24** Work with other local communities to establish more frequent regional transit connections, including to Tofino, First Nations communities, the Tofino airport, and Port Alberni.

**Policy 2.25** Encourage BC Transit to create local transit routes to serve most destinations within the community with a high level of service, and focus development along this transit corridor.

**Policy 2.26** Work towards a future multi-modal transportation centre near the Village Square area to better link the District with air, water, and transit service providers with local transit, taxi, walking, and cycling facilities.

**Policy 2.27** Provide weather protection at stops for future local and regional transit buses.

**Policy 2.28** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.29** Support bike-sharing within the community, such as locating bike share racks within the Village Square area and at resort locations.

**Policy 2.30** Encourage adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.31** Pursue opportunities to create bike lanes and multi-use paths within existing road allowances.

GHG Policies - Buildings

**Policy 2.32** Require high-efficiency buildings in new developments and major renovations of existing buildings, with an aim to implement the provincial Step Code to raise the bar on energy efficiency.

**Policy 2.33** Promote multi-unit, mixed-use buildings with shared walls that reduce energy losses.

**Policy 2.34** Establish and undertake the work, as necessary, to refine Flood Construction Levels to ensure new development and infrastructure avoids the impact of rising sea levels.

**Policy 2.35** Support the transition from heating oil to lower-carbon building heating systems.

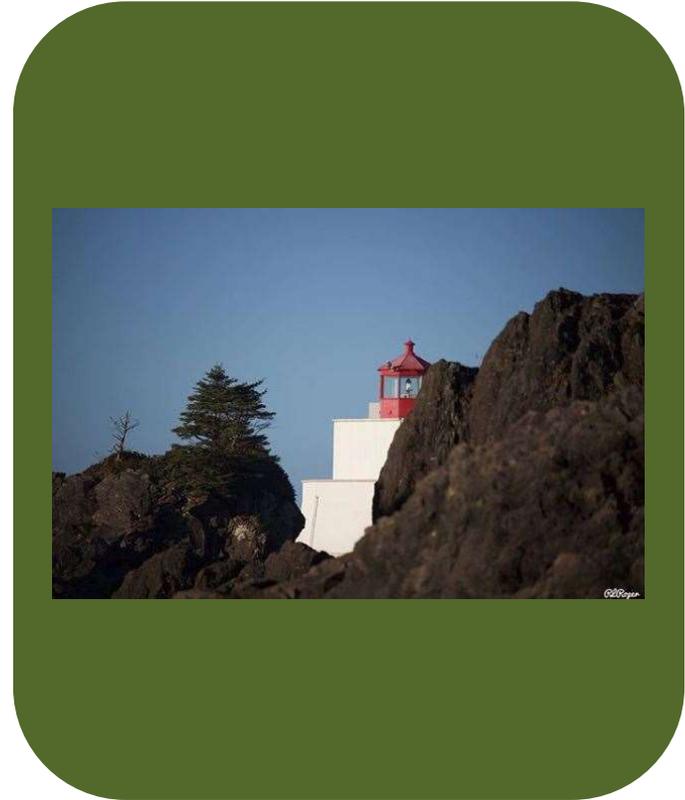
GHG Policies - Public Infrastructure and Facilities

**Policy 2.36** Review municipal infrastructure and assets for vulnerability to rising sea levels and increased storm events.

**Policy 2.37** Establish policies that focus light energy only onto areas where illumination is required and restrict the spillover of light to the night sky and intrusion into adjacent properties.

**Policy 2.38** Implement external lighting technologies that reduce energy consumption including a shift to LED lighting for all District and BC Hydro streetlighting

**Policy 2.39** Where feasible, strive to design new public facilities with leading edge energy technologies that demonstrate leadership and provide local examples that can be applied to private sector buildings and facilities.



#### GHG Policies - Renewable Energy

**Policy 2.40** Support the development of 100% renewable energy systems including a variety of energy sources, including biomass, solar voltaic, solar hot water, geothermal and sewer and wastewater heat recovery sources.

**Policy 2.41** Maximise energy efficiency through district energy and heat recovery from industrial or commercial sources.

**Policy 2.42** Explore the feasibility of renewable District Energy systems including potential pilot projects demonstrating technologies such as geothermal, tidal and wave energy.

#### GHG Policies - Solid Waste and Waste Management

**Policy 2.43** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible aiming for a goal of zero waste.

**Policy 2.44** Work with the regional district to explore opportunities to promote individual or collective composting systems to reduce methane emissions from organic waste.

**Policy 2.45** – Implement a single-use plastics bylaw in favour of reusable and biodegradable alternatives.

#### GHG Policies - Awareness, Education and Outreach

**Policy 2.46** Distribute information on measures and incentives that individuals and businesses can take to reduce GHGs on the District's web site and public mailings, tax notices, etc.

**Policy 2.47** Regularly communicate information on the issue of climate change and GHG reduction measures at public facilities, meetings and through electronic sources.

**Policy 2.48** Support the sustainability goals of Tourism Ucluelet including their adopted 2020 strategy statement: *“By 2023 Tourism Ucluelet will lead Ucluelet's vibrant and sustainable tourism industry through industry collaboration, responsible and authentic promotion, visitor and community education, support for community priorities and accountability in our operations.”*

Climate Adaptation - Policies

**Policy 2.49** Address vulnerabilities to electrical distribution infrastructure.

**Policy 2.50** Conduct flood risk mapping for sea level rise and use results to communicate and manage risks.

**Policy 2.51** Assess vulnerabilities of the Highway 4 transportation link.

**Policy 2.52** Study current water systems and explore resiliency measures to make the existing water system more resilient.

**Policy 2.53** Create an Invasive Species Action Plan.

**Policy 2.54** Support local activities to maintain wild fish stocks and habitat.

**Policy 2.55** Develop a Biodiversity Network Plan to ensure priority ecosystems are protected in municipal land-use planning bylaws.

**Policy 2.56** Through the Integrated Stormwater Management Plan, create bylaws, policies or plans to protect habitats.

**Policy 2.57** Complete Emergency Operations Centre (EOC) training and update EOC to continue to be prepared for extreme events.

**Policy 2.58** Participate in a region-wide climate change dialogue and planning process with municipalities, First Nations, Parks Canada and BC Parks to expand and integrate the Ucluelet Climate Change Adaptation Plan into future projects.

Actions Plans – Mitigation and Adaptation Plans

**Policy 2.59** Implement the *Clean Energy for the Safe Harbour District of Ucluelet 100% Renewable Energy Plan (2019)*.

**Policy 2.60** Implement the Ucluelet Climate Change Adaptation Plan.

**Policy 2.61** Report to Council annually on the progress of mitigation and adaptation efforts in the Annual Report.

**Policy 2.62** By 2022, achieve Milestone 5 for Community and Corporate emissions in the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) milestones program.

## Parks, Trails and Open Space

### Our Goals:

A connected and legible parks and trails network which supports:

- active, healthy and connected ways of living
- an unparalleled experience of the natural and cultural landscapes of the Ucluth Peninsula
- the further development and diversification of the town's economy

The parks, trails and open spaces within the District of Ucluelet contribute to the unique character and sense of place which defines our community. The parks network includes nature parks, community parks, neighbourhood parks, trails, beach accesses, greenbelts and road edges.

Key parks, trails and open spaces in Ucluelet are identified on Schedule C: Parks and Trails Network.

**Objective 2T** Recognize, enhance and protect key areas for biodiversity and sensitive marine, terrestrial, and riparian ecosystems within the parks and trails network.

**Objective 2U** Build on the success of the Wild Pacific Trail and expand the experience of this unique ribbon of the coastal landscape, ultimately connecting beyond the municipal border to Pacific Rim National Park Reserve.

**Objective 2V** Anticipate growth in the community and tourism sector, and respond by expanding the parks and trails network to meet the needs and demands of residents and visitors.

**Objective 2W** Provide a diverse, inclusive range of activities and experiences among the parks and trails network, accessed and enjoyed by people of all ages and abilities.

**Objective 2X** Develop a municipal network of parks, trails and open spaces designed, constructed and maintained to strike a balance between:

- maximum experience for citizens and visitors
- infrastructure affordable to our small-town tax base
- appropriate “Ukee” character which reflects our west coast setting

## PARKS

The 2013 Parks and Recreation Master Plan (PRMP) identifies a number of strategies to guide the future of the municipal parks and recreation functions. The following policies incorporate the recommendations of the PRMP:

**Policy 2.63** Park land dedication and acquisition is a key strategy in conserving the District’s natural areas and ecosystems.

**Policy 2.64** Existing parks and trails are to be maintained and protected for public use and environmental preservation.

**Policy 2.65** When acquiring new park land, facilities, or trails include the operational and maintenance costs in long-term financial planning and budgeting.

**Policy 2.66** Budget for the continued maintenance and replacement of parks equipment and assets.

**Policy 2.67** Review and set standards for signage, access and site furnishings at trailheads, trail connections and beach accesses.

**Policy 2.68** Develop an integrated plan for improving and connecting public open spaces and pathways.



**Policy 2.69** The priorities for new parks & trails projects are:

- improve sidewalks, pathways and connected public realm areas in the vicinity of the Village Square
- extend the Wild Pacific Trail as shown on Schedule C
- create and extend the Safe Harbour Trail as shown on Schedule C
- create a connected pedestrian route along the Small Craft Harbour connecting to the Village Square
- improve the Coast to Coast Connection between the Village Square and Big Beach
- improve accessible, safe viewing opportunities and repurpose the Lightkeeper’s House at Amphitrite Point
- improve signage and wayfinding to identify pathways, key locations and public facilities

Future parks & trails projects could include:

- new parks in the former Forest Reserve areas
- improved public access to harbor via end-of-road parks
- hard sports surface / fieldhouse / concession / foodbank / emergency staging area at Tugwell Field
- a new park and perimeter trail on Hyphocus Island
- a Japanese Memorial Garden
- a new park near the terminus of Peninsula Road
- additional active recreation facilities (e.g., frisbee golf course, fitness trail, etc.)
- a community boathouse supporting opportunities for kayak / canoe / row / sail programs
- explore feasibility of alternative energy (geothermal / tidal / wave) outdoor pool and/or hot pool

## TRAILS

Visitors and residents alike experience Ucluelet by moving through the landscape of the peninsula on a network of world-class trails. This expanding network is the result of the vision, commitment and hard work of the community. The trails serve as a public amenity and also as an economic driver – bringing visitors to the community and enticing them to return. Continued expansion and improvement of the trail network will be key to achieving the goals of this plan.

### Wild Pacific Trail

**Objective 2Y** A continuous Wild Pacific Trail following the exposed outer shore along the length of the peninsula.

**Policy 2.70** As development extends into former Forest Reserve lands, it is the District’s aim to see the Wild Pacific Trail extend along the entire shoreline of the municipality.

**Policy 2.71** Explore with property owners, the Alberni Clayoquot Regional District and the Yuułuʔiłʔatḥ First Nation the opportunity to extend the Wild Pacific Trail northward beyond the municipal boundary to connect with the Pacific Rim National Park Reserve.

**Policy 2.72** Trails created in new development areas should be located in a network of dedicated public land (highway or park dedication) of sufficient width to maintain the character and experience of the landscape for both trail users and neighbours. Creating public access through statutory rights-of-way over private land should be seen as a next-best solution to be used only in extenuating circumstances.

**Policy 2.72.a** Seek opportunities (for example with any future development proposal on adjacent lands) to connect a pedestrian trail from the north end of Little Beach up to the Wild

Pacific Trail where it parallels Marine Drive. The trail should follow natural riparian corridors in this area, where possible.

### Safe Harbour Trail

**Objective 2Z** A continuous Safe Harbour Trail following the shore of the Ucluelet Inlet wherever possible and, where interrupted by existing residential or marine commercial activities, connecting seamlessly with town pathways.

**Policy 2.73** Use existing and new rights-of-way to create new sections of trail along the shoreline of Spring Cove, Hyphocus Island, the Inner Boat Basin and Olsen Bay.

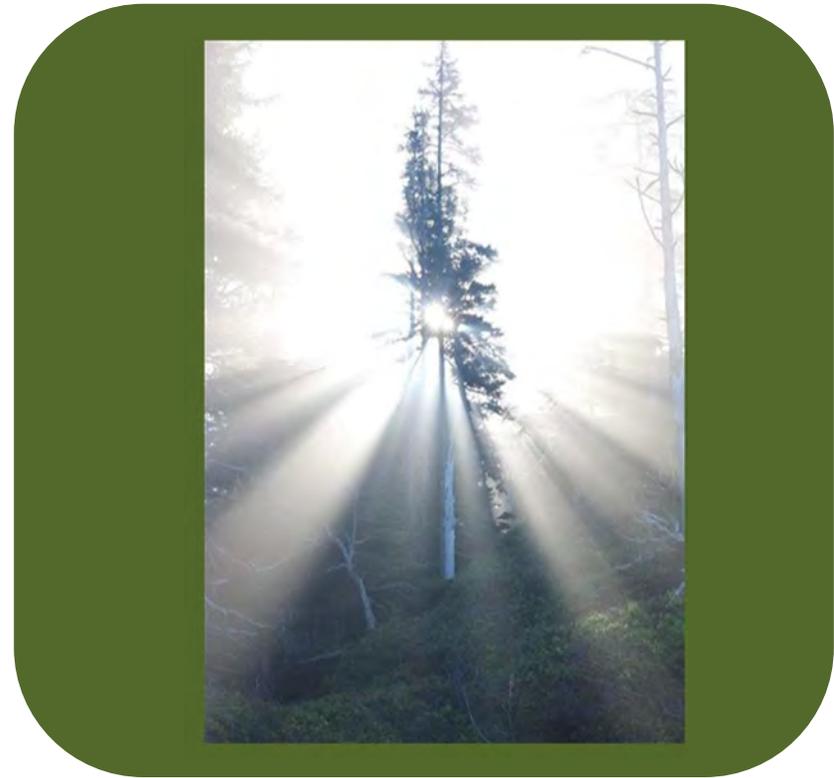
**Policy 2.74** As development extends northward along the inlet, create a connected Safe Harbour Trail along the shoreline wherever possible.

**Policy 2.75** Make pedestrian pathway connections and improvements a priority in the vicinity of the Village Square and extending outward along Peninsula Road and Matterson Drive. Once sections of sufficiently safe and connected pathways are linked, identify and promote these sections to form a walking tour connecting the Village Square to the Inner Boat Basin, Imperial Lane, Big Beach and other parts of town.

### Regional Trails

**Objective 2AA** A connected network of trails linking Ucluelet with the broader regional landscape.

**Policy 2.76** Support the Alberni Clayoquot Regional District area 'C' OCP policy of developing the West Coast Telegraph Trail connecting Ucluelet to Toquart Bay.



**Policy 2.77** Support regional efforts to create a seamless Multi-Use Pathway traversing the west coast, and continue to maintain (through updated servicing agreement) the section of pathway between the Ucluelet municipal boundary and the Pacific Rim National Park Reserve.

## OPEN SPACE & GREENBELTS

Significant areas of public land are found on the edges of roads (legally termed areas of “highway” dedication). Some are maintained as more manicured boulevards while many are less formal, containing ditches, natural vegetation and sometimes trails. These spaces provide green space and also important habitat and movement corridors for birds, insects and other wildlife.

**Policy 2.78** Minimise driveway cuts and pavement within public highways to the areas necessary for safe pedestrian and vehicle movements and parking.

**Policy 2.79** Develop a program for planting street trees in the vicinity of the village centre, with Peninsula Road being a priority.

**Policy 2.80** Develop a program and budget for gradually upgrading public access to the ocean (physical or visual) wherever possible, including the undeveloped road ends of Matterson Drive, Alder Street and Norah Street.

## Transportation and Movement

By land, Provincial highway #4 connects Ucluelet and the Ucluth Peninsula to the eastern side of Vancouver Island. The Tofino-Ucluelet Airport, located approximately 24km to the northeast within the Pacific Rim National Park Reserve, serves people traveling by private and commercial airplanes.

The Francis Barkley provides marine passenger and cargo ferry service from Port Alberni to Ucluelet Harbour. Canada Customs Service provides customs clearance in the harbour for marine visitors.

People travel to and within Ucluelet predominantly by car. Transportation is a key factor of how residents and visitors experience community life and the landscape.

Transportation is a key policy area from a broader community planning perspective, as the greatest component of the District's greenhouse gas emissions with the best potential for GHG reductions.

The 2011 Transportation Plan concludes that additional vehicle capacity is not required on District roads for the foreseeable future, recommending that capital projects be focused on safety upgrades and strategic improvements to pedestrian and cycling infrastructure.

The eventual extension of Marine Drive to create a parallel collector route will be pursued as development occurs on the former Forest Reserve lands.

Ucluelet's long narrow peninsula has contributed to an accessible walking environment as one can walk to most places in the community in approximately 15 minutes. The relatively

short distances between the Village Square, most retail services, the Community Centre and beaches (within one kilometre of most homes) fosters walking and cycling throughout the community.

Given the unique outdoor setting of this area, walking and cycling will continue to be encouraged and supported, and will be a significant component of future transportation improvements within the District.

Recognising that Ucluelet is a small town with limited financial capacity for capital improvements, construction of new sidewalks and extension of the multi-use pathway will be prioritised with a focus on key functional requirements, such as circulation within the Village Square, and access to schools and the Community Centre with their associated recreation, culture and sports activities.

Our Goals:

- People rely less on fossil-fueled private automobiles
- People enjoy more and safer walking and cycling on an expanded network of active transportation pathways and facilities
- Harbour facilities protect the marine environment while providing even better access and support for both commercial and recreational boat traffic

**Objective 2BB** Develop a transportation network which enables people to move throughout the community safely, conveniently and beautifully.

**Objective 2CC** Prioritise transportation infrastructure needs and capital spending to maximise value for local residents, businesses and visitors.

**Objective 2DD** In order to reduce GHG emissions, encourage active and electric forms of transportation as a viable and routine alternative to the private automobile.

**Objective 2EE** Develop a network of safe bicycle and pedestrian routes throughout the District;

**Objective 2FF** Integrate transportation and land use management to help sustain a compact and walkable community.

**Objective 2GG** Create a safe and efficient transportation system for the movement of people and goods within the District.

**GENERAL TRANSPORTATION NETWORK**

**Policy 2.81** Given that road capacities are sufficient for the foreseeable future, shift attention from roads and road capacity to prioritise pedestrians and cycling.

**Policy 2.82** Promote mobility opportunities which minimise greenhouse gas emissions.

**Policy 2.83** Within the 5-year Financial Plan, prioritise transportation needs while recognising funding constraints and managing expectations.

**Policy 2.84** Incorporate low impact design principles and minimise paved cross-sections in an updated Subdivision and Development Servicing Standards bylaw.

**Policy 2.85** When reviewing development applications consider low-impact street standards, which could include narrower travel lanes, parking bays/pull-outs, low design speeds (tighter radii, steeper curves and some sight line restrictions) and heavily landscaped boulevards.

**Policy 2.86** Initiate a 30 km/hour speed limit on Peninsula Road and Matterson Drive.

**Policy 2.87** Ensure new development improves connections to Peninsula Road and the Pacific Rim Highway as the District's primary corridor, to promote improved local and regional transit service.

**Policy 2.88** As the former Forestry Reserve lands develop, extend Marine Drive to the northwest to provide a secondary parallel route along the length of the Peninsula. A connected network and enhanced access for emergency services is a community priority.

**Policy 2.89** Acquiring the ability to extend Marine Drive, by dedication of sufficient public highway, is a community priority and may be pursued ahead of the construction or development of adjacent public lands.



#### NETWORK IMPROVEMENTS - VILLAGE CENTRE

**Policy 2.90** Ensure that safe, barrier-free access for all is provided in the design and modification of new streets, sidewalks, and pathways.

**Policy 2.91** Partnering with the Ministry of Transportation and Infrastructure where possible, complete a detailed roadway and intersection design for streets in the village core to develop “shovel ready” streetscape segments in preparation for future capital budgeting and grant opportunities.

**Policy 2.92** As identified in the Parks and Recreation Master Plan, complete a detailed review and prioritised plan for improvements to the parks, pedestrian walkways and open spaces in the vicinity of the Village Square for consideration in the 5-year financial plan.

**Policy 2.93** Include landscaped boulevards, traffic calming measures and continuous pedestrian pathways on Peninsula Road and Main Street.

**Policy 2.94** Pursue streetscape improvements on Main Street down to the Government Wharf, i.e. move parked cars away from the existing sidewalk and formalise parking through line painting and signage;

**Policy 2.95** Upgrade Peninsula Road in phases in the following sequence:

- Main Street to Bay Street
- Bay Street to Lyche Road
- Lyche Road to Seaplane Base Road
- Seaplane Base Road to Forbes Road
- Main Street to Marine Drive

**Policy 2.96** Improve the efficiency, safety and on-street parking opportunities of Peninsula Road in the long term by:

- reducing the number of access points by sharing between adjoining property owners wherever possible
- reducing the width of access points to 6 metres
- removing as many driveway access points to Peninsula Road as practical

**Policy 2.97** As development occurs, connect Cedar Road to Lyche Road.

**Policy 2.98** Maximise on-street parking through street improvements on Cedar Road, Helen Road and Larch Street.

**Policy 2.99** Explore phase 2 improvements to the newly acquired Cedar Road visitor hub to link air, water, and transit services with local transit, taxi, walking, and cycling facilities.



## MARINE TRANSPORTATION

**Policy 2.100** Support the Harbour Authority in providing improved public access for commercial and recreational use of the Ucluelet Harbour and surrounding marine areas.

**Policy 2.101** Encourage the Harbour Authority to continually improve the environmental performance of its operations, and to encourage mariners to respect and protect the marine environment.

**Policy 2.102** Improve options for boat trailer parking near the ramp at Seaplane Base Road.

**Policy 2.103** Recognise the need for safe and environmentally responsible marine fueling services which support the local economy. Ensure existing marine fuel services are zoned appropriately.

**Policy 2.104** Recognise the contribution marine services industries make to the local economy and ensure existing marine service businesses are zoned appropriately.

**Policy 2.105** Explore the feasibility of establishing a regular water taxi service between key points on both sides of the Ucluelet Inlet.

**Policy 2.106** Explore opportunities to improve public access to the ocean via District-owned lands.

## PEOPLE ON FOOT

Our Goals:

The District endorses the following pedestrian charter:

- Ucluelet recognises that walking is a key indicator of a healthy, efficient, socially inclusive and sustainable community
- Ucluelet acknowledges universal rights of people to be able to walk safely and to enjoy high quality public spaces at any time
- Ucluelet strongly supports community design and the provision of adequate infrastructure and facilities that foster safe, convenient, direct and comfortable pedestrian travel
- Ucluelet is committed to reducing physical, social, safety and institutional barriers that limit walking activity

**Policy 2.107** Prioritise pedestrian improvements which provide safe routes to the schools and the Ucluelet Community Centre.

**Policy 2.108** Update the subdivision and development standards to require construction of appropriate vehicle, pedestrian and bicycle facilities as part of all new development projects.

**Policy 2.109** Focus pedestrian and cycling improvements along Peninsula Road, Matterson Drive and Marine Drive, as shown on Schedule B: Transportation Network.

**Policy 2.110** Develop a prioritised plan for pedestrian improvements in the Village Square area and links to other parts of the community to maximise the comfort and safety of residents, and so that a safe and legible Walking Tour can be offered to visitors.

### PEOPLE ON BICYCLES

**Policy 2.111** Work to implement the bicycle route network as shown on Schedule B: Transportation Network

**Policy 2.112** Support the development of recreational walkways and/or multi-use trails throughout the municipality, providing links between major park and open space areas. These walkways may be off-road or adjacent to roadways, and generally follow the alignment of the trail system shown on Schedule C.

**Policy 2.113** Ensure adequate, secure bicycle parking facilities at major destinations within the District.

**Policy 2.114** Support extension of the paved multi-use trail to Tofino, in partnership with the District of Tofino, Parks Canada, the Alberni Clayoquot Regional District, local First Nations and other agencies.

**Policy 2.115** Encourage local efforts to expand mountain biking trails, access and mapping in the vicinity of Ucluelet, including lands in the Barkley Community Forest.

### PEOPLE ON TRANSIT

**Policy 2.116** Identify priority locations for improved bus stop facilities including weather protection.

**Policy 2.117** Advocate with BC Transit for service connecting the entire community, spanning the length of the peninsula to the Amphitrite Point lighthouse.

**Policy 2.118** Work with other local communities, BC Transit and Tofino Bus Services to establish higher frequency regional transit services including Tofino, the airport, and Port Alberni.

### PEOPLE IN AUTOMOBILES

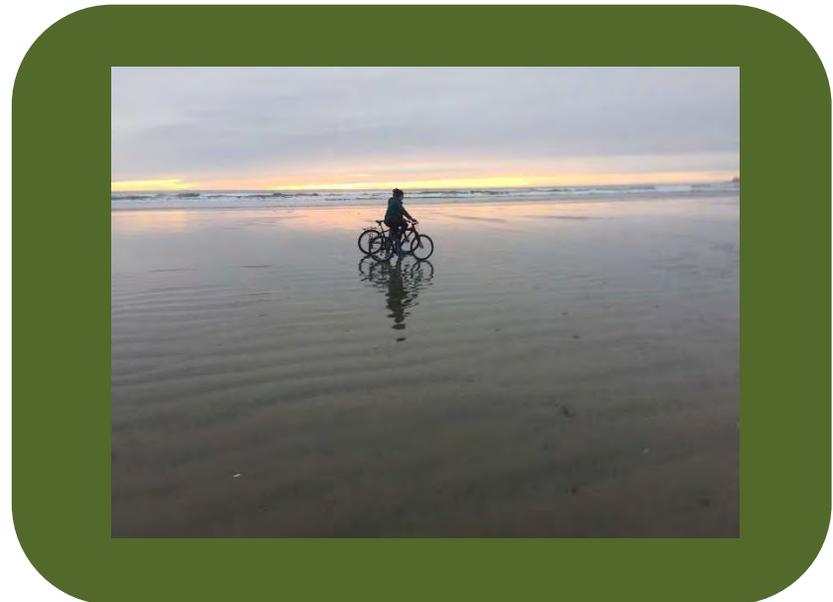
**Policy 2.119** Include electric vehicle charging facilities at municipal parking lots, where feasible.

**Policy 2.120** Support car-sharing and carpooling within the community, such as the creation of priority parking stalls for pool vehicles and/or facilitating a community carpooling database.

**Policy 2.121** Explore overnight visitor parking solutions for people using Ucluelet as a launching point for marine tours.

**Policy 2.122** Identify and provide directional signage to appropriate seasonal RV parking locations in the vicinity of the Village Square.

**Policy 2.123** Discuss with the School District options for permitting time-limited RV parking at the Elementary and High Schools during the summer months.



### PEOPLE MOVING FISH

**Policy 2.124** Recognising the value provided by truck delivery and hauling services, aim to ensure safe use of District roads by all road users while enabling appropriate truck access.

**Policy 2.125** Explore alternatives to improve truck movements and pedestrian safety in the vicinity of the Village Square.

**Policy 2.126** While recognising the need for short-term truck staging on Alder Street to access the active marine industries on Eber Road, work to improve road surface and pedestrian safety in this area.

**Policy 2.127** Encourage truck staging and storage on appropriately zoned light industrial lands.



# Part Three: People

## Community Health, Safety and Wellbeing

### Our Goals:

- a thriving community of healthy, active, engaged citizens of all ages
- a resilient and prepared community of neighbours who help one another
- a vibrant cultural scene – inclusive of all cultures and walks of life
- equitable access to a variety of recreation and lifelong learning opportunities

### FIRE AND EMERGENCY SERVICES

Fire and Emergency Services supports and maintains a community emergency management system through mitigation, preparedness, response and recovery initiatives for emergencies and disasters.

The Ucluelet Volunteer Fire Brigade has been providing fire protection services for the community for over 70 years. Each year the UVFB responds to an average of 110 callouts for fire, motor vehicle accidents and medical first responder calls.

The Emergency Support Services team is responsible for coordinating efforts to provide shelter, food, clothing, transportation, medical services and reunification services to victims of emergencies and disasters.

Ucluelet and the entire west coast of Vancouver Island are isolated. Road access is via Highway # 4, a difficult road to travel under normal conditions. As a result, the District will consider local responses to emergency situations and not rely on Highway # 4 or Peninsula Road to evacuate the community elsewhere.

A tsunami triggered by a local earthquake could reach Ucluelet within 10 – 15 minutes; therefore emergency personnel will not have sufficient time to warn residents of the impending danger. The District will work to raise awareness of immediate evacuation plans, which should consider evacuation routes to areas of high ground.

The Ucluelet Emergency Network (UEN) utilises a “four pillar” approach of mitigation, preparedness, response and recovery.

The UEN is a multi-jurisdictional committee that consists of representatives from:

BC Ambulance Service  
 Canadian Rangers  
 District of Ucluelet  
 Emergency Support Services  
 Pacific Rim National Park  
 Royal Canadian Mounted Police  
 Royal Canadian Marine Search and Rescue  
 School District 70  
 Toquaht Nation  
 Ucluelet Volunteer Fire Brigade  
 West Coast Inland Search and Rescue  
 Yuułuʔiłʔatḥ (Ucluelet First Nation)

The areas identified as high ground in Ucluelet are:

- High School and associated fields;
- Tugwell fields;
- Top of Hyphocus island;
- Upper parts of Millstream; and
- High points on Reef Point and Coast Guard Roads.

**Objective 3A** Support, recognise and celebrate the contributions made by the members of the Ucluelet Volunteer Fire Brigade and other community organizations.

**Objective 3B** Increase community capacity to respond to emergencies.

**Policy 3.1** Complete a community risk assessment and identify current and future needs for emergency services.

**Policy 3.2** Analyse future growth potential and infrastructure needs to ensure the community can sustain and afford the necessary emergency and infrastructure services.

**Policy 3.3** Provide emergency services facilities, equipment and resources that are adequate and affordable for the size of the local and visitor populations.

**Policy 3.4** Identify and prioritise any infrastructure gaps which could affect the ability to respond to emergencies.

**Policy 3.5** Explore opportunities for efficiency and funding of a combined new community safety facility (i.e., serving fire, ambulance, police).

**Policy 3.6** Work with neighbouring communities to maximise efficiency and capacity for providing appropriate regional

emergency services, by exploring opportunities for shared services and/or servicing agreements.

**Policy 3.7** Support the Ucluelet Emergency Network’s efforts to continuously improve community training, awareness and preparedness for emergency events.

**Policy 3.8** Support regular practice including evacuation drills utilizing the existing road network and facilities within the community.

**Policy 3.9** Improve tsunami evacuation route signage for prone areas, directing people to the closest high ground area.

## COMMUNITY SAFETY

The municipal Building Inspection, Bylaw Enforcement and Business Licencing functions ensure that land uses, building construction and activities in the community are conducted in ways which are safe, equitable and respectful of potential impacts on neighbours.

These functions, in coordination with the level of service provided by local Fire and Emergency Services, also affect land values and insurance rates within the community.

**Objective 3C** Ensure all buildings within the municipality meet the minimum health and safety standards set by the BC Building Code to ensure they are safe for their intended use.

**Objective 3D** Ensure the use of land and buildings within the municipality complies with provincial and municipal standards, in order to lower risks to the community, protect the environment and ensure the safety of first responders.

**Objective 3E** Ensure land uses and business activities protect the environment, respect neighbours and foster a positive welcoming impression among residents and visitors.

**Policy 3.10** Implement a system of appropriate regular fire inspections tailored to building uses, community capacity and level of risk.

**Policy 3.11** Provide a thorough and efficient system of building permitting and inspections.

**Policy 3.12** Provide an efficient and equitable system of business licensing, and explore opportunities to promote licensed businesses through a local business registry.

**Policy 3.13** Foster increased awareness and local knowledge of building and fire safety codes, standards and bylaws through such means as providing permit checklists, application guides and educational opportunities.

**Policy 3.14** Develop a municipal bylaw enforcement policy to clearly communicate expectations and priorities for the monitoring and enforcement of bylaws to ensure community health, safety, wellbeing and positive visitor experience.

**Policy 3.15** Regularly review municipal policies and bylaws with an aim to minimise regulation to only that which is necessary to achieve community objectives of maintaining health, safety, wellbeing, protection of the environment and reducing situations of conflict and nuisance.



## HEALTH AND WELLBEING

Ucluelet residents are served locally by the Tofino General Hospital and the Ucluelet Medical Clinic.

More comprehensive, extended medical care is available in Port Alberni and Nanaimo. A range of massage, chiropractic, physiotherapy and other health-related services are also available in Ucluelet and Tofino.

Health and fitness classes are provided by local private providers and at the Ucluelet Community Centre – all supporting active lifestyles and community health.

**Objective 3F** Foster improved local health resources serving all citizens, including vulnerable populations.

**Objective 3G** Provide inclusive and equitable municipal services and recreation programs.

**Objective 3H** Pursue the five goals from the “pathways to wellbeing” by the Canada Parks and Recreation Association to foster:

- active living
- inclusion and access
- connecting people and nature
- supportive environments
- recreation capacity

**Objective 3I** provide the best in recreation, tourism and parks services to positively affect the overall health and well-being of the community.

**Objective 3J** Provide inclusive opportunities for quality recreational services, community events, conferences,

workshops, and gatherings through outstanding programs, facilities and customer service.

**Objective 3K** Work to make District programs, services and events more accessible, following the recommendations of the Age-Friendly Action Plan.

**Policy 3.16** Support efforts to retain and improve local medical facilities, specialist options and improve transportation options to out-of-town medical services.

**Policy 3.17** Support the expansion of convenient and affordable transportation options to access medical and other essential services for people of all ages and abilities.

**Policy 3.18** Design and improve public facilities and spaces to be inclusive. Make accessible design a priority for major facilities within the walkable core of town (i.e., between the community centre and the Village Square).

**Policy 3.19** Continuously look for opportunities to improve access to community buildings and programs.

**Policy 3.20** Look for opportunities to improve access to public washroom facilities in strategic locations.

**Policy 3.21** Improve the pedestrian environment with a priority emphasis on sidewalks, crosswalks, seating, lighting and visibility in the vicinity of the Village Square and UCC.

**Policy 3.22** Develop and maintain all-ages accessible facilities, trails and/or viewpoints in appropriate key locations within the parks and trails network.

**Policy 3.23** Explore avenues to better communicate opportunities for all members of the public to participate in civic events, programs, services and discussions.

### RECREATION

The District operates the Ucluelet Community Centre (UCC) as the hub of recreation programs, civic engagement, cultural and special events. This gathering place has been developed with the goal of offering something of value to everyone in the community.

The Ucluelet Parks and Recreation Master Plan and Age Friendly Action Plan guide the continual re-evaluation of District facilities and programs, to provide program excellence and high participation by community members and visitors.

**Objective 3L** Continually evaluate and adjust to meet the needs of the community through recreation programs, Arts and Culture initiatives and event support.

**Objective 3M** Continue to invest in and present the District's diverse arts and heritage mosaic.

**Objective 3N** Continue to evaluate trends in facility use, community needs and resources necessary to serve the interests of a diverse population.

**Objective 3O** Deliver and support excellent services in partnership with aligned organizations, including the School District, non-profit organizations and the private sector.

**Objective 3P** Ensure that recreation programs, cultural activities and special events remain relevant and responsive to the needs and interest of Ucluelet area residents.

**Policy 3.24** Continue to undertake a comprehensive assessment of recreation and cultural programs and special events.

**Policy 3.25** Support and celebrate the strong local spirit of volunteerism by fostering connections to volunteer opportunities, and by celebrating and recognizing volunteer contributions.

**Policy 3.26** Review the grant-in-aid policy to provide an appropriate level of support to organizations providing services to the community.

**Policy 3.27** Continue to use the UCC as the inclusive focal point for delivering universal programs for people of all ages and abilities.

**Policy 3.28** Provide space and support for programs provided by other community agencies including:

- West Coast Community Resources Society
- Ucluelet Children's Daycare Centre
- Vancouver Island Regional Library



## FOOD SECURITY

**Objective 3Q** Residents have access to healthy food and opportunities to grow, harvest and buy local food.

**Policy 3.29** Encourage and support opportunities for direct seafood sales at appropriate facilities in the Harbour.

**Policy 3.30** Support community gardens on appropriate public lands.

**Policy 3.31** Encourage opportunities for food production and gathering on appropriate lands in the Barkley Community Forest.

**Policy 3.32** Support appropriate wildlife-smart organic waste composting.

**Policy 3.33** Support the implementation of the Coastal Addendum to the Alberni Agriculture Plan.

**Policy 3.34** Identify, build and maintain food storage and processing facilities which can serve to provide duplicate capacity in case of community emergencies (e.g., food bank, UCC kitchen, schools, etc.).

**Policy 3.35** Explore the feasibility of a combined fieldhouse, emergency muster station and foodbank at Tugwell Field.

**Policy 3.36** Explore opportunities for teaching food growing, preparation and preserving within educational and recreation programs, including after-school kids' programs.

## HERITAGE AND CULTURE

### Heritage and Cultural Conservation

The Ucluth Peninsula has been inhabited for thousands of years by the Yuułuᑭᑦᑭᑦᑭᑦ (Ucluelet First Nation). There are numerous culturally significant sites located within the District.

There is a legal and moral obligation to conserve these sites and materials. Archaeological sites are managed under the provincial *Heritage Conservation Act*. This Act provides for the protection and conservation of British Columbia’s archaeological resources. Under the legislation, archaeological sites are protected whether their location is documented or not.

Cultural heritage resources are different than archaeological sites, and are also of significant value. These sites will often lack the physical evidence of human-made artefacts or structures, but will retain cultural significance to one or more living groups of people.

Examples include such things as ritual bathing pools and resource gathering sites. Effective implementation will require a positive working relationship between the Yuułuᑭᑦᑭᑦᑭᑦ and the District.

The Yuułuᑭᑦᑭᑦᑭᑦ Government has provided archaeological and cultural potential mapping which highlights areas considered to be of very high archaeological potential (see Map 3); this includes the marine foreshore and all areas 150m inland around the shore of the Ucluth Peninsula, plus old-growth forest ecosystems.

Known affectionately by locals as “Ukee,” Ucluelet’s rich history is commemorated today in place names, local events and built environments. A number of sites are recognised as having heritage value, including:

- St. Aidan on the Hill church site at Main Street and Peninsula Road
- Plank roads and boardwalks that once connected parts of the community (and recalled in signage installed by the Ucluelet and Area Historical Society along portions of the Wild Pacific Trail)
- Japanese community post-war settlement at Spring Cove and other locations
- Seaplane Base Road and Recreation Hall area
- George Fraser property, gardens and farm south of Peninsula Road
- Imperial Lane and the Whiskey Dock

Ucluelet boasts a vibrant artistic community, being home to many artists and cultural events. In addition to showcasing the area’s culture, history and natural wonders, these events provide important social gatherings for residents and draw large numbers of visitors.

Heritage and culture together form a strong part of Ucluelet’s identity and also generate tourism and other economic development opportunities.

**Objective 3R** To preserve archaeological, historical and cultural features.

**Objective 3S** To identify areas of the Ucluth Peninsula with major potential for archaeological and cultural sites.

**Objective 3T** To celebrate the local culture of the Ucluelet community.

**Policy 3.37** Develop, in partnership with the Yuułuʔiłʔatḥ Government, a protocol for referral and input on development proposals within the areas of high archaeological and cultural potential identified on Map 4.

**Policy 3.38** Develop, in partnership with the Yuułuʔiłʔatḥ Government, a joint Heritage Alteration Permit and protocol / servicing agreement for archaeological and cultural guidance on municipal works and operations within the areas of high archaeological and cultural potential identified on Map 4.

**Policy 3.39** Work with the Yuułuʔiłʔatḥ First Nation, the Heritage Conservation Branch and local historians to identify archaeological and cultural sites, features and place names.

**Policy 3.40** Work with local historians and the Heritage Conservation Branch to locate, identify and record all significant heritage and cultural features and sites.

**Policy 3.41** Development proposals will be reviewed in relation to existing and possible archaeological sites, and where sites are apparent, the owner will be notified of their responsibility for complying with the requirements of the provincial Heritage Conservation Branch.

**Policy 3.42** Support the documentation and build awareness of heritage places (natural or cultural), buildings, artefacts and landscapes in the community.

**Policy 3.43** Seek First Nations' input on District heritage and cultural matters and events.

**Policy 3.44** Invite input from the Yuułuʔiłʔatḥ on the use of traditional names in areas of significance to the indigenous community, and to find opportunities to highlight the Nuu-chah-nulth language where appropriate.

**Policy 3.45** Roughly half of the existing street names in Ucluelet are nouns; invite input from the Yuułuʔiłʔatḥ on Nuu-chah-nulth translations of these names, and explore opportunities for a bilingual street sign program.

**Policy 3.46** Work with property owners through the Development Permit process to encourage building and site design that reflects Ucluelet's west coast and fishing village heritage.

**Policy 3.47** Facilitate the provision of gathering spaces throughout the community, with particular emphasis on the Village Square and the Community Centre.

**Policy 3.48** Support the Ucluelet and Area Historical Society in planning for a future museum and/or venues for historical cultural displays and archives.

**Policy 3.49** Support heritage preservation and stewardship of District-owned heritage resources.

**Policy 3.50** Encourage the preservation of privately-owned heritage properties and consider incentives for heritage conservation, by means such as zoning bonuses through Heritage Revitalisation Agreement.

**Policy 3.51** Identify and connect places of historical significance as part of the future Ucluelet walking tour;

**Policy 3.52** Support community cultural events that celebrate and build cultural experiences for residents and visitors and foster further understanding and connection to this place.

**Policy 3.53** Surfing is good.



**Policy 3.54** Artwork illustrating this document was generously provided by local artists Katsumi Kimoto and Marla Thirsk. To seek illustrations for future updates to this plan, the District will issue a broad call for submissions by local citizens and artists to “draw your community”.

## Land Use, Housing and Managed Growth

### LAND USE CATEGORIES

To put the guiding principles of this OCP into effect, the long-range land use for all areas of the municipality have been designated as shown on Schedule A, “Long-Range Land Use Plan”. Descriptions of each land use designation are summarised below. Note that current land uses and zoning may differ from the long-range designation for any given property. Over time, as properties redevelop the zoning and use of the land should align with the designated uses noted in this plan.

Also note the District may consider requests to down-zone properties to recognize existing non-conforming land uses (brought about by past blanket rezonings), without triggering an amendment of this OCP even if the existing / interim use does not match the long-range uses anticipated on Schedule A.

### Commercial

#### Village Square Commercial

This designation applies to the village square and includes a broad range of mixed uses.

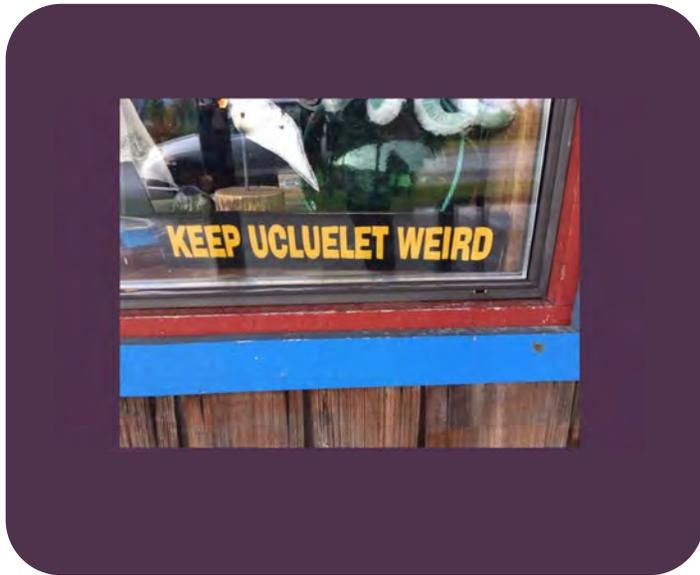
These may include retail uses, offices, restaurants, tourist accommodation, financial, cultural and community services, and

multi-family residential (e.g. apartments and residential units above retail stores).

Compact, high density, mixed-use buildings which respect the existing character of the neighbourhood are encouraged

#### Service Commercial

This designation generally applies to portions of Peninsula Road between Forbes Road and Bay Street. It includes uses such as motels, restaurants, personal and retail services, service stations and automobile repair.



#### Tourist Commercial

This designation includes visitor accommodation (e.g. hotels, motels, hostels, guesthouses), marinas and other supporting uses such as kayak and bike rentals.

Long-term residential uses in the vicinity of the centre of town is supported, therefore a mix of residential uses, including

employee housing, may also be included in the zoning of areas designated Tourist Commercial in this location.

#### Neighbourhood Commercial

This designation applies to individual lots or small commercial nodes providing small-scale commercial services compatible with surrounding land uses and primarily serving lands within convenient walking distance.

#### Parks and Open Space

This land use designation applies to the District's parks, playgrounds, trail network and green spaces. This includes nature parks, community parks, neighbourhood parks, trails and greenbelts. Lands with this designation may also include a variety of public institutional uses such as the Coast Guard facilities at Amphitrite Point, water towers, the Ucluelet Community Centre, etc., which are compatible with the surrounding public park context.

Note that the Schedule 'A Longe-Range Land Use Plan may indicate Parks and Open Space designation across areas of private land; these generally indicate areas with high habitat values, flood potential and/or potential for pathway connections. This may indicate where there are existing rights-of-way, or where desired open space areas should be considered and could be determined in detail at the time of future development approvals.

#### Single-Family Residential

This designation includes detached single-family homes and duplexes. Single-family properties may include secondary suites, accessory dwelling units, home occupations and guest accommodation.

Some small-scale multi-family land uses exist within single-family neighbourhoods. Further small-scale development of multi-family uses - which demonstrate how they fit within the neighbourhood context specific to their location - may also be approved within these areas without amendment of this OCP

### Multi-Family Residential

This designation includes multi-family residential housing of medium to high-density. This includes row houses, cluster housing, townhouses and apartment buildings.

This designation may also include small-lot single-family subdivision or cluster developments which achieve similar densities.



## Industrial

### Light Industrial

This designation provides for a variety of light and medium industrial uses, such as food processing and wood-based manufacturing industries, including service commercial and light industrial uses. This designation applies to lands along Forbes Road.

### Marine Industrial

This designation applies to the upland side of commercial marine properties and provides for a variety of water-dependent and supportive light and medium industrial uses, such as fish processing and unloading, ice plants, marine repair and manufacturing industries, marine fuel services and other marine light industrial uses.

This designation generally applies to lands with existing marine infrastructure fronting the harbour.

## Public Institutional

This designation includes community and institutional uses, such as schools, libraries, recreation areas, health facilities, supportive housing, policing and emergency services, municipal buildings and facilities (e.g. the sewage lagoon on Hyphocus Island) and religious institutions. This category also includes lands supporting public utilities such as electrical and data transmission networks.

## Water Areas

### Water Lots

This designation applies to all areas of current and anticipated foreshore leases as designated in Schedule A.

Uses are subject to future review but may include docks, moorage of fishing vessels, loading/unloading of marine vessels, fish processing and support industry, tourist and recreation facilities including marinas and boat launches, marine residential, environmental protection, utilities and log storage.

### Small Craft Harbour

These foreshore leases are held by the Department of Fisheries and Oceans and are managed by the District. A range of activities are permitted, including private boat moorage and other recreational pursuits, commercial fishing and guiding enterprises.

### Marine Conservation

This designation applies to marine areas intended for conservation and transient recreational uses only; expansion of foreshore tenures and long-term vessel moorage are not supported within the Marine Conservation areas.

## Village Square and Commercial Core

### Village Square

The Ucluelet Village Square area is the heart of the community and Ucluelet's main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk (500 metre radius) of Main Street and Peninsula Road.

The Village Square area is oriented toward the waterfront acknowledging the critical role the harbour continues to play in the community's identity and prosperity. Access and views to the water are a community priority.

As the main commercial and mixed-use area of Ucluelet, the Village Square area is a welcoming place for community members and visitors alike.

Other designations also located within the core area of Ucluelet include Institutional, Multi-Family Residential, Residential and Parks and Open Space.

The Village Square designation contains the broadest range of services and land uses in the District. This includes retail, professional offices, health care, administrative, financial, tourist accommodation and supporting uses, cultural and community services and residential.

Marine Industrial uses that require access to the harbour are also permitted in key locations, including the UHS fish plant.

Service commercial uses (e.g. gas stations and other similar uses oriented toward the automobile) are located outside of the Village Square in order to maintain its strong pedestrian focus.

The Village Square provides for multi-family residential options in and around the core. This housing is located in mixed-use buildings and expands the community's affordable housing choices.

The Village Square has the community's highest densities and building forms, yet is designed to respect views and existing character. It is appealing and safe for pedestrians of all ages.

The architectural style and urban design of the Village Square reflects Ucluelet's unique history and coastal context. High quality urban design enhances the public realm and the pedestrian environment. Village Square uses are designed to transition sensitively to adjoining areas.



**Village Square Policies:**

**Policy 3.55** The area bounded by the Harbour, Bay Street, Larch Road and Otter Street is to be designated as the Village Square. This area is also designated as the Village Square Development Permit Area for form and character (see Schedule ‘F’ for form and character DP mapping and Section 6 Implementation for details of the DP designation, applicability and guidelines.)

**Policy 3.56** New retail, service and office development shall be concentrated in the Village Square designation to maximise pedestrian access for employees and customers and maintain the vitality of the village core.

**Policy 3.57** Tourist accommodation (e.g. boutique hotels) and supporting uses are encouraged (e.g. eating and drinking establishments) to locate in the Village Square designation.

**Policy 3.58** The District of Ucluelet continues to recognise the importance of the harbour to the District’s economy by designating employment uses that require access to the water (e.g. fish plant, boat repair) to locate within the Village Square area. Such uses shall be sensitively integrated into the community.

**Policy 3.59** Encourage residential growth within the Village Square designation in the form of apartments and residential over commercial to provide for greater housing diversity and affordability.

**Policy 3.60** Properties fronting Main Street must be mixed-use, with residential above commercial uses, or standalone commercial; stand-alone multi-family may be permitted within other areas of the Village Square designation. Arrange vehicular

access in a way that gives priority to pedestrian and cyclist comfort and safety.

**Policy 3.61** Cultural and institutional uses are permitted within and adjacent to the Village Square designation, to support the mixed-use, cultural heart of the community. This is the preferred location for a District Museum. The acquisition of key properties by the District, or other public agency, may be required to establish more cultural and heritage uses in the Village Square.

**Policy 3.62** The District encourages Canada Post to maintain the community post office within the Village Square area.

**Policy 3.63** Emphasize the Village Square as the focal point for commercial and socio-economic activity in Ucluelet.

**Policy 3.64** Main Street Dock is a key public gathering place in the community. It provides public access to the waterfront that is safe and accessible.

Main Street Dock may be framed by buildings and contain uses that fit within the mixed-use vision of the Village Square (e.g. cultural, recreation, commercial) and provide interest and variety to the area.

**Policy 3.65** Enhance and improve public access to the water by encouraging access or viewpoints within all new developments that are adjacent to the water, including those adjacent to water lots.

**Policy 3.66** Enhance and improve the network of public open spaces and trails that connect and cross the Village Square. Specific network improvements and elements include:

- enhance existing parks including Municipal Hall Park (e.g. reducing pavement) and Waterfront Park

- retain outdoor open space along Peninsula Road (e.g. existing patio northeast of the intersection of Main Street and Peninsula Road) in order to provide overlook and views to the Harbour
- explore creation or acquisition of new public open space opportunities where feasible (e.g. including the informal green space along Cedar Road on the existing fish plant site)
- require and formalise mid-block pedestrian connections in large block areas (e.g. north side of Peninsula Road, between Bay and Main Streets)
- develop a walking tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town, to create a continuous pedestrian link with the Safe Harbour Trail (see Schedule 'C')
- encourage the provision of cycling end-of trip facilities, such as bike parking
- explore options for a connection between Lyche and Cedar Roads. This connection is desirable, and the location can be flexible to accommodate existing uses and future redevelopment of the parcel.

**Policy 3.67** Support the operating fish plant and associated industry; consider opportunities such as guided tours through the fish plants, a museum to showcase the industry and sports fishing opportunities;

**Policy 3.68** Village Square Pedestrian Walkway Improvements – work to improve the following sidewalk and pathway segments in the following prioritised list:

- stair / ramp at corner of Main Street and Helen Road
- pedestrian walkway on Fraser Lane
- reconstruct municipal hall parking entrance and tot lot

- pedestrian walkway on Helen Road: Main to Matterson
- pedestrian walkway on north side of Peninsula Road: Main to Bay
- pedestrian walkway on Cedar Road: Main to Bay

## Commercial

Ucluelet’s business community provides a range of commercial facilities and services for the convenience of residents and visitors.

Commercial uses strengthen the municipal tax base, provide employment opportunities and accommodate the twin pillars of Ucluelet’s economy; fishing and tourism.

Commercial land uses are also recognised for their contribution to a complete community through the provision of services and shopping close to home.

The broadest mix of commercial uses (including offices and retail stores) is permitted in the Village Square. As the community’s main gathering place and with the highest residential densities, the Village Square is the main working and shopping destination in Ucluelet.

Commercial uses are also permitted in other parts of the community. Automobile-oriented uses (e.g. service stations and building supply establishments) are permitted primarily along Peninsula Road in the Service Commercial designation.

Commercial uses oriented toward tourist accommodation are located in Tourist Commercial designations. This hierarchy of commercial designations supports a compact and vibrant Village Square, while accommodating other needed services in the community.

## General Commercial Policies:

**Policy 3.69** Support a hierarchy of commercial uses that supports the Village Square as the location for most commercial and retail uses, while meeting the full range of residents’ and visitors’ service and shopping needs.

**Policy 3.70** Continue to support the work of the Ucluelet Economic Development Corporation, the Barkley Community Forest, the Ucluelet Chamber of Commerce and Tourism Ucluelet, and the formation of partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

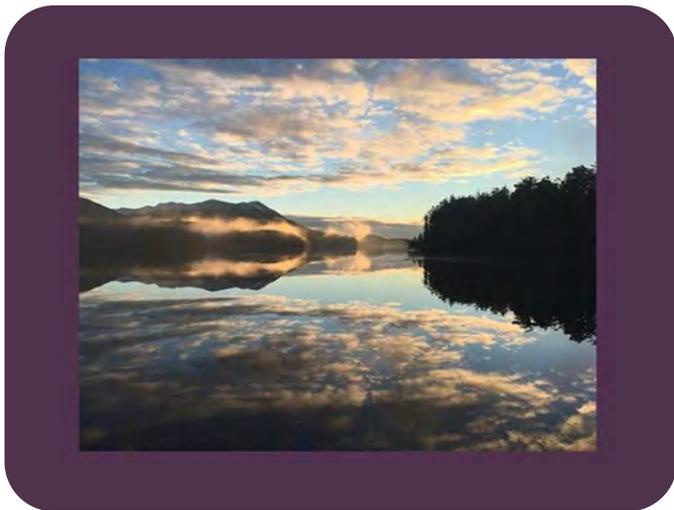
**Policy 3.71** Promote and support locally owned small businesses, including those oriented to arts and artisans, home occupation uses, and - where appropriate - bed and breakfasts, vacation rentals and guest houses.

**Policy 3.72** Review permitted uses in all commercial zones, including the merits of allowing permanent residential uses in the Tourist Commercial (CS-5) zone in the vicinity of the Village Square and residential units above service commercial uses (CS-2 zone).

**Policy 3.73** Connect commercial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show commercial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of the District.

**Policy 3.74** Support climate action strategies by:

- locating commercial uses within proximity of Peninsula Road, the District’s primary corridor for development. This will promote the early introduction of local transit-service and higher transit frequencies than is possible with lower density development
- situating commercial areas within walking distance of potential future transit routes
- supporting home-based businesses that have minimal impact on neighbouring land uses
- encouraging environment-friendly commercial development, building energy and efficiency upgrades
- encouraging development in a manner that promotes energy efficiency. This may include orienting buildings for maximum solar gain, maximizing glazing, requiring overhangs that protect from summer sun and rain but allow winter sunlight in, and providing landscaping that shades in summer and allows sunlight in during the winter



**Service Commercial**

Lands designated for Service Commercial uses are generally located along both sides of Peninsula Road between Forbes Road and Bay Street.

**Service Commercial Policies:**

**Policy 3.75** Designate properties along Peninsula Road for service commercial uses to accommodate existing uses as well as future uses that require automobile-oriented access and visibility.

**Policy 3.76** Accommodate automobile repair uses in the Service Commercial designation. Consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the Service Commercial zones (i.e., not within the Village Square).

**Policy 3.77** Recognise the strategic location and high visibility of Peninsula Road and implement high quality urban design for service commercial uses in the area, as set out in the Peninsula Road DP Area guidelines.

**Policy 3.78** Work with the Ministry of Transportation and Infrastructure to enhance landscaping along Peninsula Road through the development process, allocation of capital funds and other mechanisms (e.g. DCCs and grants).

**Policy 3.79** Work with property owners to increase the supply of visitor parking in commercial areas along Peninsula Road, while minimizing the number and width of curb cuts crossing the pedestrian and bike paths.

### Tourist Commercial

Ucluelet’s appeal as a tourist destination for all ages is based largely on the wide range of recreation opportunities available in the community. These include hiking the Wild Pacific Trail, sea kayaking, boating, fishing, surfing and cycling.

The town serves as a gateway to Pacific Rim National Park Reserve, Clayoquot Sound, Barkley Sound and the Broken Group Islands. Visitors are able to enjoy Ucluelet’s small town charm, working harbour, parks, trails and other recreational and cultural amenities.

The Tourist Commercial designation focuses primarily on providing for visitors’ accommodation, together with marinas and other supporting uses, creating areas distinct from residential neighbourhoods.

#### Tourist Commercial Policies:

**Policy 3.80** Concentrate large scale tourist commercial developments within the following general areas:

- Reef Point Area
- Inner Boat Basin
- Former Forest Reserve Lands

**Policy 3.81** Encourage accommodation types that may not be provided for in other areas in order to enhance visitor options and strategically manage supply (e.g. boutique hotels are encouraged in the Village Square designation, while vacation rentals, hotel/spas are permitted in the Tourist Commercial designation.).

**Policy 3.82** Allow limited and accessory commercial uses (e.g. kayak rental) within the Tourist Commercial designation in order to support a wider range of commercial uses within a compact

and complete Village Square. Limited restaurant uses are appropriate in the Inner Boat Basin area. Visitors are encouraged to access offices and retail uses in the Village Square. Transportation options to the Village Square will include pedestrian and cycling infrastructure.

**Policy 3.83** Encourage the redevelopment of properties fronting onto Ucluelet Inlet ensuring:

- the provision of public access to the waterfront
- a continuous waterfront walkway connecting the Inner Boat Basin to the Village Square
- high quality architectural design reflecting the fishing village heritage of Ucluelet
- the identification, protection and enhancement of view corridors
- the inclusion of natural landscaping

**Policy 3.84** Encourage development forms that maximise tree retention for undeveloped sites.



## Industrial

Ucluelet has developed as a working community, supported by a strong fishing industry. Fishing and other industrial activities needing access to the waterfront continue to be important directions for the future. While forestry perhaps played a more prominent role in the past, its contribution to the local economy is ongoing and anticipated to grow with the potential for wood-based value-added enterprises.

Industrial land use, both water and land-based, provide a solid foundation for the community's economic livelihood. Industrial land use enhances the economic viability of Ucluelet through the diversification of the local economy and the provision of employment opportunities. Industrial land provides space for the supply, storage, distribution and repair functions which support other "front line" enterprises.

Local industrial land can also support the District's policies and actions to reduce greenhouse gas (GHG) emissions and respond to climate change. This is achieved through the promotion of innovative and clean industrial uses that are appropriately located and designed to maximise energy efficiency. Securing an adequate supply of local industrial land also reduces travel to access service and supply industries.

The Industrial Designation encompasses two main areas – lands at Seaplane Base Road and lands along Forbes Road. These two areas are expected to meet the industrial land needs of the District for the medium to long term. Uses within the industrial designation are designed to provide a neighbourly transition to adjoining non-industrial areas.



**Industrial Policies:**

**Policy 3.85** Support the protection of the District’s industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits to Ucluelet.

**Policy 3.86** Encourage industrial uses that will achieve higher employment and land use densities.

**Policy 3.87** Guide industrial development off Peninsula Road and into the Forbes Road and Seaplane Base Road areas.

**Policy 3.88** Industrial land uses must be compatible with adjoining land uses (e.g. industrial / tourist commercial / residential); use the rezoning process (e.g. siting, layout) to minimise conflicts.

**Policy 3.89** Give priority to industrial uses at the Seaplane Base Road area that require water access in areas with sufficient navigational depth (e.g. north side in proximity of existing water lots).

**Policy 3.90** Protect and enhance the sensitive ecosystem associated with the waters on the west side of the Seaplane Base road industrial area by maintaining a naturalised shoreline.

Given the site’s unique water access, proximity to industrial and tourist commercial areas, a comprehensive plan of development will be required at the time of redevelopment. Public access to the water will be provided in a manner that is commensurate with the permitted land uses.

**Policy 3.91** Create an employment-intensive area in the Forbes Road industrial area, while acknowledging the existing mixed-use nature of the area. Review the range of uses permitted in the

CD-1 (“Eco-Industrial Park”) Zone. Residential uses (e.g., employee housing) should only be considered on upper storeys above appropriate light industrial space. Explore the inclusion of live/work light industrial uses within this area, particularly on new lands with light industrial designation to the north of Forbes Road and off Minato Road.

**Policy 3.92** Continue to recognise the importance of the harbour to the Ucluelet’s economy by allowing industrial uses that require access to the water to locate within other appropriate designations (e.g. Village Square, Water Lot and the Small Craft Harbour).

**Policy 3.93** Support the creation of more detailed plan for Ucluelet’s Harbour, focusing on lands in the vicinity of the Village Square, existing water lots, and appropriate locations for water-based industrial uses.

**Policy 3.94** Enhance and improve public access to the water in industrial areas while recognising that the safety and operational needs of industrial businesses are not to be compromised.

**Policy 3.95** Support the fish plant and supporting industry located within the Village Square designation.

**Policy 3.96** Support the long-term presence of the ice plants and marine service industries located on Eber Road. Recognising the surrounding residential neighbourhood context, continue to mitigate conflicts in this area.

**Policy 3.97** Support the expansion of the District’s industrial land base, where appropriate, in a manner that is sensitive to adjoining land uses and helps to achieve other District objectives.

**Policy 3.98** Work in partnership with the Ucluelet Economic Development Corporation (UEDC), the Barkley Community Forest and the Ucluelet Chamber of Commerce to form partnerships or joint ventures to diversify the local economy and to generate new sources of sustainable development and employment.

**Policy 3.99** Continue to support the Village Square as the location for most commercial and retail uses. Review accessory retail and office use provisions in industrial zones.

**Policy 3.100** Connect industrial areas to other parts of the District through multi-use pathways, sidewalks, trails and other transportation routes. Show industrial areas on the proposed walking trail tour that connects the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town.

**Policy 3.101** Encourage the provision of cycling end-of trip facilities, such as bike parking, in industrial areas.

**Policy 3.102** Provide a safe pedestrian environment to and from industrial areas and support ability of employees to walk to work while avoiding conflicts from trucks and vehicles, for instance, by providing separated sidewalks.

**Policy 3.103** Minimise detrimental effects of industrial development on the natural environment and surrounding areas. Encourage water conservation, re-use of building materials and waste products, reduced energy consumption, alternate energy sources and high air quality and water treatment standards.

**Policy 3.104** Strive for a high quality of site and building design in industrial areas. This may include extensive landscaping and visual buffers between industrial and non-industrial uses. Explore

the designation of properties fronting Forbes Road as a development permit area to improve the streetscape over time.

**Policy 3.105** Support climate action strategies by providing infrastructure to support electric vehicle charging and encouraging the reduction of vehicle trips.

**Policy 3.106** Encourage the provision of employee amenities within industrial developments that support a healthy working environment. This may include accessory retail uses (e.g. restaurants, cafes, pharmacy), places to sit, rest or eat, exercise facilities and connections to multi-use pathways, sidewalks or trails.

**Policy 3.107** Accommodate automobile repair uses in the industrial designation; consider amending the Zoning Bylaw to permit automobile service uses (e.g. the repair and servicing of automobiles and recreational vehicles,) in the light industrial zones.

**Policy 3.108** There are no significant gravel deposits within the boundaries of the District of Ucluelet, and no foreseen quarry or gravel extraction operations. Significant gravel resources are available within the region, however, including in the adjacent Area C of the ACRD.

## Institutional

Community and institutional uses in Ucluelet include schools, libraries, recreation areas, health facilities, policing and emergency services, municipal buildings, public utilities and religious institutions.

These places meet many needs: educational, health, spiritual, and safety. They contribute to the wellbeing of the community and to a sense of permanence and stability.

The heart of Ucluelet’s civic life is located within the Village Square. This area contains the District Hall and Waterfront Park, George Fraser Memorial Park and the Main Street Dock.

A second cluster of institutional uses is located approximately 1.5 kilometres away along Matterson Drive. This cluster includes Ucluelet Elementary and Senior Secondary Schools, the BMX Bike Track and school playgrounds, the Ucluelet Community Centre, including a branch of the Vancouver Island Regional Library and the adjoining skateboard park and basketball court.

The District recognises that providing cultural and recreation facilities within close proximity to each other is essential to creating a complete community and cultivating a dynamic relationship between the different facilities.

Connections between the two institutional nodes are facilitated by transportation and infrastructure improvements along Main Street, Peninsula Road and Matterson Drive. Walking and cycling between the two areas is encouraged.

Other institutional uses with the community include:

- Recreation Hall on Seaplane Base Road
- Sewage treatment facility on Hyphocus Island
- Forest Glen Seniors Housing (St. Jacques Boulevard)
- Ucluelet Volunteer Fire Brigade;
- Food Bank on the Edge
- Canada Post community post office
- Army Navy & Air Force Club (Peninsula Road)
- RCMP detachment
- Telus and Hydro facilities
- Water and waste water facilities (reservoirs, pump stations)
- School District 70 (Pacific Rim) facilities

At the time of writing, the Ucluelet Elementary School is receiving significant seismic upgrades and renovations - including new day care facilities - and a new Ucluelet Secondary School is under construction. The school is designed to accommodate future expansion if necessary. These new and upgraded facilities will serve the needs of the west coast for the foreseeable future.



### Institutional Policies

**Policy 3.109** Support improvements to the Village Square that increase its attractiveness and enhance its accessibility, usefulness, and security as a venue for public uses and events.

Improvements may include signage, planting of trees, provision of street furniture, adding pedestrian and building lighting, public art, and other aesthetic and functional items that make the Village Square more desirable to pedestrians.

**Policy 3.110** Facilitate improvements, which include sidewalks and multi-use pathways to Main Street, Peninsula Road and Matterson Drive to encourage walking and cycling between key community public spaces.

**Policy 3.111** Maintain a close, collaborative relationship with School District 70 to maximise the use of school facilities and services for the benefit of the community and to facilitate current and anticipated school needs.

**Policy 3.112** Encourage any future rebuilding of the schools to be oriented toward Matterson Drive to emphasize the importance of this intersection, the proximity to the Village Square and the connecting function that Matterson Drive plays (e.g. connecting Village Square to key community locations (community centre, Big Beach)).

**Policy 3.113** Recognise and support the role of schools as neighbourhood focal points and social centres.

**Policy 3.114** Encourage Canada Post to maintain a location for the community post office within the Village Square area.

**Policy 3.115** a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range

Land Use Plan. Create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their future conversion to a possible variety of community care, shelter, supportive and/or affordable housing uses.

## Marine

### Small Craft Harbour/ Marine

The jurisdictional boundary for the District of Ucluelet extends approximately 200 metres (ten surveyor's chains, or 660 feet) into the Pacific Ocean surrounding the Ucluth peninsula, as shown on Schedule A. It is the intent of the District to regulate uses contained within the water areas to the full extent of its jurisdiction.

The Harbour (Ucluelet Inlet) has historically and continues to play an important role in the life and well being of residents in the District.

Currently a range of activities occur, such as fishing (commercial and sport), private boat moorage, guides and outfitters and other recreational pursuits, including launching points for excursions on the water along the West Coast, particularly the Broken Group of Islands.

A number of leases of provincial Crown foreshore have been created over the years. To date, the development of these water lots has not been regulated by the municipality through tools such as Development Permit designations.

The calm waters in this natural inlet have provided refuge for mariners for a long period of time.

The harbour has potential to maintain and promote what makes Ucluelet a great place – a place that services the fishing and sport fishing industries, the tourist industry, inspires artists and photographers and supports daily recreational enjoyment by many within the community.

The harbour is an asset worth protecting for the future economic prosperity and livability in the District.



The water areas of Ucluelet are generally designated as either:

- Small Craft Harbour (three public water lots)
- Water Lot (primarily privately-held foreshore leases)
- Marine Conservation (remaining water areas not in registered water lots)

In addition to these three designations, several water lots are designated in conjunction with the adjacent land-based designation (e.g. Village Square or Residential).

Each registered water lot is inextricably linked to various adjacent land uses; hence the relationship between land and water requires careful consideration, which could include parking needs, water and sewer servicing and visual impacts.

Following the guiding principles of this OCP, the District has designated environmentally sensitive areas and shoreline habitat as environmental Development Permit areas. See Schedule E for DP area mapping and Part 6 [Implementation](#) for DP guidelines.

**General Policies:**

**Policy 3.116** Adopt new zoning designations for water areas to define permitted uses, servicing and parking requirements, etc.

**Policy 3.117** Prohibit the following uses in the Water Lot, Small Craft Harbour and Marine Conservation designations:

- Commercial aquaculture
- Boat, vessel or aircraft storage
- Landfills

**Policy 3.118** Identify environmentally sensitive areas and protect marine ecosystems by establishing marine shoreline Development Permit areas: see Development Permit Area - Schedule E.

**Policy 3.119** Support marine ecology and marine education facilities within the Harbour.

**Policy 3.120** Consider enhancing public access to the District-leased water lot at the foot of Alder Street, including facilities for launching canoes and kayaks.

**Policy 3.121** Support transient boat moorage provided adequate sanitation facilities are located nearby.

**Policy 3.122** Require all water lot uses to properly treat and dispose sanitary sewer waste and connect into the District's sewer collection system and access District potable water.

**Policy 3.123** Develop guidelines for marina and marine-based commercial DP areas, including requirements for publicly-accessible vessel sewage pump-out facilities in all marina operations.

**Policy 3.124** Explore new means of generating revenue to fund Harbour infrastructure.

## Small Craft Harbours

The Small Craft Harbour is owned by the Department of Fisheries and Oceans, and it is managed by the District. The Small Craft Harbour manages three water lots. These are:

- Lot 2084, known as the inner harbour
- Lot 1977, known as the outer harbour
- Lot 1877, known as 52 steps

### Small Craft Harbour Policies:

**Policy 3.125** Ensure the continued viability of the Small Craft Harbour in Ucluelet through sound management practices;

**Policy 3.126** Consider changes to the size and configuration of the Small Craft Harbour; giving priority to water lots near existing and proposed industrial areas (e.g. Lot 610 near foot of Seaplane Base Road);

**Policy 3.127** Encourage water-based industrial uses to locate in the vicinity of Seaplane Base Road.

### Water Lot Policies:

**Policy 3.128** A comprehensive review of all existing water lots and the appropriate location of potential marine uses will be carried out by the District. Possible uses include:

- docks and moorage of fishing vessels
- loading and unloading of marine vessels
- fish processing and support industry
- tourist and recreation facilities, including marinas and boat launches
- float homes
- live-aboards and houseboats

- pier residential housing
- environmental protection
- passive recreation and opportunities to view and experience the harbour from key locations on land
- utilities
- log storage

**Policy 3.129** The Main Street Dock (Lot 1689), the Whiskey Dock, is considered appropriate for specific marine uses, such as net mending, specialty catch off-loading, Francis Barkley passengers and ferrying, fish markets, and arts, entertainment and tourist functions.



Generally vessel off-loading and other heavy industrial uses are not encouraged at Main Street Dock. Other existing public and private wharfs within the harbour may be more suitable for such activities.

## Marine Conservation

All water areas located between the shoreline and the District boundaries, excluding areas designated as water lots, are designated as “Marine Conservation”.

### Marine Conservation Policies:

**Policy 3.130** Invite regional partners to participate in developing a comprehensive “Healthy Inlet / Safe Harbour” management plan for the Ucluelet Inlet, including:

- habitat sensitivity, protection and enhancement;
- co-ordinated approach to cleanup and avoiding future contamination (sewage, plastics, derelict vessels, etc.);
- coordinated policy for liveaboard moorage and sewage disposal;
- overview of type, amount and location of landing and moorage facilities.



## Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:

housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

### Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet’s challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuułuʔiłʔatḥ Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

**Policy 3.131 Short-term Housing Action Plan:**

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

community care, shelter, supportive and/or affordable housing uses;

- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



**Affordable Housing Policies:**

**Policy 3.132** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.133** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.134** Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments. As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.

**Policy 3.135** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.136** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.137** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.138** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.139** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.140** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.141** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.142** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.143** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.144** The District does not support strata conversion of previously-occupied rental housing units.

**Policy 3.145** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

**Policy 3.146** Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

### Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District’s affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

#### Multi Family Residential Policies:

**Policy 3.147** Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

**Policy 3.148** Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

**Policy 3.149** Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

**Policy 3.150** Explore the use of coach houses and forms of low-to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

**Policy 3.151** Encourage the provision of underground or concealed parking and affordable housing units.

### Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

### Single Family Residential Policies

**Policy 3.152** Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

**Policy 3.153** Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

**Policy 3.154** Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

**Policy 3.155** Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.

**Policy 3.156** Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.

## Residential – General

### General Housing Policies

**Policy 3.157** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

**Policy 3.158** Explore density bonuses for incorporating energy efficiency in existing and new buildings.

**Policy 3.159** Cluster residential units to preserve natural areas where possible.

**Policy 3.160** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



### Future Comprehensive Planning Areas

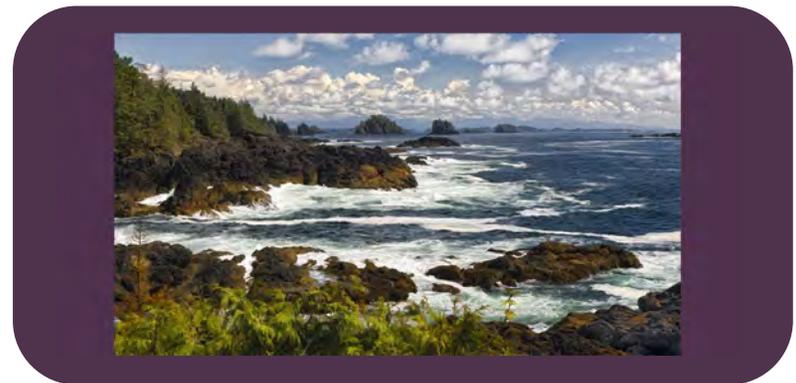
Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

### Former Forest Reserve Lands

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities serving the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan; a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

**Policy 3.161** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.162** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.163** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.164** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

**Policy 3.165** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.166** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

**Policy 3.167** Gates, guard houses, and other means of restricting public access are not permitted.



**Policy 3.168** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

**General Future Comprehensive Planning Area Policies**

**Policy 3.169** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

**Policy 3.170** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

**Policy 3.171** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.172** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.173** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.



**Policy 3.174** Hyphocus Island is currently zoned as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);

**Policy 3.175** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is zoned as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Potential acquisition for designation as park land is also supported.

**Policy 3.176** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.177** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.178** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.

## Areas of Potential Future Growth

Development of lands designated as "Areas of Potential Future Growth" on Schedule 'A' is considered beyond the scope of this plan, i.e., beyond the current capacity of municipal services and/or beyond the year 2050. Amending the OCP to permit earlier development would require a comprehensive plan demonstrating the social, economic and environmental case for servicing and developing those areas.

These areas have zoning designations previously applied, and an OCP designation does not affect that zoning. However the intent of this designation is for these areas to be left in a natural state until comprehensive plans have been accepted for the intended uses, with timing to be determined.

**Policy 3.179** It is not in the public interest to extend services or approve subdivisions that would create new parcels within areas designated as "Areas of Potential Future Growth" on Schedule 'A'.

# Part Four: Systems

## Servicing and Infrastructure

The District maintains a network of municipal roads, sidewalks, water treatment and distribution, storm drainage, sewer collection and treatment infrastructure. These are monitored and maintained to meet a series of federal and provincial standards. The District plans, develops and maintains these municipal infrastructure systems to enhance the community's health, safety and overall quality of life, and to protect the local environment.

**Objective 4A** To protect community health and the environment by developing and maintaining efficient and highly-functioning water and sewer systems.

**Objective 4B** To ensure an orderly pattern of utility services and avoid premature or unnecessary public expenditures on municipal infrastructure.

**Objective 4C** To use water resources efficiently to ensure a safe and reliable supply over the long term.

**Objective 4D** To adapt municipal infrastructure systems to remain resilient to the impacts of a changing climate.

**Objective 4E** To reduce the use of fossil fuels and other resources in municipal operations through improved efficiency and conservation.

**Objective 4F** To adopt an environmentally sound, integrated stormwater management strategy.

**Objective 4G** To ensure that the costs of upgraded services are borne primarily by those who benefit.

**Objective 4H** To ensure that new development contributes toward the costs of infrastructure improvements.

### Water Supply

The District of Ucluelet has two domestic water sources. The Lost Shoe Creek Aquifer supply currently consists of four wells which produce approximately 9,450 m<sup>3</sup>/day (at 90% capacity). Drier summer weather patterns potentially limit this supply, as the aquifer is drawn down to the level of the deepest well. Active water licenses also allow the District to draw up to 3,239 m<sup>3</sup>/day from Mercantile Creek; of this approximately 500 m<sup>3</sup>/day is allocated to the Ucluelet First Nation. Additional surface water cannot be taken from this source, to protect the Mercantile Creek fish habitat resource.

In the medium to long term an alternate source of water will be needed to support growth and industry within the District. Two approaches have been identified. The first would require an additional well at the Lost Shoe Creek Aquifer and/or a new well located at Mercantile Creek, expanding the current system capacity. The second approach would develop a new water supply from Kennedy Lake, identified as a source of sufficient volume to sustain the entire region. The feasibility, costs and treatment options have been analysed for the Kennedy Lake system. Ongoing discussions with regional partners will be key to determining the ultimate approach to providing a resilient, healthy source of domestic water to the community.

### Water Storage

Water reservoirs are necessary to retain enough water volume and pressure for fire protection, peak hour water balancing and emergency storage purposes. The District operates two water storage reservoirs; one located along the Pacific Rim Highway

(1,400 m<sup>3</sup> of storage) and a second reservoir located off Matterson Drive behind the schools (1,300 m<sup>3</sup> of storage) for a total capacity of 2,700 m<sup>3</sup>.

There is a current shortfall in recommended storage volume requirements with the two existing reservoirs to meet fire flow standards, therefore the District should plan for constructing a new facility. A new reservoir could be partially funded through the Development Cost Charge bylaw.



### Sanitary Sewer

The District's wastewater collection system consists of a network of gravity and forcemain sewers feeding into one of 15 municipal pump stations. All sewers are pumped through the Helen Road Pump Station before discharging to the District of Ucluelet's Wastewater Treatment facility located on Hyphocus Island.

The wastewater treatment facility is a 3-cell aerated lagoon. Each cell is lined with a high-density polyethylene membrane with a baffling curtain system which maximizes the retention time of the effluent water, allowing the system to provide a high degree of treatment. To expand lagoon capacity into the future, cell # 3 may be expanded and deepened, additional cells may be constructed if land is secured by the District, and a tertiary treatment plant may be constructed.

The District's lagoon system discharges into a marine outfall system. This outfall is located under Ucluelet Inlet to Alpha Passage near George Fraser Islands (1,480 metres in length) and accommodates the treated effluent from the District's lagoon. The outfall is sized to also handle untreated waste from up to three fish processing plants.

Pumping wastewater is expensive to maintain. However it is unavoidable, due to Ucluelet's topography. The District is pursuing strategies to reduce reliance on sewage pumping in the long term. This may include redirection and extension of specific collectors and forcemains. Additionally, the District should carefully evaluate the long-term financial operating costs before assuming responsibility for future infrastructure as a result of new development.

Heavier rainfall events in recent years have caused the maximum daily flows to exceed permit allowances approximately three to

four times a year. These extraordinary flows are attributable to high levels of inflow and infiltration (I & I), combined with more intense storm events. The District has an ongoing program to identify and address I&I incidents.

### Stormwater Management

Situated in a coastal rainforest, Ucluelet is blessed with an abundance of rainfall (3,300 mm per year of precipitation). Stormwater collected in pipes and discharged directly to watercourses or the foreshore creates a potential for erosion and discharge of contaminants, which can be harmful to fish and the environment. The existing system in Ucluelet includes a mixture of pipes and open drainage ditches and swales. Several projects in Ucluelet have shown rainfall can be collected in gravel filled trenches and topsoil to dissipate stormwater run-off in a more natural way into the ground. The District will explore options to expand this approach, when updating municipal servicing standards. In addition, the District encourages developers to retain forest cover during subdivision development (i.e. only clear what is necessary to construct the infrastructure and roads) and retain pockets of forest land to the extent possible.

### Solid Waste and Recycling

In 2007 the Alberni Clayoquot Regional District (ACRD) commissioned a Solid Waste Management Plan, which was endorsed by District Council. The plan's objectives are to:

**Objective 4I** Reduce the amount of waste requiring disposal.

**Objective 4J** Increase the level of recycling activity throughout the regional district.

**Objective 4K** Ensure that any residual waste is disposed of in a manner that protects the environment and social well-being.



In the West Coast Landfill catchment area, waste reduction targets are based on recycling rates, as the disposal rate may not be an accurate reflection of progress since it is highly affected by the annual success of the tourism industry. It is anticipated that the West Coast Landfill will be the central delivery area for recyclables collected on the west coast

Currently, there is no suitable local location to dispose of land-clearing debris and household organic waste. The District expects to continue to work with the Alberni Clayoquot Regional District on regional solutions to organic waste recycling.

The 2006 'Human-Bear Conflict Management Plan' guides consideration of development proposals and necessary actions

to reduce potential wildlife conflicts. The priority actions identified in this plan are to bear-proof garbage and food attractants and to set aside habitat and critical animal corridors as lands are developed within the District.

### Servicing Policies

**Policy 4.1** Require developers to pay for the full servicing costs associated with growth.

**Policy 4.2** Commission, and update as necessary, infrastructure master plans for municipal water, sewer, roads, building facilities, parks, and integrated stormwater systems.

**Policy 4.3** Initiate long-range financial planning to account for both the costs of replacing aging infrastructure and the expected expansion of utilities to serve a growing community.

**Policy 4.4** Maintain a 5-year capital works plan for the construction and upgrading of municipal utilities, based on the infrastructure master plans and long-range financial plan.

**Policy 4.5** Adopt updated Subdivision and Development Servicing Standards to require low-impact development standards, minimize long-term operational and maintenance costs, reduce the environmental impact of development, and provide the network of pedestrian, bicycle and vehicle facilities shown in this plan.

**Policy 4.6** Plan for water conservation as a necessary part of future development in order to reduce peak demand requirements and meet funding criteria from Provincial and Federal governments.

**Policy 4.7** Explore options for providing a second barrier water treatment system for surface water sources, as directed by the Ministry of Health, if continued use of the Mercantile Creek source is needed.

**Policy 4.8** Plan for the construction of a third water reservoir, to meet future pressure and capacity needs.

**Policy 4.9** Continue an active program to reduce inflow and infiltration into the sewage system.

**Policy 4.10** Continue an active program for detecting leaks and unauthorized water use.

**Policy 4.11** Continue the program to repair, upgrade and install SCADA on each municipal sewage pump station.

**Policy 4.12** Maintain appropriate portable emergency generators to service key municipal infrastructure during power outages.

**Policy 4.13** Investigate the feasibility of retrofitting existing piped systems, when replacing aging infrastructure, in favor of alternate practices for accommodating run-off.

**Policy 4.14** Develop a program for reviewing the municipal systems and securing rights-of-way for all utility infrastructure where presently not secured.

**Policy 4.15** Require oil and grease separators to be installed and maintained for all new or upgraded paved parking lots and service station properties.

**Policy 4.16** Continue to explore the feasibility of the Kennedy Lake Regional Supply, and seek support from regional partners, as the long-term secure water source for the west coast.

**Policy 4.17** Work with the Ministry of Environment to update the municipal sewage discharge permit to reflect the current level of waste water treatment.

**Policy 4.18** Refer major development proposals to the Alberni Clayoquot Regional District for comments relating to solid waste and recycling.

**Policy 4.19** Encourage community waste reduction and recycling.

**Policy 4.20** Explore options for handling local land-clearing waste and household organic waste recycling with the ACRD.

**Policy 4.21** To reduce energy and emissions associated with waste management, the District will consider enhancing programs to reduce waste, recycle and reuse waste where possible, and promote composting systems that reduce the amount of methane from organic waste.

**Policy 4.22** Encourage the use of sustainable energy systems and utilities where improved energy efficiency and/or reduced GHG emissions will result.

**Policy 4.23** The number of District-owned and operated sewer pump stations should be minimised.

**Policy 4.24** Encourage the harvesting of waste heat from industrial, commercial or institutional sources, such as refrigeration equipment and sewer systems, where practical.

**Policy 4.25** Utilize energy-efficient street lighting to reduce energy use.



## Municipal Finance, Governance and Operations

A primary task of the municipal organization is to maintain the business functions which support the community’s local government.

Taxation, utility billing, infrastructure financing, budgeting, contracting and seeking grants are all core functions of the District. Providing timely, accurate information and support enables good decision making by the elected Council.

Municipal staff are charged with ensuring the District functions meet legislated requirements and strive to adopt appropriate best practices to further Council’s strategic directions for the community.

Clear communication with Ucluelet residents and other agencies on the ongoing operations, events and functions of the municipality ensures accountability and transparency in all of the District’s practices.

**Objective 4L** To be a healthy, accountable, progressive organisation that is outstanding in the provision of service to the public.

**Objective 4M** Deliver excellent customer service.

**Objective 4N** Provide best value for money.

**Objective 4O** Provide right-sized government services and infrastructure which will be affordable to the community over the long term.

**Objective 4P** Strengthen relationships within the community and with neighbours.

**Objective 4Q** Provide streamlined services for residents, businesses and investors in the community.

**Policy 4.26** Develop and institute a long-range financial planning approach which anticipates the costs of developing, operating, maintaining and replacing municipal infrastructure and assets over their serviceable lifespan.

**Policy 4.27** Commission a long-range land use demand study to inform infrastructure decisions, development reviews and long-range budgeting efforts.

**Policy 4.28** Assess municipal resources and strategize the appropriate approaches to most efficiently delivering the level of service expected by the community.



The District recognises that information is another piece of key infrastructure for the community. Land, building, demographic and business data are important information sources which can support community functions, economic development and the work of other agencies.

**Policy 4.29** Continue to pursue corporate records management strategies to develop efficient and resilient information storage and retrieval systems.

**Policy 4.30** Continue to review District methods of internal and external communication to provide transparency while maintaining an appropriately efficient allocation of resources and staff time.

**Policy 4.31** Provide educational materials and opportunities for engaging citizens and expanding awareness, knowledge and participation in civic functions.

## Economic Development

Ucluelet prides itself as being a working town. The economy has traditionally been based on the forest, fishing and mining industries up until the nineteen nineties.

Today Ucluelet and Tofino serve a trading population of roughly 4,000 in addition to an increasingly large number of tourists attracted by the area's pristine scenic beauty.

The District works with Tourism Ucluelet and the Chamber of Commerce to further promote the unique attributes of the town, while differentiating the visitor experience between the west coast communities of Tofino and Ucluelet.

Ucluelet continues to improve its image and appeal to visitors. This is achieved through promoting the community as a working harbour and drawing attention to the Wild Pacific Trail, the area's heritage and cultural values and access to the Broken Group Islands.

A new fiber-optic data network serving Ucluelet supports businesses and individuals who increasingly live locally but interact with a far-flung network of clients, customers and suppliers.

Strategic improvements to the public realm in the Village Square area is a priority for enhancing the safety, comfort and experience of both locals and visitors. These pathways and gathering places act as the backbone to the community and also support the further development of the Ucluelet economy.

The District of Ucluelet commissioned an Economic Development Strategy Update in 2017. The study identified strategic directions which are reflected in the following economic objectives.

It remains important that Ucluelet maintains a diversified economy, so that it does not concentrate solely on tourism, while retaining its traditional small-town character.

“As of the 2011 National Household Survey, the concentration of tourism-based jobs in the Ucluelet area was about 2.5 times the provincial average. These are a combination of jobs in accommodation services, food and beverage services, recreation, transportation, retail, and others.

This underlies the importance of tourism to the Ucluelet economy and is impressive considering that every community in the province has at least a small tourism industry.

But the real outlier in the Ucluelet economy is the fishing sector. Including fishing, aquaculture and fish processing, the concentration of employment in Ucluelet is 64 times the provincial average. Fishing jobs are naturally more concentrated because they are mostly limited to coastal communities, but this is still a remarkable result.

About 18% of all jobs with a fixed place of work in Ucluelet were in fishing, and this does not include all the various suppliers to the industry.”<sup>1</sup>

**Objective 4R** Sustain a local economic development structure and tools.

**Objective 4S** Invest in Ucluelet’s human potential.

**Objective 4T** Enhance physical infrastructure for economic development.

**Objective 4U** Support and build on the twin pillars of the Ucluelet economy – harbor-related industries and tourism.

**Objective 4V** Pursue targeted economic development opportunities.



The updated Economic Development Strategy identifies the following strategic polices which the District is pursuing:

**Policy 4.32** As part of an overall strategic review of the long-term demand for municipal resources, assess the level of staffing and/or financial commitment to economic development.

**Policy 4.33** Continue to support a business and employment retention and expansion (UBERE) program.

**Policy 4.34** Communicate Ucluelet’s attributes and opportunities for economic development.

**Policy 4.35** Maintain a collaborative relationship on economic development projects with Yuułuᑭifʔath Government and Toquaht Nation.

**Policy 4.36** Continue to support the development of a range of housing options, including dedicated staff housing if the need arises.

**Policy 4.37** Continue working to improve the municipal water system.

**Policy 4.38** Continue to work with the Department of Fisheries and Oceans (DFO) and industry to maximise the effectiveness of the harbor for commercial fishing operations.

**Policy 4.39** Support the expansion and diversification of tourism amenities and attractions.

**Policy 4.40** Support ongoing community input into Economic Development.

**Policy 4.41** Continue to support new and expanded post-secondary education and/or advanced research institutions.

**Policy 4.42** Continue to support health service improvements in Ucluelet and the region.

**Policy 4.43** Continue to support programs and events that enhance Ucluelet’s unique sense of place and high quality of life.

**Policy 4.44** Explore alternative uses of the Coast Guard lands.

**Policy 4.45** Ensure sufficient supply of industrial land is designated and, when appropriate, serviced for future use.

**Policy 4.46** Support continued improvement to regional transportation infrastructure.

**Policy 4.47** Support the continued operation and expansion of marine support services.

**Policy 4.48** Support the commercial fishing, aquaculture, and processing sectors in the development of new and higher-value seafood products.

**Policy 4.49** Target technology and energy-related entrepreneurs.

**Policy 4.50** Support the expansion of forestry and wood products manufacturing.

**Policy 4.51** Explore marketing synergies among tourism providers in the west coast region.

**Policy 4.52** Support closer ties between local educational institutions and the business community.

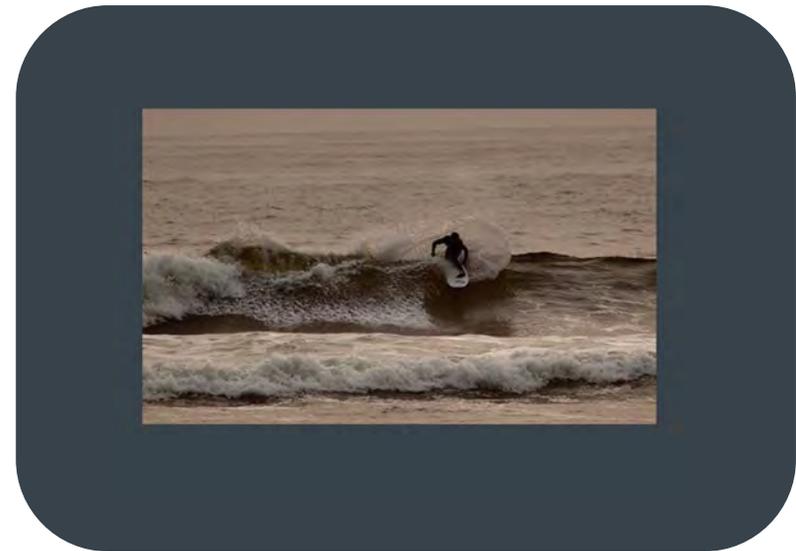
**Policy 4.53** Develop a business resource package, including referral service, to support entrepreneurs and small businesses.

**Policy 4.54** Explore the potential to partner with other agencies to beautify the Highway 4 junction, including undergrounding or relocating power lines, coordinating (and minimizing) signage, and installing new landscaped medians befitting the coastal forest environment. Consider providing maintenance to median landscaping, should its installation be accepted by the Ministry of Transportation and Infrastructure.

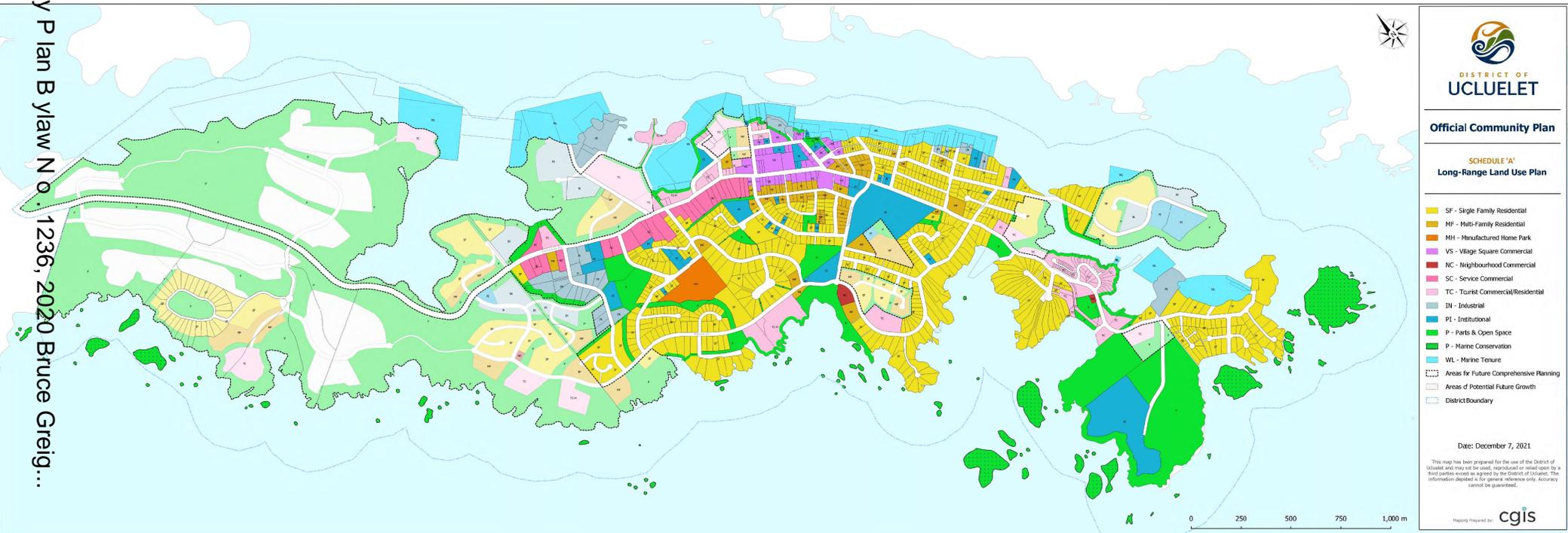
**Policy 4.55** A major draw and economic opportunity lies in the trails by which visitors experience the beauty of the Ucluth Peninsula. Approach funding for extension and upgrade to the Wild Pacific Trail and Safe Harbour Trail equally as an investment

in economic development as well as a recreational amenity for residents.

**Policy 4.56** Capitalize on the growing recognition of Ucluelet as a prime destination for active recreational pursuits including surfing, kayaking, sport fishing, hiking and mountain biking.



# Part Five: Schedules & Maps



  
**DISTRICT OF UCLUELET**

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**Official Community Plan**

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**SCHEDULE 'A'**  
**Long-Range Land Use Plan**

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- SF - Single Family Residential
- MF - Multi-Family Residential
- MH - Manufactured Home Park
- VS - Village Square Commercial
- NC - Neighbourhood Commercial
- SC - Service Commercial
- TC - Tourist Commercial/Residential
- IN - Industrial
- PI - Industrial
- P - Parks & Open Space
- P - Marine Conservation
- WL - Marine Tenure
- Areas for Future Comprehensive Planning
- Areas of Potential Future Growth
- District Boundary

Date: December 7, 2021

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Map prepared by 



**Official Community Plan**

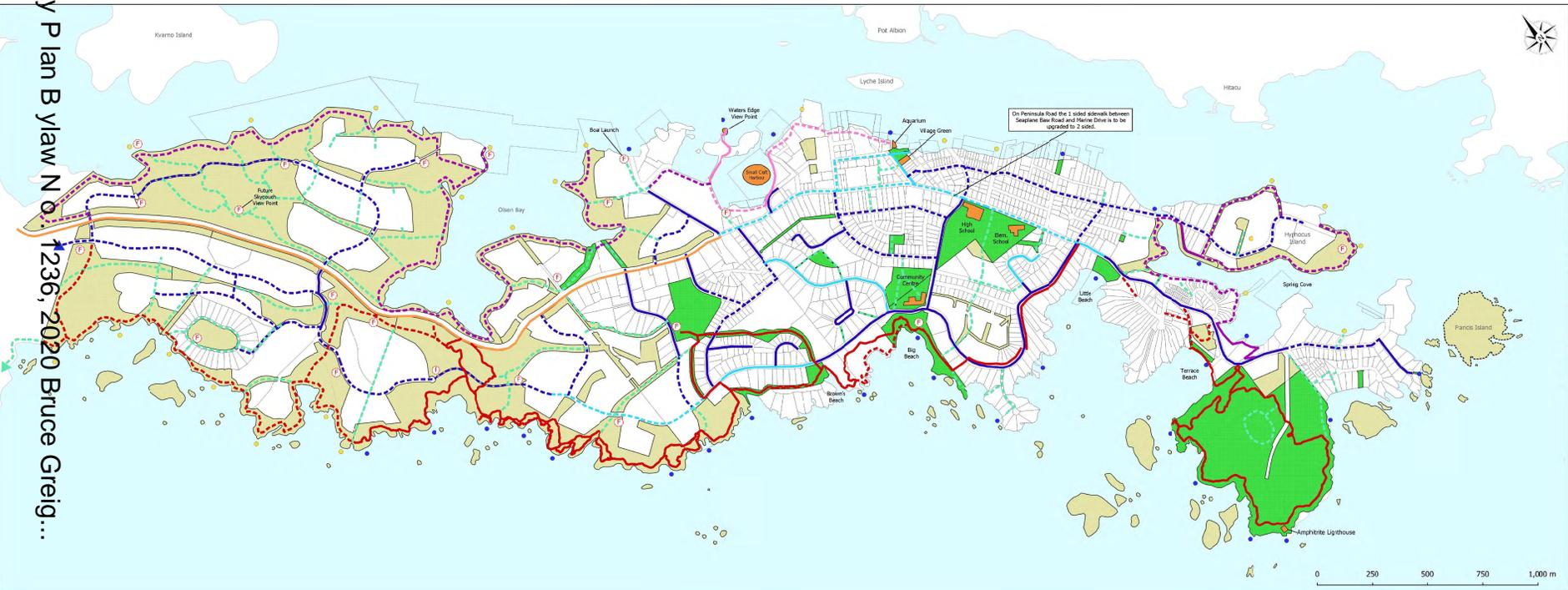
**SCHEDULE 'B'  
Transportation Network**

- Existing Roads**
  - Arterial
  - Collector
- Future Roads**
  - Arterial
  - Collector
- Multi-Use Trails**
  - Existing
  - Future
- Bike Lanes**
  - Shared Lane (Car/Bike)
  - Dedicated Bike Lane
  - Future Shared Lane (Car/Bike)
  - Future Dedicated Bike Lane
- Crosswalks**
  - Existing Crosswalk
  - Proposed Crosswalk
- Parking**
  - Existing Parking
  - Proposed Parking

Date: December 6, 2021  
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Map prepared by **cgis**





**Official Community Plan**

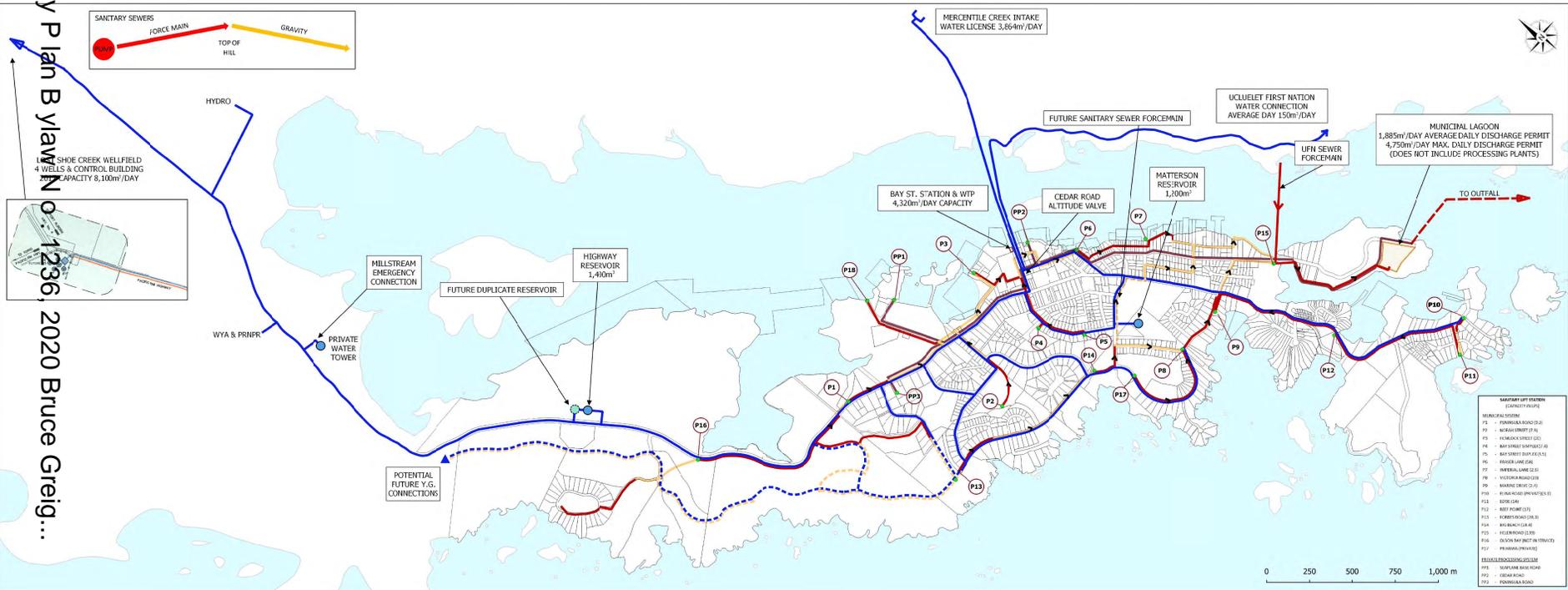
**SCHEDULE 'C'  
Parks & Trails Network**

- Sidewalk - 2 Sides
- - - Future Sidewalk - 2 Sides
- Sidewalk - 1 Side
- - - Future Sidewalk - 1 Side
- - - Wild Pacific Trail
- Future Wild Pacific Trail
- - - Safe Harbour Trail
- Future Safe Harbour Trail
- Harbour Walk
- - - Future Harbour Walk
- Pedestrian Connectors
- Key Active Transportation Generators
- Park / Open Space
- - - Future Park / Open Space
- View Point
- Future View Point
- Ⓜ Future Park Facility

Date: December 6, 2021

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**DISTRICT OF UCLUELET**

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**Official Community Plan**

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**SCHEDULE 'D'**

**Water & Sewer Infrastructure**

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**Water System**

- Watermain
- - - Future Watermain

**Sanitary System**

- Sewer Gravity Main
- Sewer Forcemain
- - - Future Gravity Sewer
- Pump Station

**Processing Plant System**

- Processing Plant Force Main

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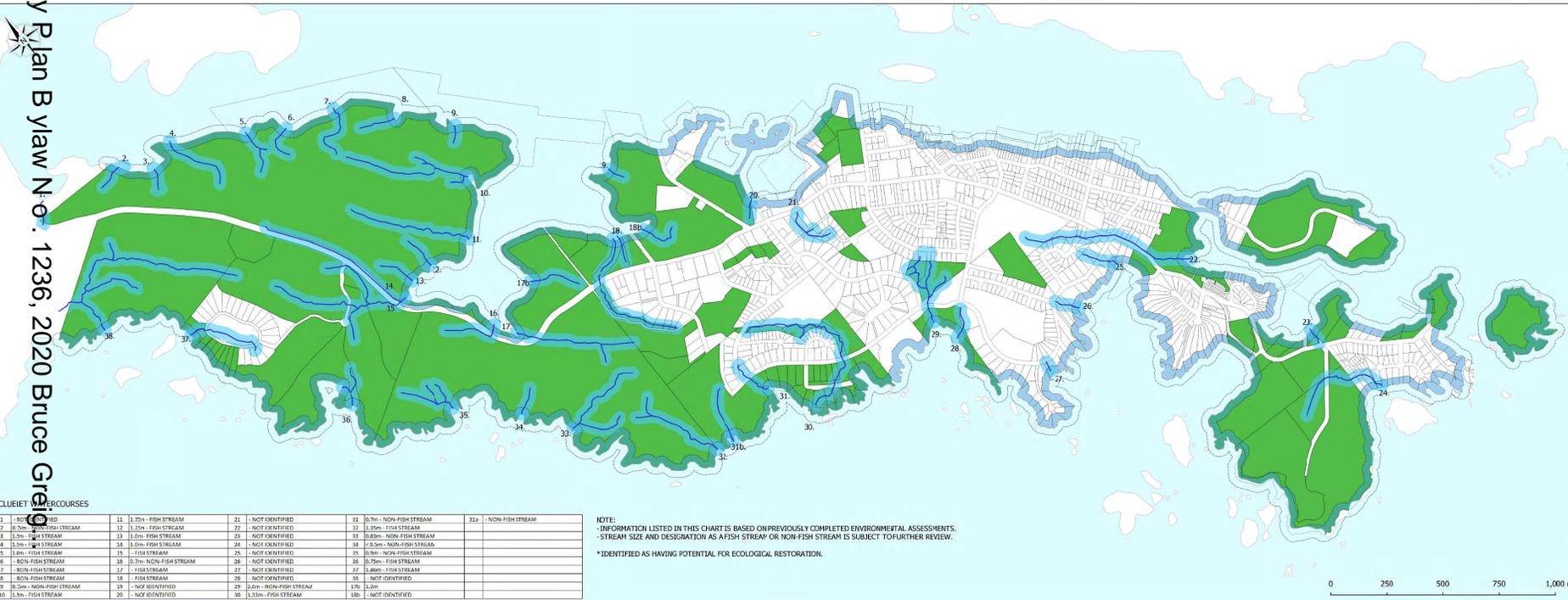
Date: December 3, 2021

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Maping Prepared by 

**SANCTARY LIFT STATIONS**  
(CAPACITY IN M³/DAY)

P1	POWELL STREET (20)
P2	WILSON STREET (20)
P3	WILSON STREET (20)
P4	WILSON STREET (20)
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**Official Community Plan**

**SCHEDULE 'E'  
Environmental  
Development Permits Areas**

- Terrestrial Development Permit Area
  - Wetlands
  - Mature Forests
  - Sensitive Ecosystems
- 30m Marine Shoreline Development Permit Area
  - Includes 30m on Intertidal area
- 30m Riparian Development Permit Area

Marine Shoreline DPA is designated as 30m from either side of the natural boundary of the sea. Stream DPA is designated as 30m offset from stream features. Refer to OCP text for development permit guidelines.

Date: February 17, 2021

The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information; ground truthing on individual properties should be undertaken by qualified professionals prior to development planning.

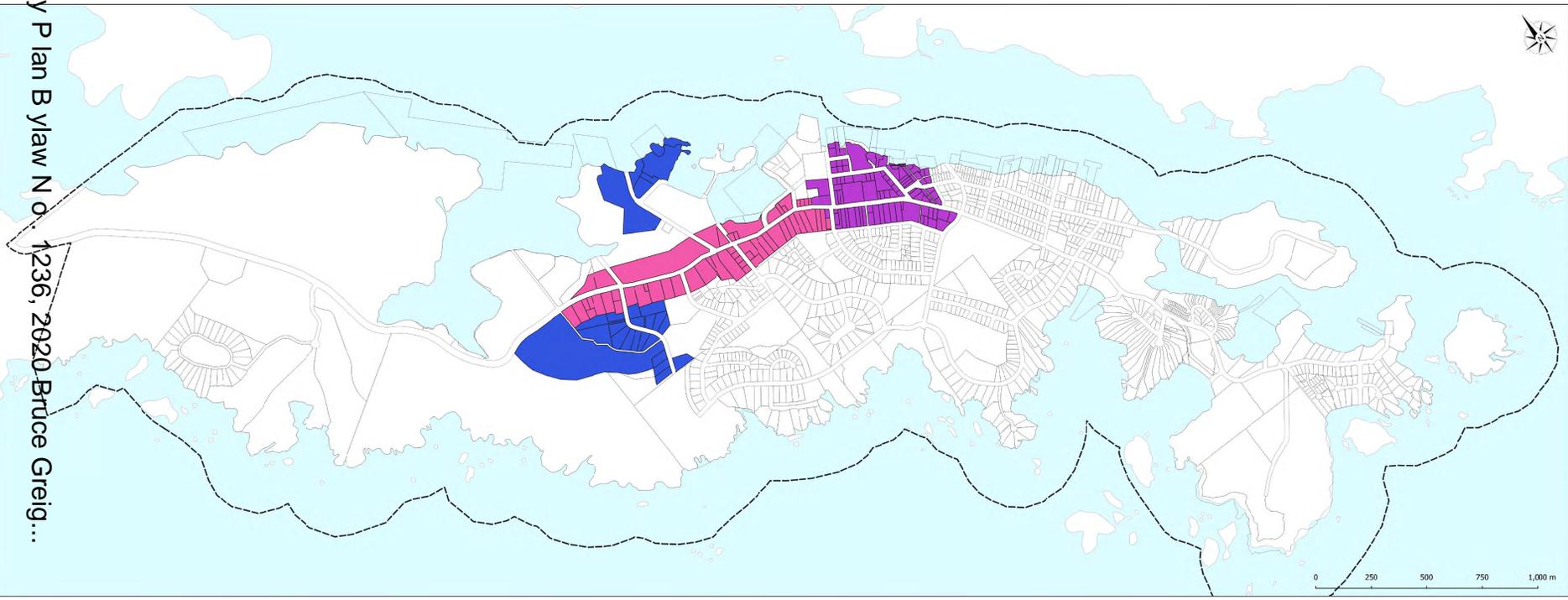
Prepared by **cgis**



UCLUELET STREAM COURSES

1	NOT IDENTIFIED	11	1.75m - FISH STREAM	21	NOT IDENTIFIED	31	0.7m - NON-FISH STREAM	32a	NOT IDENTIFIED
2	0.75m - FISH STREAM	12	1.25m - FISH STREAM	22	NOT IDENTIFIED	32	1.35m - FISH STREAM		
3	1.5m - FISH STREAM	13	1.0m - FISH STREAM	23	NOT IDENTIFIED	33	0.85m - NON-FISH STREAM		
4	1.25m - FISH STREAM	14	0.5m - FISH STREAM	24	NOT IDENTIFIED	34	0.55m - NON-FISH STREAM		
5	1.0m - FISH STREAM	15	- FISH STREAM	25	NOT IDENTIFIED	35	0.5m - NON-FISH STREAM		
6	NON-FISH STREAM	16	0.7m - NON-FISH STREAM	26	NOT IDENTIFIED	36	0.35m - FISH STREAM		
7	NON-FISH STREAM	17	- FISH STREAM	27	NOT IDENTIFIED	37	1.45m - FISH STREAM		
8	NON-FISH STREAM	18	- FISH STREAM	28	NOT IDENTIFIED	38	NOT IDENTIFIED		
9	0.25m - NON-FISH STREAM	19	NOT IDENTIFIED	29	1.0m - NON-FISH STREAM	39a	1.2m -		
10	1.5m - FISH STREAM	20	NOT IDENTIFIED	30	1.15m - FISH STREAM	39b	NOT IDENTIFIED		

**NOTE:**  
 - INFORMATION LISTED IN THIS CHART IS BASED ON PREVIOUSLY COMPLETED ENVIRONMENTAL ASSESSMENTS.  
 - STREAM SIZE AND DESIGNATION AS A FISH STREAM OR NON-FISH STREAM IS SUBJECT TO FURTHER REVIEW.  
 \* IDENTIFIED AS HAVING POTENTIAL FOR ECOLOGICAL RESTORATION.



  
**DISTRICT OF UCLUELET**

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**Official Community Plan**

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**SCHEDULE 'F'**  
**Development Permit Areas for Form and Character**

---

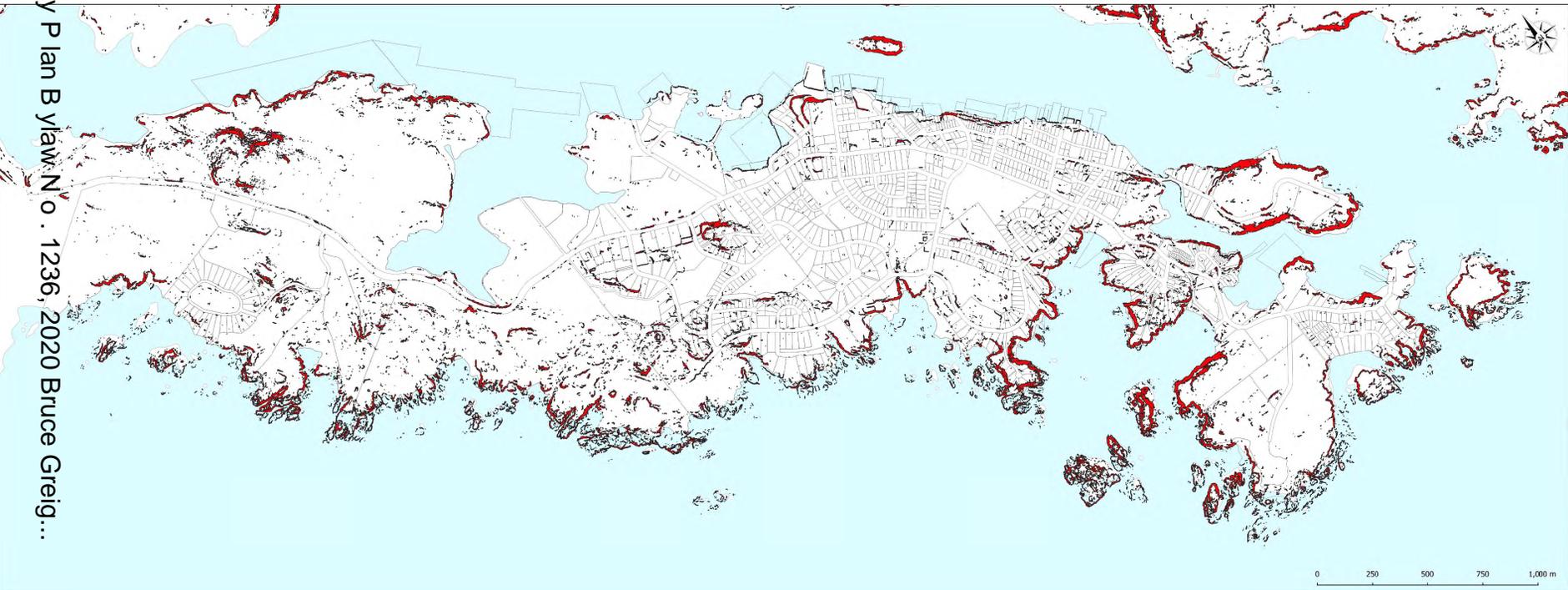
-  DPA I - Village Square
-  DPA II - Peninsula Road
-  DPA III - Industrial
-  DPA IV - Multi-Family, Mixed Use, Commercial

**NOTE:** All lands within the boundaries of Ucluelet are also designated as a Development Permit Area for the regulation of form and character when being developed for any Multi-Family Residential, Mixed-Use and/or Commercial uses (DPA IV).

Date: February 1, 2021

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Map prepared by 



  
**DISTRICT OF UCLUELET**

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**Official Community Plan**

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**SCHEDULE 'G'**  
**Development Permit Areas**  
**for Hazardous Conditions**

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 Steep Slopes (>30 degrees)

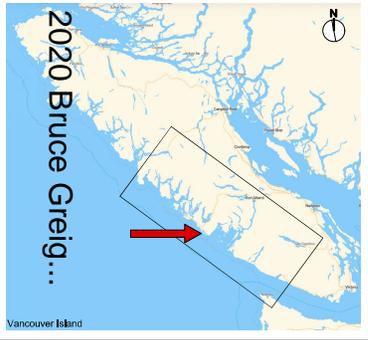
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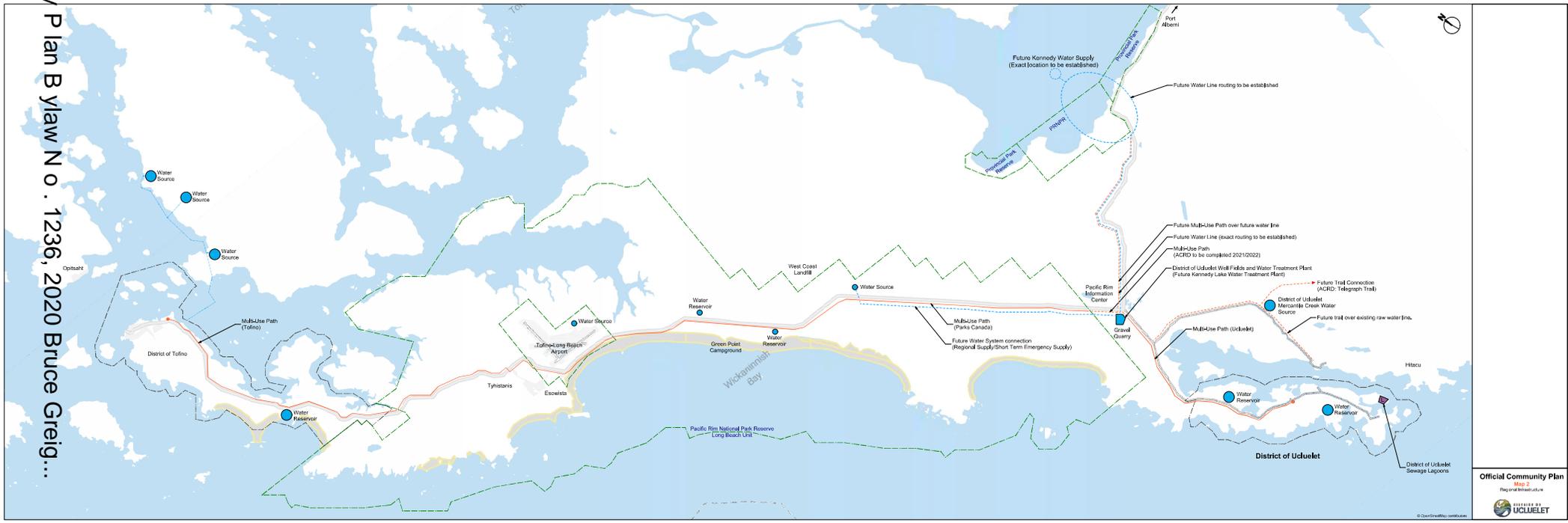
NOTE: For information on lands which may be subject to flooding please refer to Maps 4, 5 and 6.

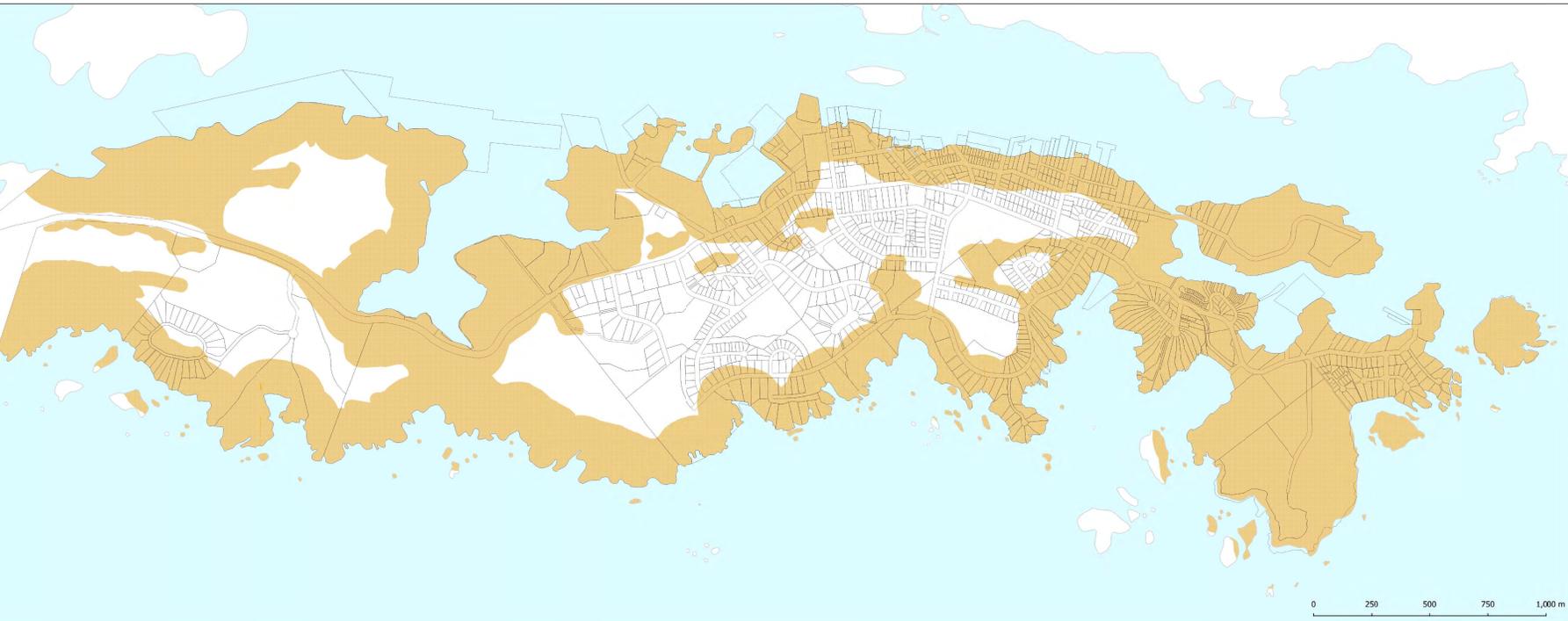
Date: February 2, 2021

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Map prepared by 







  
**DISTRICT OF UCLUELET**

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**Official Community Plan**

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**Map 3**  
**Archaeological & Cultural Potential**

---

■ Areas of High Archaeological and Cultural Potential

Areas of highest archaeological and cultural potential include the native forest, lands 150m inward from the natural boundary of the sea, and stands of trees which may contain old growth. Part of the District's heritage includes archaeological sites—the physical evidence of how and where people lived in the past. For 95% of the time people have lived in this area, no written records were made. Archaeological sites, once destroyed or buried, cannot be seen. To the right history evening back more thousands of years. The South Peninsula an entire 1000 years in duration territory contains numerous recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or concealed, through the Heritage Conservation Act. This protection applies to both private and Crown land and means that you must have a provincial heritage permits investigate, alter or develop within an archaeological site.

Archaeological sites/objects are not identified in this plan due to their sensitivity. However, areas shown here have significant potential to contain unknown archaeological sites that are protected under the Heritage Conservation Act. For more information contact the BC Archaeology Branch.

Date: February 2, 2021  
The information depicted is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information. ground truthing on individual properties should be undertaken by qualified professionals prior to development planning.

Map prepared by 

**Notes to Users**

- This map was prepared to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes set out in that report only. See the report for further details on the methodology, results, and limitations.
- Flood water levels were developed using a 0.5% AEP flood and 1.0 m Freeboard Level Rise (FLR) to represent future flood levels. This is based on guidelines from Ausenco Sandwell (2011). Each value is subject to change and may need to be reassessed.
- A 0.6 m freeboard allowance is included in flood construction levels (FCL) in accordance with Ausenco Sandwell (2011).
- The Flood Construction Levels (FCL) have been divided into zones based on similar flood level values (FCL values are given relative to CGVD 2013).
- The colored FCL zone polygons show flood hazard extent areas as defined by the indicated FCL.
- FCLs were developed for the municipal District of Ucluelet (DOU) and Francis Island.
- The FCLs represent a specific planning level as defined by Ausenco Sandwell (2011). This map should not be interpreted to mean that flooding will be limited to the FCLs indicated for each zone on this map.
- Application of FCLs presented in this map should be done in accordance with relevant policy and regulations by a suitably qualified person.
- The extreme variability of the western (outer) coastline means that care must be taken in interpreting these FCLs for specific sites. Flooded areas with steep topography are subject to more wave runup and could experience higher flood levels.

**Limitations**

- The accuracy of the presented FCLs is limited by available data and modeling techniques. The FCLs are based on 1D cross-shore transects. They have been simplified by merging areas of similar transect flood levels. Please refer to the report for a detailed discussion of assumptions.
- The accuracy of the flood hazard extent is limited by the accuracy of the survey and mapping data. The flood hazard extents were not established on the ground by legal survey.
- This map was prepared by Ebbwater Consulting Inc. using generally accepted practice and guidelines for the province of British Columbia. However, flooding may still occur outside the defined flood hazard boundaries, and Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. do not assume any liability by reason of this map to delineate flood hazard areas on this map.
- The flood levels and levels shown on this map are to provide an assessment of present and future flooding to help inform decisions on current and future flooding. Under the provisions of the local government act, 2006, these flood extents only take effect when adopted by law or implemented via another planning tool (such as a zoning bylaw or development agreement). They therefore do not currently have any legal or planning standing.
- Base map and parcel layers were provided by different data owners and are subject to differences.

**Data Sources**

- Flood Construction Reference Plane (FCRP) values were provided by Cascadia Coast Research Ltd.
- Water levels were interpolated from a limited number of transects and are relative to coastal topography.
- Digital Elevation Model (DEM) was created based on LIDAR data surveyed in 2014 and obtained from the DOU.
- Mapping Transects and Land Parcels were received from the DOU.
- Base map was based on CARTO's Postmon, created using geospatial intelligence data - opensidestreet.org (© OpenStreetMap contributors; cartography license CC BY-SA).

**References**

- Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Ausenco Sandwell (2011). Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.





**DISTRICT OF UCLUELET**



**Coastal Flood Mapping**

**Coastal Storm Flood Planning Support Map 3/5**  
**Flood Construction Level - Zones for Rare Event (Future)**  
 0.5% AEP, 1 m FLR, with 0.6 m freeboard

**Flood Construction Level (CGVD 2013, m)**

4.0 - 6.0
6.0 - 8.0
8.0 - 10.0
10.0 - 12.0
12.0 +

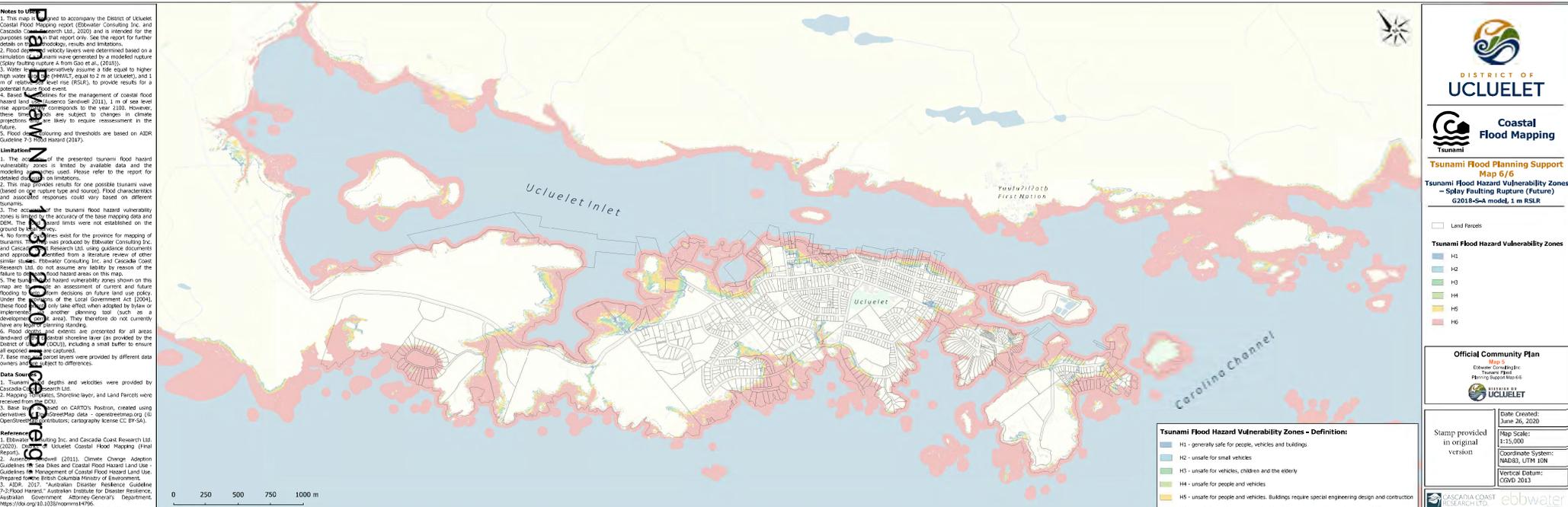
Land Parcels  
 Flood Hazard Boundary

**Official Community Plan**  
 Map 4  
 Coastal Storm Flood Planning Support Map 3/5  
 DISTRICT OF UCLUELET

Date Created: June 26, 2020  
 Map Scale: 1:1,000  
 Coordinate System: NAD83, UTM 10N  
 Vertical Datum: CGVD 2013

Stamp provided in original version





**Notes to Users:**

- The map was prepared to accompany the District of Ucluelet Coastal Flood Mapping report (Edgewater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes of that report only. See the report for further details on methodology, results and limitations.
- Flood inundation and vehicle levels were determined based on a simulation of tsunami waves generated by a modeled rupture (slip magnitude 4.8 from Gao et al., (2018)).
- Water levels were conservatively assumed a tide equal to higher high water (HHW) (HWL) equal to 2 m at Ucluelet, and 1 m of residual sea level rise (RSLR), to provide results for a potential future flood event.
- Basic guidelines for the management of coastal flood hazard are referenced from (Australian Institute of Disaster Resilience, 2017). One of one level rise approach corresponds to the year 2100. However, these estimates are subject to changes in climate projections and may require reassessment in the future.
- Flood inundation and thresholds are based on ADR Guidelines 7-3 Flood Hazard (2017).

**Limitations:**

- The accuracy of the presented tsunami flood hazard vulnerability zones is limited by available data and the modeling approaches used. Users refer to the report for detailed data on limitations.
- This map shows results for one possible tsunami wave (based on rupture type and source). Flood characteristics and associated responses could vary based on different tsunamis.
- The accuracy of the tsunami flood hazard vulnerability zones is limited by the accuracy of the base mapping data and data. The flood hazard limits were not established on the ground by any survey.
- No liability is assumed for the province for mapping of tsunamis. This map was produced by Edgewater Consulting Inc. and Cascadia Coast Research Ltd. using guidance documents and approaches identified from a literature review of other similar studies. Edgewater Consulting Inc. and Cascadia Coast Research Ltd. do not assume any liability by reason of the failure to map flood hazard areas on this map.
- The map is for an assessment of current and future flooding to inform decisions on future land use policy. Under the provisions of the Local Government Act (2004), these flood hazard maps do not take effect when adopted by Order or implemented as another planning tool (such as a development permit). They therefore do not currently have any legal planning standing.
- Flood signs and markers are presented for all areas inland of the general shoreline layer (as provided by the District of Ucluelet (2013)), including a small buffer to ensure all exposed areas are captured.
- Base mapping source layers were provided by different data owners and are subject to differences.

**Data Sources:**

- Tsunami wave depths and velocities were provided by Cascadia Coast Research Ltd.
- Mapping information, shoreline layer, and Land Parcels were retrieved from the DCCU.
- Base mapping was based on CARTO's Position, created using derivative OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors, cartography license CC BY-SA).

**References:**

- Edgewater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Australian Institute of Disaster Resilience (2017). Climate Change Adaptation Guidelines for Sea Dunes and Coastal Flood Hazard Land Use Guidelines. Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
- ADR 7-3 Flood Hazard. Australian Institute of Disaster Resilience, Australian Government Attorney General's Department. <https://doi.org/10.1029/2019pam11979>
- Gao et al. (2018). Nat. Haz. (2018) 94:445-460.

**Tsunami Flood Hazard Vulnerability Zones - Definition:**

- H1 - generally safe for people, vehicles and buildings
- H2 - unsafe for small vehicles
- H3 - unsafe for vehicles, children and the elderly
- H4 - unsafe for people and vehicles
- H5 - unsafe for people and vehicles. Buildings require special engineering design and construction
- H6 - unsafe for vehicles and people. All building types considered vulnerable to failure

**DISTRICT OF UCLUELET**

**Coastal Flood Mapping**

**Tsunami Flood Planning Support Map 6/6**

**Tsunami Flood Hazard Vulnerability Zones - Splay Faulting Rupture (Future) G2018-S4 model, 1 m RSLR**

Land Parcels

**Tsunami Flood Hazard Vulnerability Zones**

- H1
- H2
- H3
- H4
- H5
- H6

**Official Community Plan**

Map 6  
Coastal Flood Planning Support Map 6/6

DATE APPROVED BY UCLUELET

Date Created: June 26, 2020

Map Scale: 1:12,500

Coordinate System: NAD83, UTM 10N

Vertical Datum: CGVD 2013

Stamp provided in original version

CASCADIA COAST RESEARCH LTD. edgewater

**Notes to Users:**

- This map was prepared to accompany the District of Ucluelet Coastal Flood Mapping report (Ebbwater Consulting Inc. and Cascadia Coast Research Ltd., 2020) and is intended for the purposes set out in that report only. See the report for further details on the methodology, scope and limitations.
- The tsunami surge elevation was developed based on the highest value of the simulated tsunami (runup) elevations from a faulting rupture from Gao et al., (2018) for a 1 m relative sea level rise (RSLR). The extent of the tsunami planning level of 18 m (without safety factor) are shown on the map.
- Water level observations assume a 2 m subsidence, a tide gauge high water stage (HWST), equal to 2 m at Ucluelet, and 1 m of relative sea level rise (RSLR). The results are for a potential future flood event.
- Based on guidelines for the management of coastal flood hazard (Auerbach and Silliman 2011), 1 m of sea level rise approximately corresponds to the year 2050. However, this time period is subject to changes in climate projections and may require reassessment in the future.

**Limitations:**

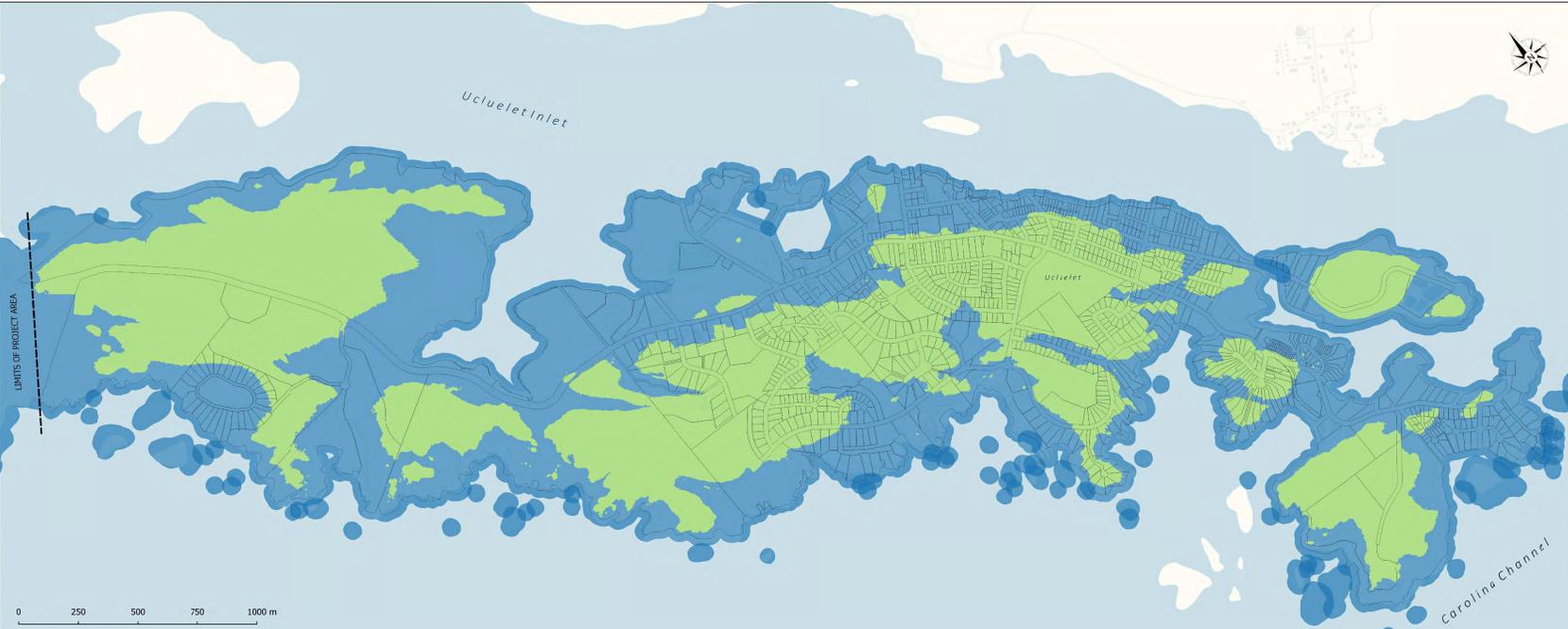
- The accuracy of the presented tsunami flood planning level is limited by available data and the modeling approaches used. Please refer to the report for detailed discussion of limitations.
- This map provides results for one possible tsunami wave (direction, rupture type and source). Flood characteristics and associated responses could vary based on different wave scenarios.
- The accuracy of the tsunami flood planning level extent is limited by the quantity of the base mapping data and DEM. The floodward limits were not established on the ground but on the map.
- No formal rules exist for the province for mapping of tsunami. This map was produced by Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. using guidance from the same studies.
- The tsunami flood planning level extent shown on this map are for future decisions on future land use policy. Under provisions of the Local Government Act (2009), these maps only take effect when adopted by bylaw or incorporated via another planning tool (such as a development permit area). They therefore do not currently have any legal or planning standing.
- Flood extent and elevations are presented for all areas landward of the coastal shoreline layer (as provided by the District of Ucluelet (DOU)), including a small buffer to ensure all areas are captured.
- Base mapping and terrain layers were provided by different data owners and are subject to differences.

**Data Sources:**

- Tsunami elevations were provided by Cascadia Coast Research Ltd.
- Mapping boundaries, Shoreline layer, and Land Parcels were received from the DOU.
- Base layer was based on CARTO's Position, created using derivatives of OpenStreetMap data - openstreetmap.org (© OpenStreetMap contributors; cartography license CC BY-SA).

**References:**

- Ebbwater Consulting Inc. and Cascadia Coast Research Ltd. (2020). District of Ucluelet Coastal Flood Mapping (Final Report).
- Auerbach, Silliman (2011). Climate Change Adaptation Guidelines for Sea Dikes and Coastal Flood Hazard Land Use - Guidelines for Management of Coastal Flood Hazard Land Use. Prepared for the British Columbia Ministry of Environment.
- Gao et al., (2018). Nat. Haz. (2018) 94:445–469.





**DISTRICT OF UCLUELET**



**Coastal Flood Mapping**

Tsunami

**Tsunami Flood Planning Support**  
 Map 2 / 6  
 Tsunami Flood Planning Level – Splay  
 Faulting Rupture (No Safety Factor)  
 G2018-S-A model, 1 m RSLR

Land Parcels

**Tsunami Flood Planning Level:**

- Areas below 18 m CGVD 2013
- Areas at or above 18 m CGVD 2013

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**Official Community Plan**

Map 6  
 District of Ucluelet  
 Tsunami Flood  
 Planning Support Map 6-6

**DISTRICT OF UCLUELET**

Stamp provided in original version	Issue Created: June 26, 2020
	Map Scale: 1:10,000
	Coordinate System: NAD83, UTM 10N
	Vertical Datum: CGVD 2013



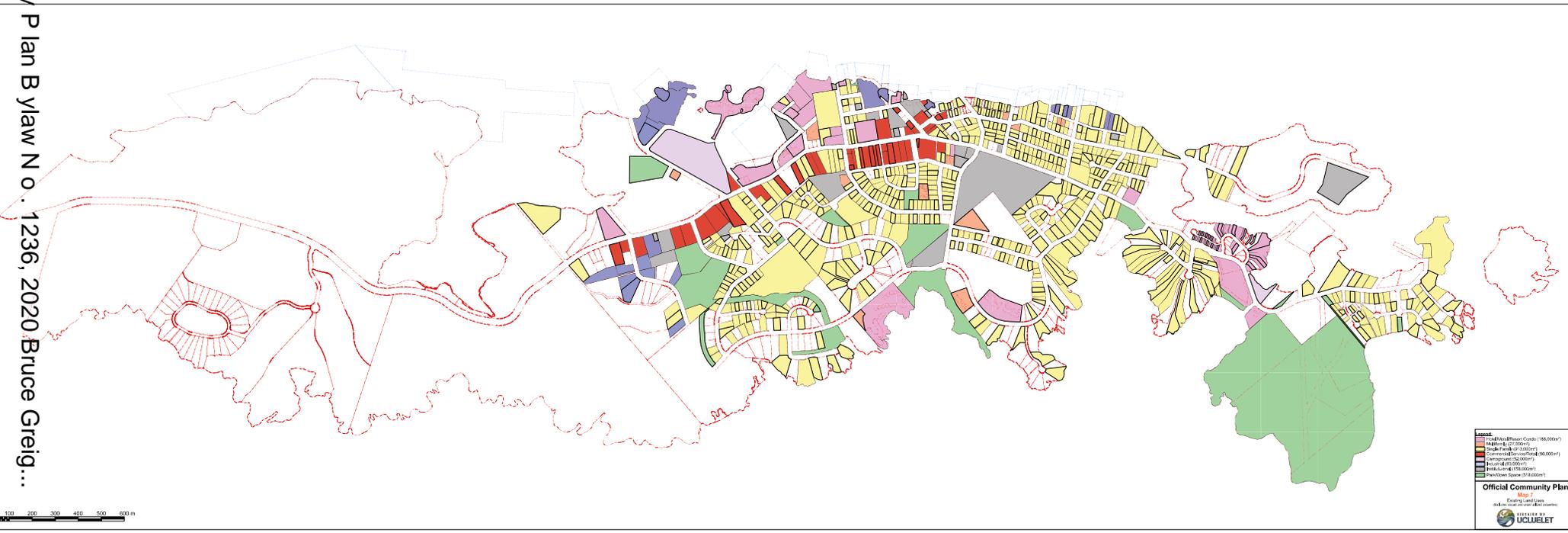
**Legend**

- Proposed Urban Growth Centre (186,000sqm)
- High Density Residential (27,000sqm)
- Low Density Residential (177,000sqm)
- Community and Commercial (66,000sqm)
- Employment (52,000sqm)
- Public Space (150,000sqm)
- Park/Open Space (378,000sqm)

**Official Community Plan**

Map of Existing Land Uses and Proposed Land Use Changes

**CITY OF UQULEET**





Official Community Plan

MAP 5  
Environmental  
Base Information

- Eel grass
- Wetland
- Parcel Boundaries
- Contours (5m)
- Stream

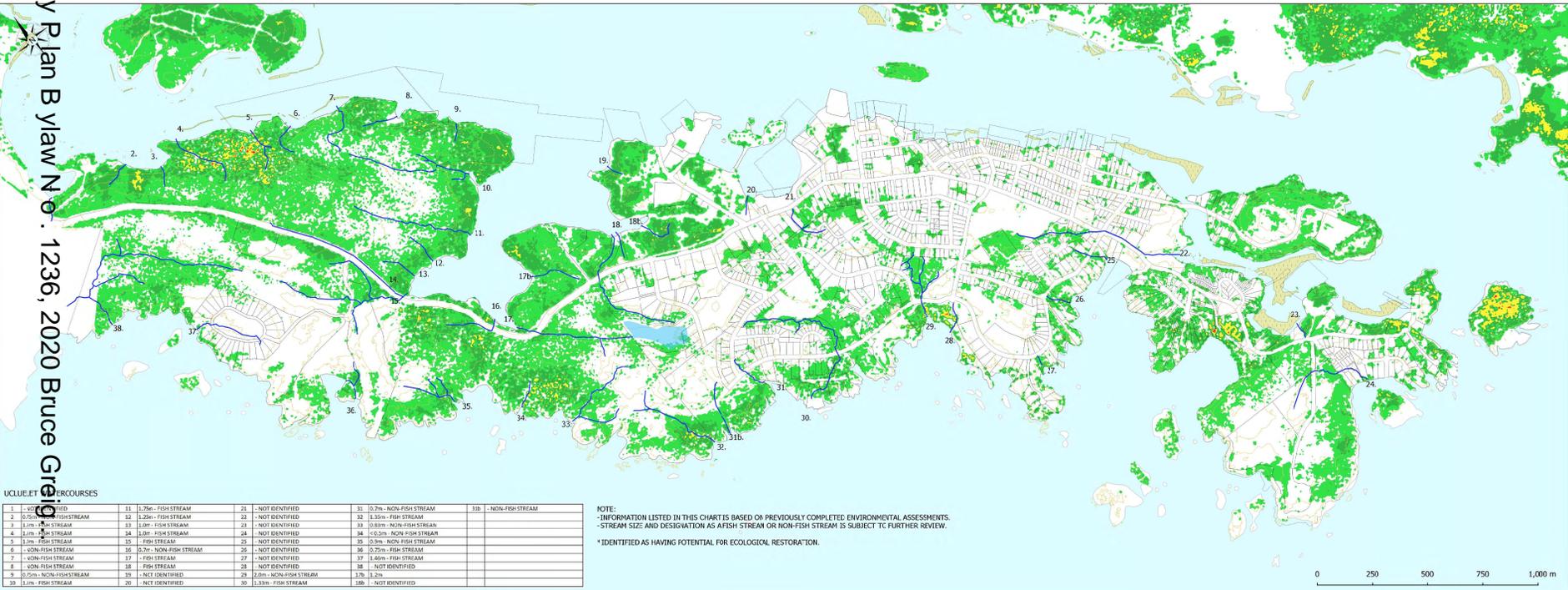
- Tree Canopy - Height (m)**
- 10 - 23
  - 20 - 33
  - 30 - 43
  - 40 - 53
  - Over 50

This map shows environmental features based on best available information, and is not a substitute for the investigation by qualified professionals. For information on environmental Development Permit Areas refer to Schedule E.

Date: February 17, 2021

The information reported is for general reference only and is based on available sources. The District of Ucluelet assumes no liability for the accuracy of base mapping information, ground truthing or individual properties should be undertaken by qualified professionals prior to development planning.

Prepared by



UCLUELET WATERCOURSES					
1 - NOT IDENTIFIED	11 - 1.75m - FISH STREAM	21 - NOT IDENTIFIED	31 - 0.2m - NON-FISH STREAM	31b - NON-FISH STREAM	
2 - 0.5m - FISH STREAM	12 - 1.25m - FISH STREAM	22 - NOT IDENTIFIED	32 - 1.35m - FISH STREAM		
3 - 1.1m - FISH STREAM	13 - 1.0m - FISH STREAM	23 - NOT IDENTIFIED	33 - 0.85m - NON-FISH STREAM		
4 - 1.1m - FISH STREAM	14 - 1.0m - FISH STREAM	24 - NOT IDENTIFIED	34 - 0.5m - NON-FISH STREAM		
5 - 1.1m - FISH STREAM	15 - FISH STREAM	25 - NOT IDENTIFIED	35 - 0.5m - NON-FISH STREAM		
6 - NON-FISH STREAM	16 - 0.2m - NON-FISH STREAM	26 - NOT IDENTIFIED	36 - 0.2m - FISH STREAM		
7 - NON-FISH STREAM	17 - FISH STREAM	27 - NOT IDENTIFIED	37 - 1.45m - FISH STREAM		
8 - NON-FISH STREAM	18 - FISH STREAM	28 - NOT IDENTIFIED	38 - NOT IDENTIFIED		
9 - 0.2m - NON-FISH STREAM	19 - NOT IDENTIFIED	29 - 2.0m - NON-FISH STREAM	37b - 1.4m		
10 - 1.1m - FISH STREAM	20 - NOT IDENTIFIED	30 - 1.33m - FISH STREAM	38b - NOT IDENTIFIED		

**NOTE:**  
 - INFORMATION LISTED IN THIS CHART IS BASED ON PREVIOUSLY COMPLETED ENVIRONMENTAL ASSESSMENTS.  
 - STREAM SIZE AND DESIGNATION AS A FISH STREAM OR NON-FISH STREAM IS SUBJECT TO FURTHER REVIEW.  
 \* IDENTIFIED AS HAVING POTENTIAL FOR ECOLOGICAL RESTORATION.



# Part Six: Implementation

## Implementation

As noted in Part 1, this OCP takes a 30-year view, looking ahead to how the community of Ucluelet will evolve to the year 2050 and beyond.

An Official Community Plan is a statement of objectives and policies adopted by a local government to guide decisions on land use planning, land use management and municipal operations within the area covered by the plan.

The OCP sets out a road map for the community, to let everyone know where we're headed in the long term. The timing of individual actions and steps to implement any area of the OCP depend on future budget discussions, decisions and priorities of the community's elected Council.

Written in 2020, this plan is a complete policy document to guide the community at this point in time, but also acknowledges specific areas where further work is necessary to adjust or more clearly define the community direction and priorities.

The following work, some of which is already underway (or budgeted and scheduled), will allow the District to update this plan in the near future to provide a true "2020" vision:

- further conversation with indigenous communities;
- priority housing actions including a housing needs assessment;
- incorporating the results of a long-term land use demand study;
- review and refinement of environmental development permit areas;
- consideration of a floodplain bylaw to clarify expectations for flood construction levels;

- completion of the sewer master plan;
- completion of an integrated stormwater management plan;
- implementing asset management program;
- development of a community monitoring and reporting process

It is anticipated that the further work noted above could result in specific amendments to this OCP (e.g., adoption of new and updated mapping). The OCP is a living document and such amendments should be seen as a healthy function for an engaged community. It is generally recommended that a community review and update its OCP every five to ten years.

## Monitoring

Implementation and monitoring are critical elements to realizing the goals of an Official Community Plan over the duration of the plan.

A regular monitoring process will also benefit future updates to the OCP.

**Objective 6A** Ensure the OCP is implemented in a timely manner consistent with the goals, objectives and policies identified herein.

**Objective 6B** Monitor the plan and identify any shortcomings or amendments required to address community-endorsed changes or needs.

**Policy 6.1** Develop a process for monitoring and reporting progress on the OCP which dovetails with the excellent work of the Clayoquot Biosphere Trust in producing their regular Vital Signs report.

### Climate Action Monitoring

The District's Annual Reporting will include a section on Climate and Energy, which will include progress updates on actions and indicators in the 2019 Climate Action Plan.

The District will track and report on the 2030 greenhouse gas emissions reduction target of 40% by 2030 based on 2007 levels, and also report on additional indicators identified in the Climate Action Plan.

## Relationship to Other Plans

The OCP builds on and references a number of other plans. More detailed background, discussion and analysis can be found in these plans. The primary recommendations from these inform the policy statements adopted in this OCP.

- Transportation Plan (2011)
- Economic Development Strategy (2012)
- Harbour Plan (2012)
- Parks and Recreation Master Plan (updated 2013)
- Traffic Control Review (2013)
- Age-Friendly Action Plan (2016)
- Economic Development Strategy Update (2017)
- Clean Energy for the Safe Harbour – District of Ucluelet 100% Renewable Energy Plan (2019)
- Community Climate Change Adaptation Plan (2020)

In turn, the direction set by the OCP influences a number of bylaws enacted by Council. Adoption of a new or updated OCP is a good catalyst for reviewing and if necessary updating regulatory bylaws of the municipality. This OCP may influence minor, or in some cases significant, amendments or replacement to bylaws such as:

- Annual Budget and 5-year Financial Plan
- Council Procedures Bylaw
- Zoning Bylaw
- Development Application Procedures Bylaw
- Development Cost Charges Bylaw
- Subdivision and Development Servicing Standards Bylaw

A number of these bylaws are long in the tooth, and their review and update is supported by the policies in this OCP. The

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

## Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP.

Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

This OCP incorporates, as a starting point, plans and policies directing a slower, lower approach to growth and development - appropriate to the current context in the west coast region. Map 9 shows the “Low(ish) Growth Scenario” analysis which informed the plan.

**Objective 6C** Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area “C”.

**Policy 6.2** In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

**Policy 6.3** In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

**Policy 6.4** Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

**Policy 6.5** Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.



## Development Permit (DP) Area Designations and Guidelines

### Authority

Section 488(1) of the *Local Government Act* allows local governments to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation;
- j) establishment of objectives to promote the reduction of greenhouse gas emissions.

The **form and character** DPAs, the locations of which are identified on Schedule F, are:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family, Commercial & Mixed-Use (DPA IV)

The **environmental** DPAs, the locations of which are identified on Schedule E, are:

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

The **hazardous conditions** DPAs, the approximate locations of which are identified on Schedule G, are:

- Steep Slopes (DPA VIII)

## DPA General Guidelines

The following General Guidelines apply to DPAs:

**Guideline 1** Where land is subject to more than one DPA designation, only a single development permit is required and only one permit fee will be charged. However, the application is subject to the requirements of all applicable DPAs.

**Guideline 2** On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development permit requirements, the development permit guidelines should be addressed to the fullest extent within the constraints of the site and lot.

**Guideline 3** The District may consider issuing a development permit to supplement a bylaw or to set standards in accordance with Section 490 of the *LGA*.

## Form and Character Development Permit Areas

Objective: to guide the development of a pedestrian-oriented, compact and vibrant town which maintains its coastal village character and does the following: protect important public views, create buildings at a scale which is comfortable and inviting to pedestrians, reflect and adapt to the climate and coastal weather, and acknowledge the heritage of Ucluelet.

Designation: the following Development Permit Areas (DPAs) are designated under section 488 of the *Local Government Act* to

control the form and character of the built environment within Ucluelet, to guide commercial, industrial and multi-family residential development, and development in the resort region.

The following Development Permit Areas are identified on Schedule F, Form and Character Development Permit Areas map:

- Village Square (DPA I)
- Peninsula Road (DPA II)
- Industrial (DPA III)

In addition, all lands within the boundaries of Ucluelet are designated as a Development Permit Area for the regulation of form and character when being developed for:

- Multi-Family / Commercial / Mixed-Use (DPA IV)

Development Permit Area Guidelines specify the District's objectives and regulations for each area. All developments within a designated Development Permit Area require a Development Permit to be issued by the District.

## Development Permit Area Exemptions

The following are exempt from requiring a form and character Development Permit:

1. construction of a single-family dwelling unit on a property where single-family dwelling is a principal permitted use under the property's designation in the zoning bylaw.
2. development of Institutional buildings and uses - nevertheless these uses are encouraged to meet the intent of these guidelines;

3. public works undertaken or authorized by the District of Ucluelet, or provincial or federal agencies;
4. interior construction or renovations which do not affect the exterior form and character of a building;
5. renovations which do not impact the overall appearance of the exterior of a building. This would include repainting or refinishing, roof repair, replacement of windows and doors, replacement of exterior materials that comply with these guidelines, and replacement or addition of awnings. To clarify, building alterations such as the restoration or reconfiguration of a building's whole façade, or additions to the front of a building would require a Development Permit.
6. an addition to a principal building, provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
7. construction of an accessory building or structure provided that:
  - a. The value of the proposed construction is less than \$75,000; and
  - b. The proposed construction is located within a rear yard and conforms to the minimum setback requirements.
8. replacement or alteration of existing signs or canopies or the construction of new signs and canopies provided they are in full compliance with the Sign Bylaw or an existing Development Permit;
9. new landscaping and/or landscape maintenance which complies with these design guidelines; and,

10. construction, building improvements or site improvements associated with an approved temporary use permit.

### General Guidelines applying to all Form and Character Development Permit Areas

All development applications need to meet the underlying objectives for the building design, landscape design, streetscape and signage (as applicable).

- F1. Building design, layout, finish and colour should be of a high quality that reflects traditional (e.g., fishing village) or contemporary West Coast architectural styles;
- F2. Larger development should be broken up into smaller components. The image of any new larger building should be as a grouping of smaller pieces. Break up building massing by articulated building faces, stepping back whole or partial upper floors, and landscaping to soften the building appearance and present a human-scale presence at the pedestrian level;
- F3. Building frontage design (any building elevation facing a public street) and associated public realm enhancement must create an attractive pedestrian environment. Considerations include:
  - Easily identifiable building entrances;
  - Narrow commercial storefronts; and
  - Concentrating signage at pedestrian eye level.



F4. Parking shall be located at the rear of lots, if possible, and screened from street view with either a structure or landscaping, or where feasible, below grade;

F5. Parking areas with more than 10 spaces should be broken into smaller groups, divided by landscaped areas and trees;

F6. Awnings, deep roof overhangs or colonnades should be incorporated into buildings to provide weather protection along sidewalks and at building entrances. These devices must be an integral part of the overall design;

F7. On corner sites, buildings must be designed with consideration for their visual prominence, potential function as landmarks and their ability to contain and define streets. Additionally, developments occurring at corner lots must consider their prominence within the streetscape hierarchy and include architectural detailing or massing which reflects this. All developments located at a corner must occupy that corner on both sides;

F8. The extensive use of blank walls, regardless of the material used, must be avoided. The visual impact of blank walls should be softened by using one or more of the following:

- Architectural details and/or articulated façade;
- Graphic or artistic illustration;
- Placement of doors and/or windows; and



- Public seating and/or planters integrated into the façade.

F9. Where adjoining properties have uses of different intensity (e.g. single family next to multi-family residential) or different types (e.g. residential next to commercial) an appropriate architectural, building and landscaping transition must be provided;

F10. Buildings should provide protection from rain (e.g. awnings, overhangs, canopies);

F11. The following exterior materials are encouraged:

- Wooden posts and beams with visible fastenings;
- Wood siding, planks, board-and-batten, shakes or shingles;
- Corrugated or standing-seam sheet metal;
- Weathering steel (e.g., Core-ten), aluminum, galvanized, zinc, copper or other non-reflective architectural metal elements,
- Finished concrete;
- Cementitious composite siding (e.g., Hardi-plank) when detailed to avoid large areas of flat panels; and,
- Limited use of brick or local stone.

F12. As part of the building vernacular, not only of Ucluelet but the BC coast in general, sloped roofs are indicative of the climate and weather of the region. Sloped roofs with an angle no less than 30 degrees (7:12 pitch) are strongly encouraged. Exceptions may be considered for flat or curved roofs for significant sites and landmark buildings displaying exceptional architectural design;



F13. Roof materials must be in keeping with the character of Ucluelet. This includes the use of cedar shake and shingle, asphalt roof tile, standing-seam or corrugated sheet metal.



F14. As a major contributor to the feel and character of the street, wood – particularly Red Cedar, is the preferred material for exterior cladding. The use of cedar shake or shingle applications is especially favoured. Cedar lap siding and vertical board-and-batten are also preferred.



F15. The use of vinyl siding, stucco, pebble dash or artificial stone is not supported.

F16. As signage contributes to the character and feel of the area, it should reflect the artistic, cultural and historical traditions of Ucluelet. Signage must complement the architecture of the development and be sized appropriately;



F17. Exterior illumination of signage (e.g., gooseneck fixtures) is encouraged;

F18. Carved or painted wooden signs and individual letters are encouraged;

F19. Interior-lit plastic sign panels are not supported;

F20. All exterior mechanical units or equipment, including roof top units, must be enclosed in a manner that is attractive and integrated with the overall design;

F21. Landscape plans submitted for a development permit shall illustrate type, size, and location of proposed planting, and shall detail all hard and soft landscaping elements to convey a comprehensive design for the site;

F22. Landscape planting schemes must provide definition and clarity within the public realm. Plant material should be used to:

- a. Define the edges of outdoor space such as a café seating area;
- b. Signify a particular spot such as an entrance or gateway;
- c. Highlight pedestrian corridors;
- d. Delineate private and semi-private space from public space;
- e. Beautify a streetscape; and,
- f. Soften the transition of adjacent land uses.



F23. Planting should be designed so that drivers' sight lines are maintained at intersections, maneuvering aisles and parking lots;

- F24. Native trees and plants should be used where appropriate;
- F25. All landscaping shall be provided in accordance with British Columbia Society of Landscape Architects /British Columbia Nursery Trade Association landscape standards;
- F26. When laying out new parking areas, integrate vegetated bioswales to collect and filter stormwater;
- F27. Hardscape materials must be of a "non-skid" type and of durable quality;
- F28. Building and site design shall take into account CPTED (Crime Prevention Through Environmental Design) principles;

- F29. Site design should show functional, screened areas for waste and recycling in appropriate wildlife-smart containers.
- F30. All developments shall respect archaeological resources and comply with all relevant statutes for the protection thereof;
- F31. When locating buildings allow space for the Wild Pacific Trail, Safe Harbour Trail and Harbour Walk within vegetated corridors along the coastline, as an integrated part of the design for properties located on the waterfront, as shown on Schedule 'C' Parks and Trails Network.
- F32. In order to preserve Ucluelet's dark skies, minimize impacts on adjacent land uses and avoid unnecessary impacts on nocturnal wildlife, outdoor lighting should be shielded so that all light is directed towards the ground.



### Development Permit Area I (Village Square)

The Village Square Development Permit Area (DPA I) is established for the following purposes:

revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,

establishing objectives for the form and character of development in the resort region.

The Village Square DP Area I corresponds to the area designated as Village Square in the Official Community Plan and generally surrounds Main Street, Cedar Road, Bay Street and the section of Peninsula Road in this vicinity, as shown on Schedule F; Development Permit Areas for Form and Character. The Village Square is the heart of the community, the site of the District municipal hall, Aquarium and Village Green. The square is Ucluelet’s main gathering and shopping destination. It is a compact area comprised of those lands within an approximate five-minute walk of Main Street and Peninsula Road. The Village Square has the community’s highest densities and built forms, yet is designed to respect public views and the community character.

The objectives which justify this designation include assisting in the revitalization of the Village Square and enhancing and creating form and character that befits the community’s core area. Ucluelet is designated a “resort municipality” under Provincial legislation, and seeks to distinguish itself from nearby Tofino and other resort regions through its distinctive location, historical development and local attributes, much of which is characterized by its core Village Square. The DPA guidelines are intended to strengthen a high quality and distinct character that celebrates the community’s history, culture, and natural landscape. A key strategy of the OCP is to create a vibrant and mixed-use Village Square by concentrating new retail,

service and office development in the area, complemented by specific residential uses.

### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area I:

- F.I.1. Maintaining views of the harbour from Peninsula Road and Main Street is critical. The height of new buildings in DPA I must be carefully considered, and the building mass designed to avoid blocking views of the water from the public streets.
- F.I.2. Assessed on a site-by-site basis, general views to the harbour are to be maintained along the shoreline and include those depicted in Figure DPA 1.1 and from the north side of Peninsula Road. This may be done through considerations in building massing and height in key locations;



*Figure DPA I.1 Important Views - Inlet*



F.I.3. Developments shall strive to create openness, connections, or views to the waterfront areas through open spaces or pathways. New development shall avoid impeding public access to the foreshore beyond private property

boundaries;

F.I.4. New developments should enhance and connect to the network of adjacent public open spaces, walkways and trails which connect and cross through the area;

F.I.5. Properties fronting Peninsula Road and Main Street must be designed to create an eclectic, inviting and pedestrian-friendly streetscape by carefully considering scale, massing and character;

F.I.6. New buildings should be sited close (e.g. 0 to 1.5m) to the property line fronting the street, with parking located to the side or rear. Covered porches, canopies or awnings are encouraged.

F.I.7. Some variation in the location of the building frontage relative to neighbouring buildings is encouraged, which will preserve the sense of informality and allow for the creation of useful outdoor areas facing the street.

F.I.8. Zero setbacks from side property lines is supported to create a continuous pedestrian streetscape. Gaps between buildings are to be minimized; therefore, avoid

placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

F.I.9. The block bound by Peninsula Road to the south, Cedar Road to the north, Main Street to the east and Bay Street to the west should be considered for its long-range redevelopment potential. This centrally located area is well positioned to become Ucluelet's core block, having strong connective qualities to other central areas. Situated between street-oriented development, a series of alleys should lead to an internal system of courtyard and mews type developments with a mix of uses clustered around groups of existing trees and central green. Pursue opportunities for connection and access in this area as the design of the Cedar Road parking lot / pedestrian hub is developed:



F.I.10. Improve the character of the streetscape adjacent to the existing Co-op Store by:

- Retain and enhance landscaping;
- Explore improved use of the plaza space for pedestrian and vehicle movements, and visual interest;
- Reduce the width of the existing driveway access;
- Screen adjacent parking area to the north; and
- Rethink the function and character of the lane on the east side of the property.

## Development Permit Area II (Peninsula Road)

The Peninsula Road Development Permit Area (DPA II), as shown on Schedule C, is established for the purposes of:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- assisting in the revitalization of Peninsula Road as the gateway and main approach into Ucluelet;
- improving the form and character of the area and public realm as experienced on street and public pathways;
- maintaining and improving the views and experience of the Inner Harbour from public places, as a key landmark and focal point to the image of Ucluelet;

Special conditions that warrant these DPA guidelines include the emergence of tourism and its related services alongside the district's established but changing industrial edge. Efforts to beautify Ucluelet's main streets and associated public realm need not lose sight of the town's past industrial flavour, but should become more inviting and accessible.

The entrance to town on Peninsula Road and the nearby Inner Boat Basin is an area of concentrated tourist commercial development. This means the types of activities that occur here are attractive to tourists seeking a west-coast fishing village experience. This includes developments in the form of hotel/motel or vacation rentals, tourist facilities such as information centres, galleries and specialty retail stores, but also marine-related light industrial uses that are attractive to tourists such as commercial fishermen vending straight off the dock and boat building/repairs.

Successful marinas and related retail and commercial developments are natural draws for people. Ucluelet is in a strong position to capture the vitality of the waterfront by building welcoming places that evoke the character of coastal life.

Pedestrian connectivity along Peninsula Road and around the Inner Boat Basin to the rest of central Ucluelet and the Village Square is extremely important. Having easy walking access that is both obvious (way-finding) and attractive entices residents and visitors to stroll. This type of activity engages people to meet and is good for community spirit; but it is also good for the local economy as it brings people in contact with those businesses that rely on pedestrian traffic.

As a key focal point for the District's image, the form and character described above needs to translate to the area's architecture and associated landscape and public realm. Attractive quality design which evokes the natural beauty and history of Ucluelet must be sought to achieve cohesion and continuity throughout the Inner Boat Basin. Concentrating uses and offering attractive walking routes along the main roads and along the water's edge, is also greatly encouraged.

Development Permit Area guidelines exist to promote and manage these community-led aspirations to achieve developments of high quality and character.

### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area II:

- F.II.1. Views to the harbour from public streets, pathways and along the shoreline, generally shown on Figure DPA II.1, must be retained by adjusting building massing and height in key locations including the north side of Peninsula Road;





*Figure DPA II.1 Important Views - Small Craft Harbour*

- F.II.2. A continuous pedestrian pathway should follow the shoreline, wherever possible, across the entire Inner Boat Basin. This pathway should continue through and connect to the Safe Harbour Trail and the Village Square.
- F.II.3. Gaps between buildings are to be minimized; therefore, avoid placing buildings in the middle of open cleared sites. Shared driveways accessing parking and service areas at the rear of buildings is encouraged.

- F.II.4. Buildings, structures and roads should be located to minimize alterations to treed areas and other environmentally sensitive areas;
- F.II.5. Parking should be located at the rear of lots if possible and screened from street view with either a structure or landscaping, or where feasible, below grade;
- F.II.6. Continuous accessible pedestrian sidewalks, planted boulevards and bicycle lanes should be provided along the length of Peninsula Road, on both sides, from Forbes Road to Marine Drive as shown on Schedules 'B' and 'C';
- F.II.7. Street trees should be used along the entire length of Peninsula Road, on both sides, thereby creating a sense of enclosure and cohesion to the street;

### Development Permit Area III (Industrial)

The Industrial Development Permit Area (DPA II), as shown on Schedule F, is established for the purposes of:

- A. revitalizing an area in which commercial and industrial uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The objectives that justify this designation include:

- ensuring that light industrial uses do not detract from the form and character of the area or experience of the public realm in the community;
- ensure compatibility between commercial and light industrial land uses and activities in this area and adjacent parks, trails, residential and tourist commercial uses;
- maintaining and improving the views and experience of the working Harbour, and improve visibility so that people can experience and appreciate the activities of various marine industries safely from public places, as a key part of the image of Ucluelet;

#### Guidelines

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area III:

- F.III.1. Monolithic structures and long expanses of blank walls facing the roadway should be avoided;
- F.III.2. Landscaped screening strips should be provided:
  - Along the property edge next to roadways;
  - Between parking areas, roadways and buildings;
  - Between different parking areas; and,
  - Between buildings and parking areas.
- F.III.3. Wildlife-proof garbage and recycling containers must be provided for all new developments;
- F.III.4. Support service structures such as loading bays, storage areas and waste bins should be located to minimize visibility from view of public roads and pathways and/or screened with walls, planting, solid wooden fencing or a combination;
- F.III.5. New industrial development should be accessed, wherever possible, from secondary roads;
- F.III.6. Transitions between light industrial areas and adjacent residential or tourist commercial properties should ensure privacy and avoid the impacts of noise and glare.
- F.III.7. New Marine Industrial development should incorporate sections of the Harbour Walk and Safe Harbour Trail. It is recognized that continuous pedestrian access along the waterfront will not be possible in every location, to ensure the safe operation of marine industries and access to vessels and machinery; where trails must divert away from the shoreline provide opportunities for viewing and include signage to explain marine activities, their history and economic importance.

## Development Permit Area IV (Multi-Family, Commercial, and Mixed-Use)

The Multi-Family, Commercial, and Mixed-Use Development Permit Area (DPA IV) is established for the following purposes:

- A. revitalizing an area in which commercial, multi-family and mixed uses are permitted; and,
- B. establishing objectives for the form and character of development in the resort region.

The natural beauty and rich ecological qualities of this place are of utmost value to Ucluelet, its residents, and future generations. It is these qualities – beautiful, natural, and wild – which create the character residents cherish and people from afar come to experience. The District’s objective is to make every effort to preserve and enhance this experience. The *primary* character-giving qualities of the area are:

- The immediacy of the ocean and the marine environment;
- The presence of significant stands of forest, including old-growth;
- The sights, sounds and smells of a working harbour; and,
- The human-scale, walkable, funky and welcoming village atmosphere.

These qualities result in a real sense of a town inhabiting a coastal rainforest “on the edge”.

Two general multi-family residential typologies are anticipated:

Medium Scale – Ground oriented units usually having multiple floors and are attached by way of shared walls (e.g. duplex, triplex, terrace housing, townhouses);



Higher Scale – Units are a part of a larger multi-storied shared building (e.g. apartments), but may also include townhouses and coach houses.



Mixed-use developments, particularly including ground-floor commercial with housing behind and/or above, are also expected particularly along major roads and in the centre of town.

Objectives include ensuring that new multi-family areas are compatible and complementary in form and character to adjacent traditional single-family areas. It is important to establish suitable regulations to govern this transition. As these housing types expand in Ucluelet, sensitivity around issues such as scale, height, and style must be addressed. Generally, higher scale building forms are encouraged along major roads such as Peninsula Road, with medium scale building forms providing a transition to single-family areas.

Guidelines:

In addition to the General Requirements for Form and Character DP Areas, the following apply within DP Area IV:

F.IV.1. All buildings, structures and additions thereto must be designed and coordinated in a comprehensive manner considering efficient site circulation, the relationship between buildings, visual impact and design compatibility with its context;

F.IV.2. Sloped roofs, rather than flat roofs, are preferred;

F.IV.3. Where internal roadways are required, they should provide efficient circulation, encourage appropriate speed through physical design, and the pedestrian realm should be clearly defined by using alternative materials, landscaping and physical design;

F.IV.4. Buildings or groups of buildings placed adjacent to a public street must face that street (or streets), with each unit having its own individual and distinct front entry from the street. Excessive use of blank walls must be avoided;



F.IV.5. Higher scale building forms may be located along Matterson Drive and Peninsula Road. Heights up to 12m (39 feet) may be permitted;

F.IV.6. Medium scale building forms are preferred in other areas zoned for multi-family uses, to provide sensitive transitions to single family areas;

F.IV.7. Where buildings are in very close proximity to the street or other public realm feature such as a pathway or courtyard, the finished floor level of that building should be raised by two feet as a minimum, to aid in privacy;

F.IV.8. Garages and garage doors must not dominate the street-front façade of multi-family buildings. All attempts must be made to accommodate integrated parking at the side or rear of units. If garage doors *must* be placed at the front of a building, they should be well integrated and subtle in appearance;

F.IV.9. Where visitor parking or common parking areas are required, small groupings of parking stalls interspersed with tree planting should be employed rather than 1 uninterrupted lot wherever possible. Native plants are preferred;

F.IV.10. Parking areas that are visible from the street and/or adjacent to residential buildings should be screened by substantial landscaping.

F.IV.11. A reasonable amount of common area must be included in all multi-family developments in the form of native landscaping, courtyards or the like;

F.IV.12. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical to maintaining the character of the

community. All development must recognise these values and strive to minimize the adverse effects on the natural environment development can often bring. The form and character of buildings should reflect the natural beauty of the area. This can be achieved through:



F.IV.13. The sensitive siting of buildings;

F.IV.14. Producing architectural designs that are naturally inspired; and,

F.IV.15. Using materials and building methods that are inherent to the area and its natural and man-made history.

F.IV.16. New development with areas of high ground in the



District should be designed to accommodate areas for evacuation in extraordinary cases of emergency. Access, parking areas and parks or other open space at the highest points should be designed with thought to how they could double as muster points, if needed;

F.IV.17. Clear-cutting forested sites is prohibited. Developments must present plans showing tree retention and measures to ensure protection of existing significant trees and shrubs, clearly delineated limits of disturbance during construction, along with new plantings. The plans shall show pre- and post-development conditions to

prevent over-cutting. Protection of adequate root zone buffers around retained trees shall be identified by a qualified professional and shown on the plans;

F.IV.18. Mature Western Red Cedar and Sitka Spruce must be identified by a qualified arborist and, where they are determined to be healthy, preserved;

F.IV.19. The siting of new buildings, extensions to existing buildings as well as campsites and roads etc., must work sensitively around established existing vegetation and must be located to minimize alterations to the foreshore and other environmentally sensitive areas. As part of the efforts to maintain and enhance the landscape character of the area, all efforts must be made to retain landscape and ecological integrity;



F.IV.20. Minimal blacktop and hardscape paving should be used for driveways and patio areas, particularly in front yards. Gravel or grass driveways and wood decks are preferred;



F.IV.21. Architectural form and character must be site-sensitive to both the physical environment, as well as to the qualities of natural beauty in the area. Buildings should work with the natural environment on all levels;

F.IV.22. All developments must provide robust visual buffers of parking, loading and service areas by way of retained and enhanced native vegetation along all boundaries. In the case of those boundaries fronting the road, reasonable efforts must be made to retain significant trees and shrubs between driveways;



F.IV.23. Wildlife-proof garbage and recycling containers must be provided for all new developments;

F.IV.24. All waste bins must be located at the rear of buildings or screened from view of public roads and pathways with solid wooden fencing.

## Environmental Development Permit Areas

Objective: to guide development and use land wisely to ensure that the most sensitive environmental features of a site are protected and ecological functions are not needlessly disturbed by development activities.

Designation: the following Development Permit Areas (DPAs), identified on Schedule E, Environmental Development Permit Areas map, are designated under section 488(1)(a) of the *Local Government Act* protection of the natural environment, its ecosystems and biological diversity):

- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

Development Permit Area Guidelines specify the District’s objectives and regulations for each area.

### General Guidelines Applicable to all Environmental DPAs:

- E1. For all land lying within an Environmental DP area, an assessment of the site, its natural features and the development shall be undertaken and a report prepared by a Qualified Environmental Professional (QEP) shall be submitted with the DP application;
- E2. The QEP report must contain any records listed in the BC Conservation Data Centre and must include data obtained from a search of the Ministry of Environment’s BC Species and Ecosystems Explorer for the categories

“plants and animals” and “Ecological Communities” that includes all potential red listed, blue listed, and SARA listed species along with their Conservation Framework priority.

- E3. In cases of reporting after the fact due to managing emergency situations, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP), describing follow-up works to restore environmentally sensitive areas which were present prior to the emergency.
- E4. For all non-emergency circumstances, the applicant shall provide an environmental report certified by a Qualified Environmental Professional (QEP). The report must include:
  - a. A site plan certified by a B.C. Land Surveyor that locates:
    - i. the proposed development relative to DPA boundaries shown on Schedule E and property lines;
    - ii. the environmental sensitive areas as defined under the general definitions and any other significant or rare species or species assemblages found in the DPA as identified by the QEP;
    - iii. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
  - b. For activity or construction within the stream channel, documentation of Provincial and Federal approval, with supporting technical reports.

- E5. If the QEP report identifies environmentally sensitive areas (ESAs) not shown on Schedule E, then the applicant and the District shall treat those values as if they are shown on Schedule E for the purposes of applying requirements of the more specific environmental DPAs.
- E6. If the QEP report confirms that an environmental value relating to a DPA shown on Schedule E is not present or does not affect the subject property, then the applicant and the District shall treat the property as though it is not in the applicable DPA. This includes the case where a QEP determines that there is a physical barrier between the environmental feature and the subject property that creates a functional separation between the two.
- E7. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
- E8. For all projects that involve development within an ESA, the District shall require the applicant to post security at 125% of the cost of protection and/or restoration works.
- E9. The District may, as part of the development permit, vary the setback requirements from an ESA where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to municipal, Provincial and or Federal agency review and comment. Any reduction of setback distances within an ESA shall occur in accordance with the findings and recommendations of the technical/environmental report.

## Development Permit Area Exemptions

The following are exempt from requiring an environmental Development Permit. Despite the exemption provisions, owners must also satisfy themselves that they meet the requirements of any applicable federal or provincial regulations:

1. Development that is shown to be outside of all designated DPAs on a plan prepared by a registered BC Land Surveyor.
2. Interior or structural exterior alterations, renovations or repair to a permanent building or structure on an existing foundation to an extent that does not alter, extend or increase the building’s footprint or height.
3. Planting or replanting of native trees, shrubs or ground cover for slope stabilization, habitat improvement, soil stabilization and/or erosion control.
4. Routine maintenance of existing landscaping, lawn, paths or developed areas.
5. Actively manage priority invasive plants and noxious weeds listed on the Coastal Invasive Species Committee website [www.coastalisc.com/priority-invasive-plants](http://www.coastalisc.com/priority-invasive-plants).
6. The removal of trees determined by a Certified Arborist or Registered Professional Forester, or another professional certified to do tree-risk assessments, as presenting an imminent safety risk.
7. Stream enhancement and fish and wildlife habitat restoration works carried out under provincial or federal approvals or notifications, and on provision of evidence of such approvals to the District.
8. Emergency procedures to prevent, control or reduce immediate threats to life or property including:

- a. emergency actions for flood protection and erosion protection;
  - b. removal of hazard trees characterized by a Certified Arborist;
  - c. clearing of an obstruction from bridge, culvert or drainage flow;
  - d. bridge and safety fence repairs in accordance with the *Water Act*;
  - e. pruning trees where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigour as prescribed by a Certified Arborist.
9. Public works and services constructed by or on behalf of the municipality, or by provincial or federal agencies, following best management practices.
10. Forestry activities on private lands that are managed under the *Private Managed Forest Land Act*.
11. Activities permitted by the provincial government on provincial Crown lands.
12. Paths for pedestrian use up to 1.5 metres in width provided all of the following are satisfied:
- a. Constructed exclusively of previous natural materials with no concrete, asphalt, or pavers;
  - b. Do not entail structural stairs;
  - c. Entail no removal of streamside or shoreline vegetation;
  - d. Do not impair stream bank or shoreline stability;
  - e. Do not impact sensitive habitat;
  - f. Avoid wildlife corridors and nesting sites; and
  - g. Are specifically designed to discourage motorized vehicle use.

13. Development in sites which have been previously assessed and where a Section 219 Restrictive Covenant has already been registered on the title of the property identifying areas and measures necessary to protect environmental values.

## DPA V – Terrestrial Ecosystems (Mature Forest)

### Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, ecosystems and biological diversity. These areas are designated as DPA V, generally as shown on Schedule E.

### Justification

This Development Permit Area includes mature forests and wildlife habitat that could be subject to degradation due to development or harmful uses. Ucluelet is home to rich plant and animal habitat due to the peninsula’s interface between the terrestrial and marine environments. The ecosystems here are a complex and fragile array of diverse flora and fauna which depend on the health and resources of the ocean and temperate rainforest. Forest health and age is a critical component of the natural life and biodiversity of the area. There are also high aesthetic values in mature forest areas.

### Guidelines

- E.V.1. Development should be planned to avoid intrusion into DPA V areas of the site and to minimize the impact of any activity on these areas.
- E.V.2. Development permit applications that encroach on areas designated as DPA V should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the location of property lines, proposed development and natural features including any Sitka Spruce, krummholz tree forms, nesting trees or wildlife corridors;
- b. an impact statement describing effects of proposed development on the natural features and ecosystems on the site;
- c. measures necessary to avoid wildlife conflict and any adjustments to the development plan where necessary to avoid established wildlife corridors;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
- e. recommendations for timing, construction standards, and where further assessment is necessary (e.g., seasonal nesting bird surveys),
- f. habitat compensation alternatives, where compensation is approved.

## DPA VI - Stream and Riparian Areas Protection

### Category

In conformance with the objectives of the provincial *Fish Protection Act*, the District wishes to ensure sufficient water for fish, to protect and restore fish habitat, and to improve riparian protection and enhancement. Therefore, pursuant to Section 488(1)(a) of the *LGA*, the District designates all riparian areas as DPA VI: Riparian Areas Protection.

DPA VI areas include the lands within 30 metres of streams and watercourses and include watercourses, lakes, streams, ponds and wetlands identified as fish-supportive habitat or connected to watercourses:

a) for a stream, a 30-metre strip on both sides of the watercourse measured from the high-water mark; and,

b) for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 metres beyond the top of the ravine bank.

For purposes of clarity, the above descriptions should be relied upon rather than the riparian areas shown on Schedule E. The latter is intended as a visual aid to help locate these areas. Within the Plan area, “stream” includes all named and unnamed watercourses, ponds, and wetlands.

### Justification

The natural environment is a significant feature of the Plan area. It includes wet aquatic ecosystems that consist of and surround watercourses: streams, ponds, wetlands and in some cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area.

Together, the water and the riparian area form aquatic habitat which are critical for the survival of fish, fish supportive processes and are important to maintain biodiversity and essential for many species. Unnecessarily disturbing these sensitive and important aquatic environments may harm their vitality and the ecological services they provide and can have downstream consequences on fish habitat.

Aquatic ecosystems are also critical for the survival of wildlife and form necessary travel corridors between habitats. Water is an important part of maintaining biodiversity and is essential for many species. Many rare species are associated with aquatic environments. Aquatic ecosystems are natural water purifiers and pollution filtration systems. Healthy aquatic ecosystems have a capacity to retain stormwater runoff, maintain water quality by reducing levels of sediment, nutrients and contaminants in outflow water, to slow water flow and to prevent erosion.

A development permit is required for any development within DPA VI to ensure that the ecological values of sensitive riparian and wetland habitats have been considered prior to development, and that measures will be taken to limit or avoid damage to these ecosystems. The objectives of having these Development Permit requirements include:

- Planning and guiding new development in a manner that preserves and protects fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems;
- Protecting, restoring and enhancing fish and fish supportive processes, fish habitat and sensitive aquatic ecosystems in a relatively natural state while supporting adjacent land uses;
- Meeting the objectives of the *Fish Protection Act*, and
- Protecting water quality and quantity.

### Guidelines

E.VI.1. Development or alteration should be planned to avoid intrusion into DPA VI areas of the site and to minimize the impact of any activity on these areas.

E.VI.2. Development permit applications that would encroach on areas designated as DPA VI should include a report prepared by a qualified environmental professional outlining the following information:

- a. detailed site plan (1:250 or larger) identifying the natural boundary and a line 30 metres from the natural boundary;
- b. an impact statement describing effects of proposed development on the natural conditions;
- c. measures deemed necessary to protect the integrity of streamside protection and enhancement areas from the effects of development;
- d. guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas; and,
- e. habitat compensation alternatives, where compensation is approved.

E.VI.3. Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.

E.VI.4. Based on the biophysical assessment of the site within an area designated DPA VI, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance stream, watercourses, fish habitat or riparian areas.

E.VI.5. In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres should be preserved between the high water mark of the watercourse and any building or structure.

- E.VI.6. The total amount of impervious cover on property adjacent to a watercourse should minimize impact on the receiving aquatic environment. Consideration should be given to reducing impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- E.VI.7. The construction of a small accessory building such as a pump house, gazebo, garden shed or play house may be permitted if all the following apply:
  - a. The building is located within an existing landscaped area;
  - b. No native trees are removed; and
  - c. The area of the structure is not more than 10 m<sup>2</sup>.

## DPA VII – Marine Shoreline

### Category

In accordance with Section 488(1)(a) of the *LGA*, the District establishes objectives for the protection of the natural environment, its ecosystems and biological diversity. These areas are designated as DPA VII, generally as shown on Schedule E.

### Justification

This Development Permit Area includes shoreline waters and natural fish and wildlife habitat that could be subject to degradation due to development or harmful uses. Shoreline areas and beaches may contain unstable slopes and soils subject to erosion, land slip and rock falls. In addition, the tidal

waters are habitat to a wide range of fish, wildlife, and plant species: eelgrass, in particular, is highly sensitive to negative impacts from intensive uses or development. There are also high aesthetic values along shoreline areas.

### Guidelines

- E.VII.1. This DPA applies to all lands within 30 metres, measured horizontally in both landward and seaward directions, from the natural boundary of the ocean.
- E.VII.2. Unless otherwise exempt, prior to undertaking any development on the lands within DPA VII, the owner of the lands must obtain a Development Permit, the application for which must include an assessment report that has been prepared by a Qualified Environmental Professional, with demonstrated experience regarding the subject matter. The assessment report will identify how the proposed development will affect aquatic resources, and recommend measures to reduce or mitigate any negative impacts, such as the:
  - i. Appropriate siting of buildings, structures, roads, driveways, parking areas, trails, paths, and utilities;
  - ii. Retention or restoration of native vegetation and soils;
  - iii. Removal of invasive species;
  - iv. Designation of buffer areas to protect environmentally sensitive features or habitat;
  - v. Specification of any activities that may occur within the buffer areas; and
  - vi. Must state that the proposal is suitable for the area intended for development.
- E.VII.3. Land shall be retained in its natural state where possible, preserving indigenous vegetation and trees. If an adequate suitable building envelope exists on a parcel

outside of the DPA, the proposed development should be directed to that site or area. Encroachment into the DPA shall only be permitted where the applicant can demonstrate that the encroachment is necessary to protect environmentally sensitive features, due to hazardous conditions or topographical considerations, or to relate the development to surrounding buildings and structures.

- E.VII.4. The removal of trees and vegetation within DPA VII is discouraged and must be limited to only those areas that must be cleared to support the development. Any clearing required to accommodate roads, buildings, structures, and utilities, with the exception of necessary hydraulic, percolation, or geotechnical testing, shall not occur until after the issuance of a Development Permit to minimize the potential for soil erosion, runoff and spread of invasive species.
- E.VII.5. Shoreline stabilization devices are not supported on parcels that are not subject to active erosion nor are they supported on parcels that erode more rapidly as a result of vegetation removal that is not recommended or supervised by a Qualified Coastal Professional.
- E.VII.6. Shoreline stabilization devices are supported where a Qualified Coastal Professional, with experience to advise on such matters, has determined that a softer approach to shoreline stabilization such as vegetation enhancement, upland drainage control, biotechnical measures, beach enhancement, tree anchoring or gravel placement are not appropriate given site-specific conditions.
- E.VII.7. Shoreline stabilization devices are only permitted for the protection of existing structures when threatened by erosion due to natural forces as recommended by a

Qualified Coastal Professional and must be located entirely within the property boundary. New development and structures should be sited to avoid the need for shoreline stabilization devices over the expected lifespan of the structure.

- E.VII.8. The assessment for siting a shoreline stabilization device prepared by a Qualified Coastal Professional must include:
  - a. Assesses the risk of erosion on the subject property and the suitability of the subject property for a shoreline stabilization device;
  - b. Analyses of the potential impacts on coastal geomorphologic processes as a result of installing or not installing the device;
  - c. Analyses of the potential impacts on adjacent properties as a result of installing and not installing the device;
  - d. Recommendation measures to ensure that the subject property is protected while mitigating potential negative impacts on marine riparian areas, coastal geomorphologic processes or neighbouring properties.
- E.VII.9. Shoreline stabilization measures, pilings, floats, wharves and other structures which disrupt light penetration to the water column or obstruct public access to the foreshore are discouraged.
- E.VII.10. Impervious surfaces, including materials to construct docks and wharves, shall be kept to a minimum.
- E.VII.11. Parking areas should be equipped with oil/water separators and be landscaped to absorb runoff, and proof of a maintenance program for these will be provided.

- E.VII.12. New piers, docks and ramps shall be allowed only for water-dependent uses or for public access, and only permitted when the applicant has demonstrated that a specific need exists to support the intended water-dependent use.
- E.VII.13. Docks and wharves shall not extend over marshes or other productive foreshore areas, including critical areas such as eelgrass and kelp beds, shellfish beds, and fish habitats. Wharves shall not, in any case, extend over the water beyond the mean low-water mark, except as necessary to access floats or for public viewing access. Construction which minimizes disturbance of shoreline sediments and enables light penetration is encouraged.
- E.VII.14. Piers on pilings and floating docks are preferred over solid-core piers or ramps.
- E.VII.15. Boat launch ramps are discouraged and will only be considered for shared or public use, and only where they can be located on stable, non-erosional banks where a minimum amount of substrate disturbance or stabilization is necessary.
- E.VII.16. Structures in contact with the water shall be constructed of stable materials, including finishes and preservatives that will not degrade water quality.
- E.VII.17. All docks shall be constructed so that they do not rest on the bottom of the foreshore at low water levels.
- E.VII.18. Any plastic foams or other non-biodegradable materials used in construction of floats and docks shall be encased to prevent escape into the natural environment.
- E.VII.19. Piers should use the minimum number of pilings necessary, with preference to large spans over more pilings.

- E.VII.20. Piers should be constructed with a minimum clearance of 0.5 m above the elevation of the natural boundary of the sea.
- E.VII.21. Preference is given to the placement of mooring buoys and floats instead of docks.
- E.VII.22. New shoreline residential development of two or more dwellings shall provide joint use or community dock facilities rather than individual docks for each residence.
- E.VII.23. No more than one facility for mooring boats shall be located on or fronting any single parcel.
- E.VII.24. The consideration of the issuance of a Development Permit by the District in no way exempts the property owner from obtaining all necessary permits and approvals from provincial and federal agencies.

## DPA VIII– Natural Hazard Areas Protection (Steep Slopes)

### Category

In accordance with Section 488(1)(b) of the *LGA*, areas of steep slopes with an incline of 30 degrees or more are designated as DPA VIII, as shown on Schedule G.

### Justification

Ucluelet experiences significant rainfall and storm events; soils on steeper slopes carry a higher hazard of failure from the effects of runoff and erosion, once disturbed or exposed by development.

Steep slopes tend to constitute high-risk areas for erosion and slippage if the tree cover is substantially altered. Potentially hazardous conditions on steep slopes may be avoided if adequate tree cover is retained and surface water runoff is minimized.

In order to protect development from these hazardous conditions, development permits are required for areas designated as DPA VIII.

**Exemptions**

The following development is exempted from the requirement to obtain a development permit for Hazardous Conditions:

In a steep slope area:

1. Development, where a geotechnical report has been received in conjunction with an application for building permit or subdivision approval.
2. Erecting fencing;

For trees:

3. Cutting down dead trees provided that the stump and roots remain undisturbed;
4. Planting new trees;
5. Removal of trees where the tree trunk diameter is less than 5cm (measured 1m from the base); and,
6. Where the tree trunk diameter is greater than 5cm (measured 1m from the base) pruning and limbing of trees provided a Certified Arborist provides a written opinion stating that the activity will not kill the tree.

Domestic yard maintenance, gardening and planting, including:

7. Planting new vegetation and maintaining existing vegetation through mowing, pruning, and similar activities;

8. Removing any dead vegetation provided the root structure is not disturbed; and

9. Removing any vegetation with stem diameter less than 5cm (measured 1m from the base), and not resulting in areas of exposed soil on a steep slope.

**Guidelines**

- E.VIII.1. The development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA VIII areas and to minimize the impact of any activity on these areas.
- E.VIII.2. Prior to any development or alteration of land within DPA VIII areas, a development permit application must be issued that includes an assessment or report by a qualified, licensed professional engineer or other qualified professional addressing the following:
  - a. Contain a description of the methodology and assumptions used to undertake the assessment. The methodology should be described in sufficient detail to facilitate a professional peer review.
  - b. Identify any hazards which may affect the safe development of the land including, but not limited to:
    - i. flooding;
    - ii. slopes with an incline of 30 degrees or more;
    - iii. subsidence; and
    - iv. ground water flows.
  - c. Identify the location of all proposed buildings or development sites by specifying setback distances from a natural boundary, property boundary or feature or

hazard area. Areas depicted on maps must be delineated with sufficient accuracy and detail to allow the preparation of a legal reference plan for attachment to a restrictive covenant.

- d. Where applicable, flood construction levels should be provided by prescribing an elevation above the natural boundary of the sea or watercourse or natural ground elevation at the building site, or by specifying a geodetic elevation, or by a combination of both.
- e. An application should identify the location of all proposed buildings and structures on the development site and specify the setback distances from the natural boundary, property boundary, land features, and hazard areas.
- f. The applicant should consider the suitability of the land to accommodate the use intended.
- g. Plans should establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of an engineer or qualified professional, be caused by the hazards of flooding, erosion, subsidence earthquake, mud flows or any combination thereof.

E.VIII.3. The professional’s recommendations and the conclusion of the report should:

- a. acknowledge that the Approving Officer may rely upon the report when reviewing subdivision applications and/or that the District may review the report prior to making land development decisions;
- b. certify that the land is safe for the use intended, with probability of a geotechnical failure, flooding or any other substantial hazard resulting in property

damage of less than two per cent (2%) in 50 years or as specified by the most recent edition of the “APEGBC Guidelines for Legislated Landslide Assessments for Residential Developments in BC”;

- c. identify any deficiency in the location or design of the buildings, the proposed water, sewer, drainage, access and road works or the construction standards intended for the development;
- d. prescribe the geotechnical works and any changes in the standards of the design of the development which are required to develop land, buildings, structures and infrastructure safely for the use intended and to maintain the safety of the land, buildings, structures and infrastructure as a condition of the approval of the development; and
- e. where mitigation works and actions are proposed, describe the effects that the proposed works and actions may have on other properties, including public infrastructure or lands.

E.VIII.4. Where mitigation works and actions designed to reduce hazards or impacts are contemplated, the applicant’s professional engineer should confirm that the works and actions will be acceptable to local government, and that they would meet regulatory requirements, prior to completing the report and a detailed design.

E.VIII.5. where mitigation works and actions are proposed, the qualified professional should identify whether ongoing maintenance or periodic replacement measures are necessary, and specify what ongoing measures are necessary for the property to remain safe for its intended use.

E.VIII.6. Plans should include the retention of significant stands of trees, as well as native vegetation, within DPA VIII areas, as recommended by a QEP.

A note on Flood Hazards:

This OCP bylaw does not designate Development Permit areas for protection from coastal flooding; the District has commissioned detailed flood risk mapping and exercises its ability to require professional assessment and certification of construction under section 56 of the *Community Charter*. Map 4 shows minimum Flood Construction Levels for detailed reaches of the shoreline of the Ucluth Peninsula.

Lands in the vicinity of the coastal shoreline can be susceptible to flood hazard and, in certain areas, to erosion or sloughing. Lands that are or may be flooded represent a hazardous condition for people and permanent structures.

One of the effects of climate change is a rise in sea level. While experts using the best available science are still grappling with a range of possible impacts, current expectations are that the sea level on the west coast of Vancouver Island will rise somewhere in the vicinity of one metre by the year 2100. Any development along the coastline must take this into consideration in an attempt to anticipate and minimize any negative impacts that rising sea levels may have on the built environment and the safety of residents.

The west coast of Vancouver Island, identified as Zone C by the provincial Ministry of Public Safety and Solicitor General, is also a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. The District wishes to protect the community against the loss of lives and to minimize property damage, injury

and trauma associated with flooding events. Maps 5 and 6 show Tsunami Flood Vulnerability and Tsunami Flood Planning areas.

It is District policy that it is in the public interest for new subdivisions and developments to be planned to avoid areas of potential flood risk. Many of these areas are also of great habitat value and natural beauty, and have been incorporated into the potential future parks and open spaces shown on Schedules A and C.

## Enforcement

No person shall do any act or suffer or permit any act or thing to be done in contravention of the Development Permit Area Designations and Guidelines adopted in Part 6 of this bylaw.

Every person who violates any of the provision of this bylaw, or who suffers or permits any act or thing to be done in contravention of this bylaw, is liable on summary conviction to a fine of not more than ten thousand dollars (\$10,000.00) and costs, including the costs of the committal and conveyances to the place of imprisonment, for each offence, and in default of payment therefore, to imprisonment of a term not exceeding six (6) months in jail, and each day that such violation is permitted to continue shall be a separate offence.

The Bylaw Enforcement Officer is authorized to inspect all work regulated by Development Permit Area designation under this bylaw, and compel and require compliance with the provisions of this bylaw. No person shall prevent or obstruct, or attempt to prevent or obstruct, the Bylaw Enforcement Officer, or any other employee of the District authorized to enforce the provisions of this bylaw.

A person who fails to comply with an order or notice issued by a Bylaw Enforcement Officer who allows a violation of this bylaw to continue, despite that order or notice, commits an offence.

A Bylaw Enforcement Officer may order the cessation of work that is proceeding in contravention of this bylaw by posting a Stop Work notice on the site of the work.

The Owner of property on which a Stop Work notice has been posted, and every other person, shall cease all construction or

development work immediately and shall not do any work on the property, except for such work as is necessary to remedy the reasons for the Stop Work notice with the agreement of the Bylaw Enforcement Officer, until all applicable provisions of the Development Permit Area Guidelines of this bylaw are substantially complied with and the Stop Work notice is rescinded in writing by a Bylaw Enforcement Officer.

## Ticketing

Tickets for offences against the Development Permit Area Designations and Guidelines of this OCP bylaw may also be issued in accordance with the Municipal Ticket Information Bylaw in force at the time of the offence.

# Part Seven: Appendices

### Boilerplate (required content, legislation)

The purpose of the Official Community Plan (OCP) is to provide a long-term vision for the District of Ucluelet. It sets out broad objectives and policies that will guide planning and land use decisions within the District, while respecting the community's existing character.

The OCP charts a growth management course that supports Ucluelet's quality of life, enhances economic prosperity and advances environmental sustainability.

The Province of British Columbia's *Local Government Act* provides the authority and direction for the preparation of the Official Community Plan. Once adopted as a bylaw, an Official Community Plan has a legal status that requires that all subsequent bylaws enacted and works undertaken be consistent with the plan.

This Official Community Plan replaces the previous Official Community Plan, adopted in 2011.

Section 473 of the *Local Government Act* requires that an OCP include statements and map designations for the area covered by the plan for the following:

- the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- the approximate location and phasing of any major road, sewer and water systems;
- the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal site;
- housing policies of the local government respecting affordable housing, rental housing and special needs housing;
- targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets;

Section 474 of the *Local Government Act* allows that an OCP may also include statements on the following:

- policies of the local government relating to social needs, social well-being and social development;
- a regional context statement, consistent with the rest of the plan, of how matters referred to in a regional growth strategy, and other matters dealt with in the plan, apply in a regional context;
- policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
- policies of the local government relating to the preservation, protection, restoration and enhancement of

the natural environment, its ecosystems and biological diversity.

An OCP may also include general statements on matters outside the jurisdiction of a local government, dealing with issues of advocacy or general interest.

### Development Approval Information

Pursuant to the establishment of a Development Approval Information Area (DAIA) bylaw, the entire area of the District of Ucluelet covered by this Official Community Plan is designated as a development approval information area under the authority of Section 485 (1) (b) of the *Local Government Act*.

Development approval information will be required for:

- Zoning Bylaw amendments;
- Temporary Use Permits, and;
- Development Permits.

The information provided in a Development Approval Information (DAI) report will help ensure that future development considers potential impacts to transportation and parking, municipal servicing infrastructure, public facilities including schools and parks, community services, archaeological and cultural matters, natural ecosystems, climate change and other issues. The District’s DAIA bylaw will establish the information required, procedures to be followed in the application process, and in what circumstances a DAI impact report is necessary to address items including:

- Terms of reference for DAI reports;

- Qualifications for personnel providing impact reports;
- Timing;
- Response options to inadequate reports;
- Peer review;
- Presentation of reports to Council; and
- Use and publication of the report.

### Planning Process

The Village of Ucluelet was incorporated in 1952 and became a District Municipality in 1997. The community adopted its first Official Community Plan (OCP) bylaw in 1971. The history of OCP’s in Ucluelet is as follows:

- OCP Bylaw No. 235 (1971)
- OCP Bylaw No. 407 (1981)
- OCP Bylaw No. 498 (1988)
- OCP Bylaw No. 772 (1998)
- OCP Bylaw No. 900 (2004)
- OCP Bylaw No. 1140 (2011)

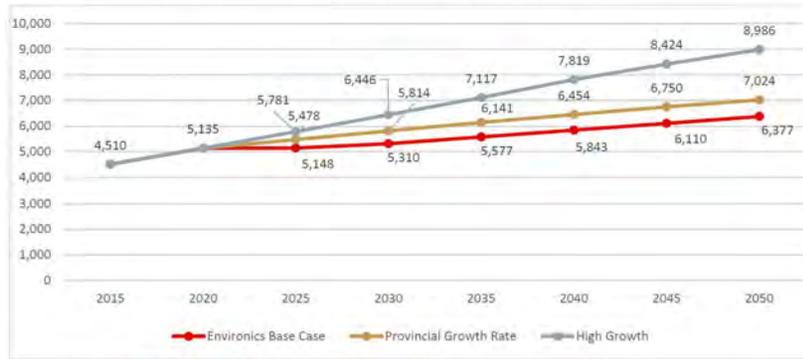
A review of the Ucluelet OCP bylaw was initiated by Council in 2016.

From 2016 through 2018 the District, along with students and faculty from Vancouver Island University’s (VIU) Master of Community Planning program, collected community opinions on the OCP and the broad range of issues of interest to the community. A series of public engagement activities and events were held during this time, including “planning on the streets” events, pop-up planning workshops, stakeholder workshops with community groups and classes from the local schools. A three-



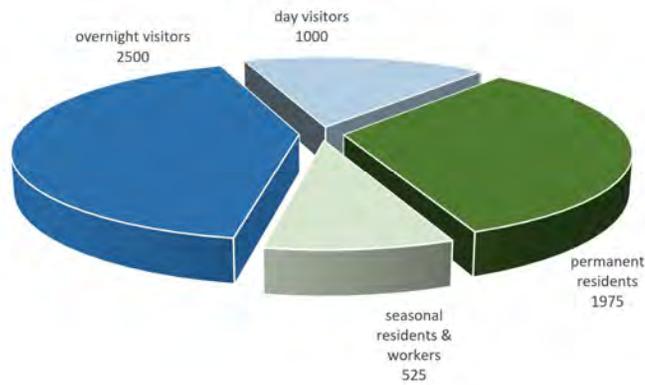
Population Projections (low, medium and high growth projections):

Figure 2: Estimated and Projected Population, West Coast Region, 2015 – 2050



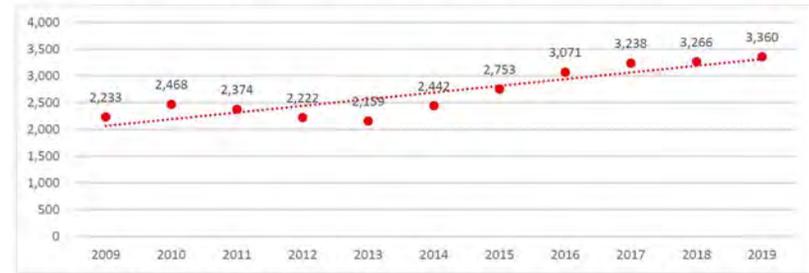
Source: Environics, 2020, BC Stats, and custom projections

Ucluelet peak population: July / August (approx. 6,000 total)



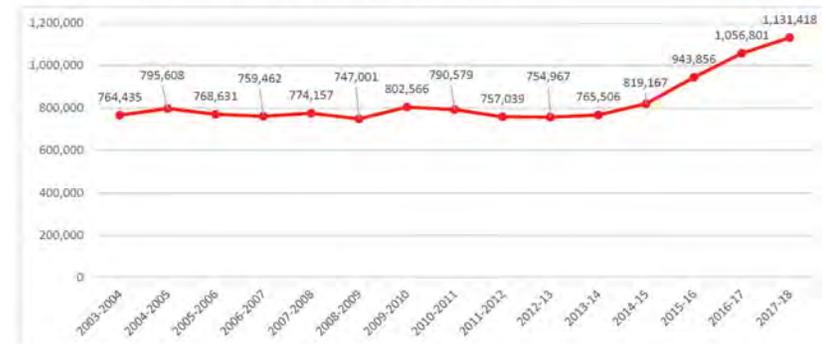
Annual visitors

Figure 7: Average Annual Daily Traffic on Tofino-Ucluelet Hwy South of Ucluelet Junction, 2009 – 2019



Source: Ministry of Transportation and Infrastructure, 2020

Figure 14: Visitors, Pacific Rim National Park Reserve (Long Beach), 2003 – 2018



Source: Parks Canada, 2019

## Definitions

**“Bylaw Enforcement Officer”:** means the Chief Administrative Officer of the District of Ucluelet and her or his designate.

**“Development” includes:**

- a) Removal, alteration, disruption, or destruction of vegetation;
- b) Disturbance of soils;
- c) Construction or erection of buildings and structures;
- d) Creation of non-structural impervious or semi-impervious surfaces;
- e) Flood protection works;
- f) Construction of roads, trails, docks, wharves, and bridges;
- g) Provision and maintenance of sewer and water services;
- h) Development of drainage systems;
- i) Development of utility corridors; and
- j) Subdivision as defined in the *Local Government Act*.

**“Qualified Environmental Professional” (QEP):** means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

- 1) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under the association’s code of ethics and subject to disciplinary action by that association;
- 2) the individual is acting within that individual’s area of expertise; and,
- 3) the individual is acceptable to the District of Ucluelet.

With respect to item 2), above:

a) for Riparian Development Permit Areas: the individual’s area of expertise is recognized in the BC Riparian Areas Regulation assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal;

b) for Marine Shoreline Development Permit Areas, coastal and shoreline erosion aspects: a coastal geomorphologist, or a marine or metocean engineer with experience in coastal zone engineering; other professionals with experience in coastal processes and soft shore restorations may be considered on a case-by-case basis.

c) for Hazardous Conditions Development Permit Areas: a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design as the project may warrant.

Per the *Riparian Areas Protection Regulation* BC Reg 178/2019, s 21, a QEP may be:

- (i) an agrologist;
- (ii) an applied technologist or technician;
- (iii) a professional biologist;
- (iv) a professional engineer;
- (v) a professional forester;
- (vi) a professional geoscientist;
- (vi.1) a registered biology technologist;
- (vii) a registered forest technologist,

**Stream:** means the same as defined under the *Riparian Areas Protection Regulation*.

## United Nations Declaration on the Rights of Indigenous Peoples

(Resolution adopted by the General Assembly on 13 September 2007)<sup>1</sup>

*The General Assembly,*

*Guided* by the purposes and principles of the Charter of the United Nations, and good faith in the fulfilment of the obligations assumed by States in accordance with the Charter,

*Affirming* that indigenous peoples are equal to all other peoples, while recognizing the right of all peoples to be different, to consider themselves different, and to be respected as such,

*Affirming* also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind,

*Affirming* further that all doctrines, policies and practices based on or advocating superiority of peoples or individuals on the basis of national origin or racial, religious, ethnic or cultural differences are racist, scientifically false, legally invalid, morally condemnable and socially unjust,

*Reaffirming* that indigenous peoples, in the exercise of their rights, should be free from discrimination of any kind,

*Concerned* that indigenous peoples have suffered from historic injustices as a result of, inter alia, their colonization and dispossession of their lands, territories and resources, thus

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<sup>1</sup> See Official Records of the General Assembly, Sixty-first Session, Supplement No. 53 (A/61/53), part one, chap. II, sect. A.

preventing them from exercising, in particular, their right to development in accordance with their own needs and interests,

*Recognizing* the urgent need to respect and promote the inherent rights of indigenous peoples which derive from their political, economic and social structures and from their cultures, spiritual traditions, histories and philosophies, especially their rights to their lands, territories and resources,

*Recognizing* also the urgent need to respect and promote the rights of indigenous peoples affirmed in treaties, agreements and other constructive arrangements with States,

*Welcoming* the fact that indigenous peoples are organizing themselves for political, economic, social and cultural enhancement and in order to bring to an end all forms of discrimination and oppression wherever they occur,

*Convinced* that control by indigenous peoples over developments affecting them and their lands, territories and resources will enable them to maintain and strengthen their institutions, cultures and traditions, and to promote their development in accordance with their aspirations and needs,

*Recognizing* that respect for indigenous knowledge, cultures and traditional practices contributes to sustainable and equitable development and proper management of the environment,

*Emphasizing* the contribution of the demilitarization of the lands and territories of indigenous peoples to peace, economic and social progress and development, understanding and friendly relations among nations and peoples of the world,

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<sup>2</sup> See resolution 2200 A (XXI), annex.

*Recognizing* in particular the right of indigenous families and communities to retain shared responsibility for the upbringing, training, education and well-being of their children, consistent with the rights of the child,

*Considering* that the rights affirmed in treaties, agreements and other constructive arrangements between States and indigenous peoples are, in some situations, matters of international concern, interest, responsibility and character,

*Considering* also that treaties, agreements and other constructive arrangements, and the relationship they represent, are the basis for a strengthened partnership between indigenous peoples and States,

*Acknowledging* that the Charter of the United Nations, the International Covenant on Economic, Social and Cultural Rights<sup>2</sup> and the International Covenant on Civil and Political Rights, as well as the Vienna Declaration and Programme of Action,<sup>3</sup> affirm the fundamental importance of the right to self-determination of all peoples, by virtue of which they freely determine their political status and freely pursue their economic, social and cultural development,

*Bearing* in mind that nothing in this Declaration may be used to deny any peoples their right to self-determination, exercised in conformity with international law,

*Convinced* that the recognition of the rights of indigenous peoples in this Declaration will enhance harmonious and cooperative relations between the State and indigenous peoples,

<sup>3</sup> A/CONF.157/24 (Part I), chap. III.

based on principles of justice, democracy, respect for human rights, non-discrimination and good faith,

*Encouraging* States to comply with and effectively implement all their obligations as they apply to indigenous peoples under international instruments, in particular those related to human rights, in consultation and cooperation with the peoples concerned,

*Emphasizing* that the United Nations has an important and continuing role to play in promoting and protecting the rights of indigenous peoples,

*Believing* that this Declaration is a further important step forward for the recognition, promotion and protection of the rights and freedoms of indigenous peoples and in the development of relevant activities of the United Nations system in this field,

*Recognizing and reaffirming* that indigenous individuals are entitled without discrimination to all human rights recognized in international law, and that indigenous peoples possess collective rights which are indispensable for their existence, well-being and integral development as peoples,

*Recognizing* that the situation of indigenous peoples varies from region to region and from country to country and that the significance of national and regional particularities and various historical and cultural backgrounds should be taken into consideration,

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<sup>4</sup> Resolution 217 A (III).

*Solemnly proclaims* the following United Nations Declaration on the Rights of Indigenous Peoples as a standard of achievement to be pursued in a spirit of partnership and mutual respect:

*Article 1*

Indigenous peoples have the right to the full enjoyment, as a collective or as individuals, of all human rights and fundamental freedoms as recognized in the Charter of the United Nations, the Universal Declaration of Human Rights<sup>4</sup> and international human rights law.

*Article 2*

Indigenous peoples and individuals are free and equal to all other peoples and individuals and have the right to be free from any kind of discrimination, in the exercise of their rights, in particular that based on their indigenous origin or identity.

*Article 3*

Indigenous peoples have the right to self-determination. By virtue of that right they freely determine their political status and freely pursue their economic, social and cultural development.

*Article 4*

Indigenous peoples, in exercising their right to self-determination, have the right to autonomy or self-government in matters relating

to their internal and local affairs, as well as ways and means for financing their autonomous functions.

*Article 5*

Indigenous peoples have the right to maintain and strengthen their distinct political, legal, economic, social and cultural institutions, while retaining their right to participate fully, if they so choose, in the political, economic, social and cultural life of the State.

*Article 6*

Every indigenous individual has the right to a nationality.

*Article 7*

1. Indigenous individuals have the rights to life, physical and mental integrity, liberty and security of person.
2. Indigenous peoples have the collective right to live in freedom, peace and security as distinct peoples and shall not be subjected to any act of genocide or any other act of violence, including forcibly removing children of the group to another group.

*Article 8*

1. Indigenous peoples and individuals have the right not to be subjected to forced assimilation or destruction of their culture.
2. States shall provide effective mechanisms for prevention of, and redress for:
  - (a) Any action which has the aim or effect of depriving them of their integrity as distinct peoples, or of their cultural values or ethnic identities;

- (b) Any action which has the aim or effect of dispossessing them of their lands, territories or resources;

- (c) Any form of forced population transfer which has the aim or effect of violating or undermining any of their rights;

- (d) Any form of forced assimilation or integration;

- (e) Any form of propaganda designed to promote or incite racial or ethnic discrimination directed against them.

*Article 9*

Indigenous peoples and individuals have the right to belong to an indigenous community or nation, in accordance with the traditions and customs of the community or nation concerned. No discrimination of any kind may arise from the exercise of such a right.

*Article 10*

Indigenous peoples shall not be forcibly removed from their lands or territories. No relocation shall take place without the free, prior and informed consent of the indigenous peoples concerned and after agreement on just and fair compensation and, where possible, with the option of return.

*Article 11*

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.

2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

*Article 12*

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.

2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

*Article 13*

1. Indigenous peoples have the right to revitalize, use, develop and transmit to future generations their histories, languages, oral traditions, philosophies, writing systems and literatures, and to designate and retain their own names for communities, places and persons.

2. States shall take effective measures to ensure that this right is protected and also to ensure that indigenous peoples can understand and be understood in political, legal and administrative proceedings, where necessary through the provision of interpretation or by other appropriate means.

*Article 14*

1. Indigenous peoples have the right to establish and control their educational systems and institutions providing education in their own languages, in a manner appropriate to their cultural methods of teaching and learning.

2. Indigenous individuals, particularly children, have the right to all levels and forms of education of the State without discrimination.

3. States shall, in conjunction with indigenous peoples, take effective measures, in order for indigenous individuals, particularly children, including those living outside their communities, to have access, when possible, to an education in their own culture and provided in their own language.

*Article 15*

1. Indigenous peoples have the right to the dignity and diversity of their cultures, traditions, histories and aspirations which shall be appropriately reflected in education and public information.

2. States shall take effective measures, in consultation and cooperation with the indigenous peoples concerned, to combat prejudice and eliminate discrimination and to promote tolerance, understanding and good relations among indigenous peoples and all other segments of society.

*Article 16*

1. Indigenous peoples have the right to establish their own media in their own languages and to have access to all forms of non-indigenous media without discrimination.

2. States shall take effective measures to ensure that State-owned media duly reflect indigenous cultural diversity. States, without prejudice to ensuring full freedom of expression, should encourage privately owned media to adequately reflect indigenous cultural diversity.

*Article 17*

1. Indigenous individuals and peoples have the right to enjoy fully all rights established under applicable international and domestic labour law.

2. States shall in consultation and cooperation with indigenous peoples take specific measures to protect indigenous children from economic exploitation and from performing any work that is likely to be hazardous or to interfere with the child's education, or to be harmful to the child's health or physical, mental, spiritual, moral or social development, taking into account their special vulnerability and the importance of education for their empowerment.

3. Indigenous individuals have the right not to be subjected to any discriminatory conditions of labour and, inter alia, employment or salary.

*Article 18*

Indigenous peoples have the right to participate in decision-making in matters which would affect their rights, through representatives chosen by themselves in accordance with their own procedures, as well as to maintain and develop their own indigenous decision-making institutions.

*Article 19*

States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free, prior and informed consent before adopting and implementing legislative or administrative measures that may affect them.

*Article 20*

1. Indigenous peoples have the right to maintain and develop their political, economic and social systems or institutions, to be secure in the enjoyment of their own means of subsistence and development, and to engage freely in all their traditional and other economic activities.

2. Indigenous peoples deprived of their means of subsistence and development are entitled to just and fair redress.

*Article 21*

1. Indigenous peoples have the right, without discrimination, to the improvement of their economic and social conditions, including, inter alia, in the areas of education, employment, vocational training and retraining, housing, sanitation, health and social security.

2. States shall take effective measures and, where appropriate, special measures to ensure continuing improvement of their economic and social conditions. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities.

*Article 22*

1. Particular attention shall be paid to the rights and special needs of indigenous elders, women, youth, children and persons with disabilities in the implementation of this Declaration.
2. States shall take measures, in conjunction with indigenous peoples, to ensure that indigenous women and children enjoy the full protection and guarantees against all forms of violence and discrimination.

*Article 23*

Indigenous peoples have the right to determine and develop priorities and strategies for exercising their right to development. In particular, indigenous peoples have the right to be actively involved in developing and determining health, housing and other economic and social programmes affecting them and, as far as possible, to administer such programmes through their own institutions.

*Article 24*

1. Indigenous peoples have the right to their traditional medicines and to maintain their health practices, including the conservation of their vital medicinal plants, animals and minerals. Indigenous individuals also have the right to access, without any discrimination, to all social and health services.
2. Indigenous individuals have an equal right to the enjoyment of the highest attainable standard of physical and mental health. States shall take the necessary steps with a view to achieving progressively the full realization of this right.

*Article 25*

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

*Article 26*

1. Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.
2. Indigenous peoples have the right to own, use, develop and control the lands, territories and resources that they possess by reason of traditional ownership or other traditional occupation or use, as well as those which they have otherwise acquired.
3. States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned.

*Article 27*

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

*Article 28*

1. Indigenous peoples have the right to redress, by means that can include restitution or, when this is not possible, just, fair and equitable compensation, for the lands, territories and resources which they have traditionally owned or otherwise occupied or used, and which have been confiscated, taken, occupied, used or damaged without their free, prior and informed consent.
2. Unless otherwise freely agreed upon by the peoples concerned, compensation shall take the form of lands, territories and resources equal in quality, size and legal status or of monetary compensation or other appropriate redress.

*Article 29*

1. Indigenous peoples have the right to the conservation and protection of the environment and the productive capacity of their lands or territories and resources. States shall establish and implement assistance programmes for indigenous peoples for such conservation and protection, without discrimination.
2. States shall take effective measures to ensure that no storage or disposal of hazardous materials shall take place in the lands or territories of indigenous peoples without their free, prior and informed consent.
3. States shall also take effective measures to ensure, as needed, that programmes for monitoring, maintaining and restoring the health of indigenous peoples, as developed and implemented by the peoples affected by such materials, are duly implemented.

*Article 30*

1. Military activities shall not take place in the lands or territories of indigenous peoples, unless justified by a relevant public interest or otherwise freely agreed with or requested by the indigenous peoples concerned.
2. States shall undertake effective consultations with the indigenous peoples concerned, through appropriate procedures and in particular through their representative institutions, prior to using their lands or territories for military activities.

*Article 31*

1. Indigenous peoples have the right to maintain, control, protect and develop their cultural heritage, traditional knowledge and traditional cultural expressions, as well as the manifestations of their sciences, technologies and cultures, including human and genetic resources, seeds, medicines, knowledge of the properties of fauna and flora, oral traditions, literatures, designs, sports and traditional games and visual and performing arts. They also have the right to maintain, control, protect and develop their intellectual property over such cultural heritage, traditional knowledge, and traditional cultural expressions.
2. In conjunction with indigenous peoples, States shall take effective measures to recognize and protect the exercise of these rights.

*Article 32*

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative

institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

*Article 33*

1. Indigenous peoples have the right to determine their own identity or membership in accordance with their customs and traditions. This does not impair the right of indigenous individuals to obtain citizenship of the States in which they live.

2. Indigenous peoples have the right to determine the structures and to select the membership of their institutions in accordance with their own procedures.

*Article 34*

Indigenous peoples have the right to promote, develop and maintain their institutional structures and their distinctive customs, spirituality, traditions, procedures, practices and, in the cases where they exist, juridical systems or customs, in accordance with international human rights standards.

*Article 35*

Indigenous peoples have the right to determine the responsibilities of individuals to their communities.

*Article 36*

1. Indigenous peoples, in particular those divided by international borders, have the right to maintain and develop contacts, relations and cooperation, including activities for spiritual, cultural, political, economic and social purposes, with their own members as well as other peoples across borders.

2. States, in consultation and cooperation with indigenous peoples, shall take effective measures to facilitate the exercise and ensure the implementation of this right.

*Article 37*

1. Indigenous peoples have the right to the recognition, observance and enforcement of treaties, agreements and other constructive arrangements concluded with States or their successors and to have States honour and respect such treaties, agreements and other constructive arrangements.

2. Nothing in this Declaration may be interpreted as diminishing or eliminating the rights of indigenous peoples contained in treaties, agreements and other constructive arrangements.

*Article 38*

States in consultation and cooperation with indigenous peoples, shall take the appropriate measures, including legislative measures, to achieve the ends of this Declaration.

*Article 39*

Indigenous peoples have the right to have access to financial and technical assistance from States and through international cooperation, for the enjoyment of the rights contained in this Declaration.

*Article 40*

Indigenous peoples have the right to access to and prompt decision through just and fair procedures for the resolution of conflicts and disputes with States or other parties, as well as to effective remedies for all infringements of their individual and collective rights. Such a decision shall give due consideration to the customs, traditions, rules and legal systems of the indigenous peoples concerned and international human rights.

*Article 41*

The organs and specialized agencies of the United Nations system and other intergovernmental organizations shall contribute to the full realization of the provisions of this Declaration through the mobilization, inter alia, of financial cooperation and technical assistance. Ways and means of ensuring participation of indigenous peoples on issues affecting them shall be established.

*Article 42*

The United Nations, its bodies, including the Permanent Forum on Indigenous Issues, and specialized agencies, including at the country level, and States shall promote respect for and full application of the provisions of this Declaration and follow up the effectiveness of this Declaration.

*Article 43*

The rights recognized herein constitute the minimum standards for the survival, dignity and well-being of the indigenous peoples of the world.

*Article 44*

All the rights and freedoms recognized herein are equally guaranteed to male and female indigenous individuals.

*Article 45*

Nothing in this Declaration may be construed as diminishing or extinguishing the rights indigenous peoples have now or may acquire in the future.

*Article 46*

1. Nothing in this Declaration may be interpreted as implying for any State, people, group or person any right to engage in any activity or to perform any act contrary to the Charter of the United Nations or construed as authorizing or encouraging any action which would dismember or impair, totally or in part, the territorial integrity or political unity of sovereign and independent States.

2. In the exercise of the rights enunciated in the present Declaration, human rights and fundamental freedoms of all shall be respected. The exercise of the rights set forth in this Declaration shall be subject only to such limitations as are determined by law and in accordance with international human rights obligations. Any such limitations shall be non-discriminatory and strictly necessary solely for the purpose of securing due recognition and respect for the rights and freedoms of others and for meeting the just and most compelling requirements of a democratic society.

3. The provisions set forth in this Declaration shall be interpreted in accordance with the principles of justice, democracy, respect for human rights, equality, non-discrimination, good governance and good faith.

## Credits

Community profile data (p. 126) compiled by Urban Systems Ltd. for the *West Coast Land Use Demand Study* (2020)

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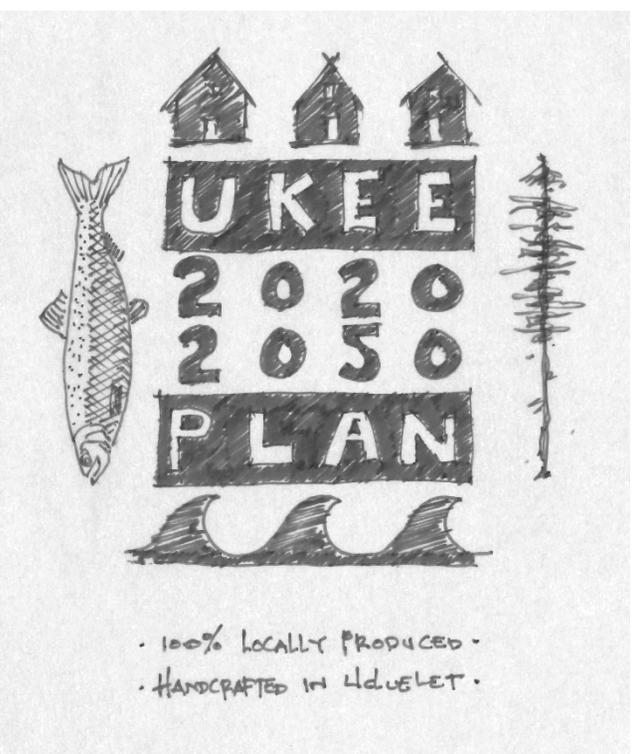
Kayaking photo (p. 56) by Majestic Ocean Kayaking

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Images within DP Guidelines are from various sources, including the 2011 Ucluelet OCP.

Thank you! ̄eekoo!

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REPORT TO COUNCIL

Council Meeting: January 25, 2022  
 500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** JOHN TOWGOOD, MUNICIPAL PLANNER **FILE NO:** 3360-20-RZ21-05  
**SUBJECT:** ZONING AMENDMENT BYLAW NO. 1299 - 312 PASS OF MELFORT PLACE **REPORT NO:** 22- 13  
**ATTACHMENT(S):** APPENDIX A - ZONING AMENDMENT BYLAW NO. 1299, 2021  
 APPENDIX B – REPORT 21-154

Prior to the adoption of the presented zoning bylaw amendment, consideration should be given to the representations from the public hearing held on December 14, 2021.

**RECOMMENDATION(S):**

THAT Council move Option A, to:

1. give Zoning Amendment Bylaw No. 1299, 2021 third reading; and
2. adopt Zoning Amendment Bylaw No. 1299, 2021.

**BACKGROUND:**

Zoning Amendment Bylaw No. 1299, 2021 (the “Bylaw”) received first and second reading at the October 26, 2021 Regular Council Meeting and was the subject of a Public Hearing on December 14, 2021. Council is now in a position to give third reading, and because there are no conditions to be met by the applicant between third reading and adoption, Council could also adopt the Bylaw.

**ANALYSIS OF OPTIONS**

Having held a public hearing on the Bylaw, Council could now discuss what was heard and consider giving the bylaw third reading and adoption (the Bylaw is attached in **Appendix “A”**).

<b>A</b>	That Council discuss and consider the representations from the public received by Council at the public hearing and give third reading and adopt Zoning Amendment Bylaw No. 1299	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>Adopting the bylaw would allow the applicant to enclose their carport currently under construction at 213 Pass of Melfort Place.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>No negative consequences are anticipated.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>The applicant would be in a position to enclose their carport currently under construction at 213 Pass of Melfort Place.</li> </ul>

<b>B</b>	That Council provide alternative direction.	<u>Pros</u>	<ul style="list-style-type: none"> <li>No positive consequences are anticipated.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>The applicant would not be able to enclose their carport.</li> </ul>
		<u>Suggested Motion</u>	That Council, with regard to Zoning Amendment Bylaw No. 1299, 2021, direct staff to _____.

**POLICY OR LEGISLATIVE IMPACTS:**

The adoption of Zoning Amendment Bylaw No. 1299 would amend Zoning Bylaw No. 1160, 2013.

**Respectfully submitted:**

JOHN TOWGOOD, MUNICIPAL PLANNER

DUANE LAWRENCE, CAO

**DISTRICT OF UCLUELET****Zoning Amendment Bylaw No. 1299, 2021**

A bylaw to amend the "District of Ucluelet Zoning Bylaw No. 1160, 2013".

(312 Pass of Melfort)

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**WHEREAS** the District of Ucluelet Council by Bylaw No. 1160, 2013, adopted the Zoning Bylaw and now deems it appropriate to amend the Zoning Bylaw;

**NOW THEREFORE** the Council of the District of Ucluelet, in open meeting assembled, enacts as follows:

**1. Text Amendment:**

Schedule B of the District of Ucluelet Zoning Bylaw No. 1160, 2013, as amended, is hereby further amended by:

A. Removing Lot 3 from section R-4.3.2 (1) so that this section reads as follows:

"(1) 0.35 for lands legally described as Strata Lots 2, 4-9, 13-15, 18, 20, 22, 24 and 25, all of Section 1, Barclay District, Strata Plan VIS5896; "

B. adding the following subsection (6) to section R-4.3.2 in alphanumerical order, as follows:

"(6) 0.375 for lands legally described as Strata Lot 3, Section 1, Barclay District, Strata Plan VIS5896."

**2. Citation:**

This bylaw may be cited as "District of Ucluelet Zoning Amendment Bylaw No. 1299, 2021".

**READ A FIRST TIME** this **26<sup>th</sup>** day of **October**, 2021.

**READ A SECOND TIME** this **26<sup>th</sup>** day of **October**, 2021.

**PUBLIC HEARING** this **14<sup>th</sup>** day of **December**, 2021.

**READ A THIRD TIME** this        day of        , 2022.

**ADOPTED** this        day of        , 2022.

**CERTIFIED A TRUE AND CORRECT COPY** of “District of Ucluelet Zoning Amendment Bylaw No. 1299, 2021.”

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Mayco Noël  
Mayor

---

Paula Mason  
Deputy Corporate Officer

**THE CORPORATE SEAL** of the  
District of Ucluelet was hereto  
affixed in the presence of:

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Paula Mason  
Deputy Corporate Officer

## Appendix B

**STAFF REPORT TO COUNCIL**

Council Meeting: October 26, 2021  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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<b>FROM:</b>	JOHN TOWGOOD, MUNICIPAL PLANNER	<b>FILE NO:</b>	3360-20-RZ21-05
<b>SUBJECT:</b>	<b>ZONING AMENDMENT - 312 PASS OF MELFORT PLACE</b>	<b>REPORT NO:</b>	21-154
<b>ATTACHMENT(S):</b>	APPENDIX A - BYLAW NO. 1299, 2021 APPENDIX B – APPLICATION		

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**A. Recommendation:**

1. **THAT** Council give first and second reading to District of Ucluelet Zoning Amendment Bylaw No. 1299, 2021, and refer the bylaw to a public hearing.

**B. Purpose:**

To provide Council with information on an application to amend Zoning Bylaw No. 1160, 2013, to allow for a site-specific increase in Floor Area Ratio (**FAR**) for: 312 Pass of Melfort, Lot 3, Clayoquot District, Plan VIS5896 (the "**Subject Property**").



Figure 1 – Subject Property

**C. Background:**

The subject property is a vacant 0.12-acre residential corner lot in the Pass of Melfort Place subdivision (the "**Subdivision**"). There are residential properties to the sides and rear of the subject property. The subdivision is zoned R-4, which was designed as a zone for small homes

(90m<sup>2</sup>/900ft<sup>2</sup> average) on small Lots (450m<sup>2</sup> / 4500ft<sup>2</sup> average of the lots created). To regulate the home size the zone has the smallest FAR in our zoning bylaw at 0.2. The FAR regulation is the ratio of a building's total gross floor area to the size of the piece of land upon which it is built. In 2013, a zoning amendment bylaw was adopted to allow the following site-specific FAR increases to the Pass of Melfort Properties:

- 0.35 - Lots 2-9, 13-15, 18, 20, 22, 24 and 25
- 0.50 - Lot 21
- 0.66 - Lot 17
- 0.67 - Lot 16
- 0.39 - Lot 1

This change was made to recognize homes built to a gross floor area that did not meet the allowable 0.2 FAR and to give the vacant landowners an allowable gross floor area comparable to those existing homes.

In 2017, the applicant has stated that they had completed a home design for a Single-Family Dwelling for the subject property. This design utilized a zoning bylaw exemption that excluded areas for indoor parking and the storage of cars from the gross floor area.

In April of 2020, Council adopted a bylaw that, in part, refined the definition of Gross Floor Area and specific to this application it removed the exclusion of indoor parking and the storage of cars from the gross floor area.

On March 16, 2021, the applicant submitted the 2017 home design drawings for a building permit. Upon review, the proposed building did not meet the maximum gross floor area regulation because of the zoning bylaw change. The applicant revised the drawings by removing the wall of the garage space so that that space would be considered a carport and therefore reducing the gross floor area of the building so that the proposed building would comply.

On July 12, 2021, the building permit for this proposed building was issued.

On May 31, 2021, the applicant submitted this rezoning application to allow for a site-specific increase in FAR.

#### **D. Discussion:**

The applicant is requesting to increase the allowable gross floor area by 0.025. This increase in gross building area will allow the applicant to close in the carport area (**Figure 2**):



Figure 2 – Building Rendering

Considering the modest nature of the increase request and that there is a high level of variability in the building sizes already allowed in the neighborhood, this application is supportable.

**E. Financial Implications:**

There are no direct financial implications to the District of Ucluelet.

**F. Options:**

Staff support the zoning amendment. Alternatively, Council could consider the following:

2. **THAT** Council provide alternative direction to staff.

**Respectfully submitted:** John Towgood, Municipal Planner  
Bruce Greig, Director of Planning  
Duane Lawrence, Chief Administrative Officer

Bruce Greig, Manager of Community Planning  
 District Of Ucluelet  
 PO BOX 999  
 Ucluelet, BC  
 V0R 3A0

Dear Mr. Greig

Re: Site specific zoning amendment request: 312 Pass of Melfort Place (R4)

The purpose of this site-specific application is to increase the allowable Floor Area Ratio (FAR) for this property from 0.35 to 0.375 (an increase of 0.025) to allow for a small one car garage.

### Background

It has been our daughter Jess' dream to live and work in Ucluelet, to become part of the community and partake in the natural amenities they have come to love. To this end we bought the above lot with Jess ( Aug. 2017) and began the long 3 year process of planning the home with completed structural and engineered plans (2018) followed by searching, unsuccessfully, for a contractor, which is very difficult. This all finally started to come together in January, 2021 when we were able to hire Bran Kirkwood, BKC Contracting and submit for a Building Permit (BP).

At the time the plans were completed the zoning bylaw had an exemption for garage space on the overall FAR for all single family residences including R1 and R4. The drawings prepared at the time conformed to the bylaw and was actually 0.31 FAR, which was less than the 0.35 FAR allowed. The plans passed the strata "Building Scheme" and matched the other homes on the street. The plans also passed the structural part of the building permit but did not receive planning approval due to the new FAR restrictions as of 2020.

### Zoning changes

In 2020, Council passed a zoning amendment removing the garage floor area exemption from all Residential zoning. This zoning was subsequently amended to allow an exemption of up to 600 sq.ft. of garage space for R1 zones only. Unfortunately this was not extended to R4 zones which are also single family lots but of a smaller size.

An exemption to the FAR as requested would allow for a small one car garage as originally designed and would have essentially no effect on the existing character or density of the subdivision.

We ask that you consider these impacts to Jess' unique situation and expedite this amendment to increase the FAR for this lot that would allow us to build the garage as originally designed. This would be a reasonable solution in keeping with the form of the neighbourhood and would have negligible impact to the density.

Community Support

Pass of Melfort Place is under the Wild Pacific Cove Strata Corp. for the common property. The lots and homes are individually owned but are subject to building guidelines. We have the support of the Strata for this modest amendment and we will solicit support from the immediate neighbours as well. These letters of support will be forthcoming.

Sincerely yours

A handwritten signature in blue ink, reading "Ken Bennett", with a long horizontal flourish extending to the right.

Ken Bennett





## REPORT TO COUNCIL

Council Meeting: January 25, 2022  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** DUANE LAWRENCE, CHIEF ADMINISTRATIVE OFFICER **FILE NO:** 4900-10  
**SUBJECT:** UCLUELET HEALTH CENTRE INITIATIVE **REPORT NO:** 22- 12  
**ATTACHMENT(S):** NONE

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**RECOMMENDATION(S):**

That Council approve Option A, to enter into discussions with the Alberni Clayoquot Regional Hospital District to consolidate Ucluelet's health services into a single health facility within the District of Ucluelet.

**BACKGROUND:**

Council initiated the investigation into the consolidation of health services within Ucluelet in 2020. At that time Staff investigated the possibility of either building new or purchasing an existing building that could be developed into a Health Centre. Staff completed a preliminary costs evaluation for the project which indicated that the total project budget for a new build would be in the neighbourhood of \$10M and a renovation of an existing building at \$6M. To fund this project a combination of grants, community donations, reserve funds and borrowing would be required.

In November of 2021, Staff reviewed the file and determined, that considering the number of other priority capital projects that have been identified, consideration should be given to requesting the ACRHD to undertake the project. If pursued, and the ACRHD agree to undertake the project, all costs for the purchase, renovation, operation, and maintenance of the facility would be the responsibility of the ACRHD and the District would be able to reallocate resources to other key projects while continuing to advance the Health Centre initiative.

**ANALYSIS OF OPTIONS:**

Under the *Hospital District Act*, a regional hospital district's purpose is to establish, acquire, construct, reconstruct, enlarge, operate, and maintain hospital facilities.

*Under the Act "hospital" means a hospital as defined by any provision of the Hospital Act and includes an institution or facility in the health field designated by the minister under section 49 as a health facility for the purposes of this Act; "hospital facilities" includes laboratories, laundries and things, services and premises used or supplied in conjunction with a hospital.*

Staff sought additional clarification from Island Health to determine if the proposed facility would be considered a hospital or hospital facilities as defined under the Act. In response, they indicated that a Regional Health District can request and receive designation on a variety of facilities including hospitals, clinics, health units etc. as hospital facilities. A request would need to be made to the Minister but if the ACRHD were to make the request it is likely to be approved.

As such the ACRHD, if petitioned and the board supports the petition, could take on the entirety of the project including the acquisition, renovation, maintenance, and operation of a consolidated health facility in Ucluelet.

There are several benefits to this option.

- The District of Ucluelet would not be responsible for the purchase and renovation of the facility;
- The District reserves and borrowing capacity would not be drawn upon, increasing the District’s ability to undertake other priority projects;
- ACRHD would not be required to undertake an electoral approval process to borrow funding to facilitate the development of the facility;
- Operation, lease agreements, and maintenance of the facility would be the responsibility of the ACRHD;
- The District would not be required to dedicate personnel or operational resources to the facility;
- Any risks associated with owning and operating the public facility would not be the responsibility of the District; and
- The District would continue to be able to advocate for support of the project from local businesses and first nations communities.

If Council were to pursue this option, Council would need to advocate to the ACRHD Board and secure enough votes on the board to have the project adopted. There are a number of negative aspects to this move that Council should be made aware of.

- An additional tax levy would be anticipated from the ACRHD to cover off the capital project costs, maintenance and operation of the facility;
- The District would have reduced input into a preferred location, design, and size of the facility;
- The facility would likely be property tax exempt.

If Council were to continue to take the lead on the development of a consolidated health centre, independent of the ACRHD, the District would need to dedicate resources to the project within the capital budget which would impact Council’s ability to undertake other priority projects.

The estimated cost to purchase and renovate in 2021 was \$6M. Considering potential contributions from the ACRHD of up to \$1.4 M the District would need to borrow up to \$4.6 M. This would be reduced by any community contributions, grants, or allocations from reserves. If borrowing is required, assent of the electorate would also be required. Council should also be cognisant of the rate of inflation and growing construction costs. It is highly likely that Council could see a significant increase to the project budget as the project details become clearer.

<b>A</b>	Engage the ACRHD in the development of a health centre in Ucluelet	<u>Pros</u>	<ul style="list-style-type: none"> <li>• ACRHD would bare all the risks associated with the construction, operation, and maintenance of the facility.</li> <li>• Resources, financial and personnel, could be allocated to other priority projects of Council.</li> <li>• Council and Staff could continue to advocate and solicit contributions to the project.</li> <li>• If the ACRHD declines to take the lead, the District can continue to pursue a consolidated health centre independently of the ACRHD.</li> </ul>
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		<u>Cons</u>	<ul style="list-style-type: none"> <li>Any property/building would be property tax exempt.</li> <li>Reduced control of the project.</li> <li>No guarantee the ACRHD would pursue the project, resulting in further delays to move the project forward.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>ACRHD property tax requisition would increase.</li> <li>District would not be required to borrow for the project.</li> <li>Staff time would be required to support Council advocating the ACRHD to undertake the project.</li> <li>Staff time to support ACRHD in development of the project.</li> <li>Council would need to advocate within the ACRHD in support of the project.</li> </ul>
B	Continue to pursue a health centre independent of the ACRHD	<u>Pros</u>	<ul style="list-style-type: none"> <li>District retains control of the project.</li> <li>District would own the asset and potentially benefit from the lease revenues.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>District would be responsible for the operation and maintenance of the building.</li> <li>District would retain all of the risk associated with owning and operating a building.</li> <li>There is no guarantee that all of the space would be leased 100% of the time resulting in reduced lease revenues.</li> <li>The District bears all the risk associated with increasing construction costs.</li> <li>District would need to gain assent from the electors to borrow the required funds to build new or purchase and renovate.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>The District would need to borrow funds to complete the project reducing the capacity of the District to borrow for and undertake other projects for the term of the loan.</li> <li>Any District reserve funds allocated towards the project would not be available for use for other projects.</li> <li>Additional personnel may be required to maintain and operate the facility.</li> <li>District would bear all of the risk associated with the project.</li> </ul>
		<u>Suggested Motion</u>	That Council approve Option B, to direct staff to continue to pursue the development of a health centre in Ucluelet.
C	Do not pursue the development of a health centre in Ucluelet	<u>Pros</u>	<ul style="list-style-type: none"> <li>Staff time and resources can be direct to other council priorities.</li> <li>Ucluelet health facilities can continue to provide services in existing spaces.</li> </ul>
		<u>Cons</u>	<ul style="list-style-type: none"> <li>Inadequacy of existing health facilities remain.</li> </ul>
		<u>Implications</u>	<ul style="list-style-type: none"> <li>District funds would not be required to pursue or fund a new health centre and could be used for other Council priorities.</li> </ul>

	<u>Suggested Motion</u>	That Council direct staff to cease pursuing the development of a health centre in Ucluelet at this time.
--	-------------------------	--

**POLICY OR LEGISLATIVE IMPACTS:**Hospital District Act

- Purpose S. 20 (1) The purposes of a regional hospital district are the following: **(a)** to establish, acquire, construct, reconstruct, enlarge, operate and maintain hospitals and hospital facilities; **(b)** to grant aid for the establishment, acquisition, reconstruction, enlargement, operation and maintenance of hospitals and hospital facilities; **(c)** to assume obligations of any member municipality, or any improvement district not within the definition "municipality", or any hospital corporation, or any member treaty first nation, with respect to the repayment of money borrowed and provided for the financing of hospital projects and interest on it, or to provide reimbursement to a municipality, improvement district, hospital corporation or member treaty first nation for money provided for financing hospital projects that were raised or obtained otherwise than by borrowing;
- Power to hold property S. 18 A regional hospital district has, for the purpose of exercising its powers and duties, full power to acquire, hold and dispose of property and to contract for materials and services, both personal and otherwise.
- Tax Free Property S. 19 (2) **(a)** Real property owned or held by a district is not subject to real property taxation if the real property is used in connection with a hospital project undertaken by the board of the district or by a hospital corporation, **(b)** if the board of the district declares that real property owned or held by it will be used as described in paragraph (a) at a future time, or **(c)** if the real property is occupied or leased by a person for a purpose for which the property would be exempt from real property taxation under any other Act if that person were the owner.
- Requisitioning and raising of funds S. 25 (1) Annually, after the information described in subsection (9) is made available, the secretary of the district must, on or before April 20, send to **(a)** each member municipality a requisition stating the amount required of that member municipality, and **(b)** each taxing treaty first nation a requisition stating the amount required of that taxing treaty first nation and the rates applied to the net taxable value of land and improvements in the treaty lands or applicable portion of those treaty lands to determine that amount. **(2)** All amounts requisitioned under subsection (1) are a debt due by the member municipality or the taxing treaty first nation to the district, and the council of that member municipality or the governing body of that taxing treaty first nation must provide for that debt and must pay that debt to the board on or before August 1 in the current year.
- Minister may designate health facility S.49 The minister may designate an institution or facility in the health field as a health facility for the purposes of this Act.

**NEXT STEPS**

If Council wishes to engage the ACRHD to take the lead on the consolidation of health services in a single building within the District of Ucluelet, the following steps should be undertaken.

- Council to present a request to the West Coast Community Committee requesting endorsement of the proposal with the ACRD Board.
- Council to engage the ACRHD board members to:
  - a) Increase awareness of Ucluelet's need for improved health centre facilities
  - b) Re-confirm level of support in principle for the development of a consolidated health centre in Ucluelet.
- Issue formal request to the ACRHD to consider the development of a consolidated regional health centre in Ucluelet
- Staff to engage ACRD staff to advocate for and assist in the development of a business case and supporting documentation, as required, for the development of a consolidated regional health centre in Ucluelet.

Respectfully submitted:

Duane Lawrence, Chief Administrative Officer



## INFORMATION REPORT

Council Meeting: January 25, 2022  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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<b>FROM:</b>	BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING	<b>FILE NO:</b> 6700-20-HNA
<b>SUBJECT:</b>	FINAL REPORT - 2021 WEST COAST HOUSING NEEDS ASSESSMENT	<b>REPORT NO:</b> 22- 15
<b>ATTACHMENT(S):</b>	APPENDIX A – UCLUELET HOUSING NEEDS REPORT	

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### PURPOSE

This report is to update Council on the West Coast Housing Needs Assessment and provide an opportunity for the project consulting team to present the final Housing Needs Report for Ucluelet.

### BACKGROUND

Recent amendments to the *Local Government Act* obligates municipalities to develop a Housing Needs Assessment (HNA) every five years. The deadline for the first HNA to be completed is Spring of 2022.

#### [Housing needs reports](#)

*585.2 A local government must prepare housing needs reports in accordance with this Division.*

*585.31 (3) A local government must receive*

- (a) the first housing needs report no later than 3 years after the date this section comes into force, and*
- (b) every subsequent housing needs report no later than 5 years after the date that the most recent housing needs report was received.*

In October of 2020 Council provided a motion of support for an application to UBCM for a grant to partially fund this project. Ucluelet was successful in obtaining \$15,000 of funding. This project is a collaboration with the District of Tofino, Alberni Clayoquot Regional District, Tla-o-qui-aht First Nation, Toquaht Nation and Yuułu?it?ath Government. The team of M’Akola Development Services with Turner Drake & Partners Ltd. was selected to undertake the project. The M’Akola team presented initial findings to Council at its September 21, 2021, meeting. The housing assessment work was completed in December. The final Housing Needs Assessment report specific to the community of Ucluelet is now attached as **Appendix “A”**. The consulting team will attend the Council meeting to present the findings, discuss possible next steps and answer any questions.

### FUTURE STEPS

This report is submitted for Council’s information and to receive the final findings of the West Coast Housing Needs Assessment project. After the presentation from the project consulting team, Staff and the consultant will be available to answer any questions.

Municipalities are required to update their Housing Needs Assessment every 5 years. As part of the project scope, the consulting team will be delivering training to Staff and west coast communities to enable data collection and updating of the assessments in years to come.

On September 21, 2021, Council also received a Staff report and provided direction on potential steps Ucluelet can take to address current housing issues (e.g., potential zoning bylaw changes, constructing housing, building housing capacity, etc.). Staff will be bringing forward individual reports on those topics in the coming weeks and months.

**Respectfully submitted:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING  
DUANE LAWRENCE, CAO



# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

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DECEMBER 2021



In the spirit of truth, healing and reconciliation, we acknowledge that the West Coast Region is located within the traditional unceded territories of the hiškwiiʔath (Hesquiaht First Nation), ʕaaḥuusʔath (Ahousesht), ʕaʔuukwiʔath (Tla-o-qui-aht First Nation), Yuuluʔiʔath (Ucluelet First Nation), and tukʕaaʔath (Toquaht Nation).

The West Coast Region also overlaps with the area governed by the Maa-nulth Final Agreement, negotiated by the Government of Canada, the Government of British Columbia and the Maa-nulth First Nations. The five Maa-nulth First Nations are Yuuluʔiʔath (Ucluelet First Nation), Huu-ay-aht First Nations, tukʕaaʔath (Toquaht Nation), Ka:ʕu:kʔtʕ/Che:kʔtles7etʕ First Nation, and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The Maa-nulth First Nations represent about 2,000 people. Maa-nulth means “villages along the coast” in the Nuuchahnulth language.

This land acknowledgement intends to inform readers of the colonial history of Vancouver Island and reminds all of us that the lands and waters are a precious resource that hosts us and sustains our wellbeing.

## Acknowledgments

The development of the District of Ucluelet Housing Needs Report was led by a project team from M'akola Development Services and Turner Drake & Partners Ltd., with significant support from District of Ucluelet staff. Additional support for the West Coast Housing Need and Demand Study was provided by the District of Tofino, the Alberni-Clayoquot Regional District, Toquaht Nation, Yuułu?if?at? Government – Ucluelet First Nation, and Tla-o-qui-aht First Nation, with staff from the Planning, Communications, and Housing departments.

We would like to acknowledge and thank key stakeholders and members of the community who participated in the Housing Need and Demand Study surveys, shared information and experience through focus groups, and participated in interviews including:

- Alberni Clayoquot Health Network
- Alberni Valley Chamber of Commerce
- Coastal Family Resource Coalition
- Clayoquot Biosphere Trust
- Fish and Loaves Humane Society
- Long Beach Advisory Planning Commission
- Pacific Rim Development Cooperative
- Ucluelet Chamber of Commerce
- Tofino Hospital
- Tofino Housing Corporation
- Tofino Chamber of Commerce
- Vancouver Island Health Authority

The project team would also like to acknowledge the participation and support of District of Ucluelet residents, the District of Ucluelet Mayor and Council, First Nations, and many other community organizations, partners, and local stakeholders.

---

**Prepared for:** **District of Ucluelet**  
**Bruce Greig**  
 Director of Community Planning

**Prepared by:**



**MAKOLA**  
**DEVELOPMENT**  
**SERVICES**

**M'akola Development Services**  
 107-731 Station Avenue  
 Victoria, BC V9B 5R5

**Sandy Mackay**  
 Housing Research and Policy Lead  
[smackay@makoladev.com](mailto:smackay@makoladev.com)



**Turner Drake & Partners Ltd.**  
 6182 North Street  
 Halifax, NS B3K 1P5

**Neil Lovitt**  
 Vice-President, Planning & Economic Intelligence  
[nlovitt@turnerdrake.com](mailto:nlovitt@turnerdrake.com)

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This Housing Needs Report was made possible with grant funding from the BC Ministry of Municipal Affairs, through the Housing Needs Reports Program, administered by the Union of BC Municipalities (UBCM).



# Table of Contents

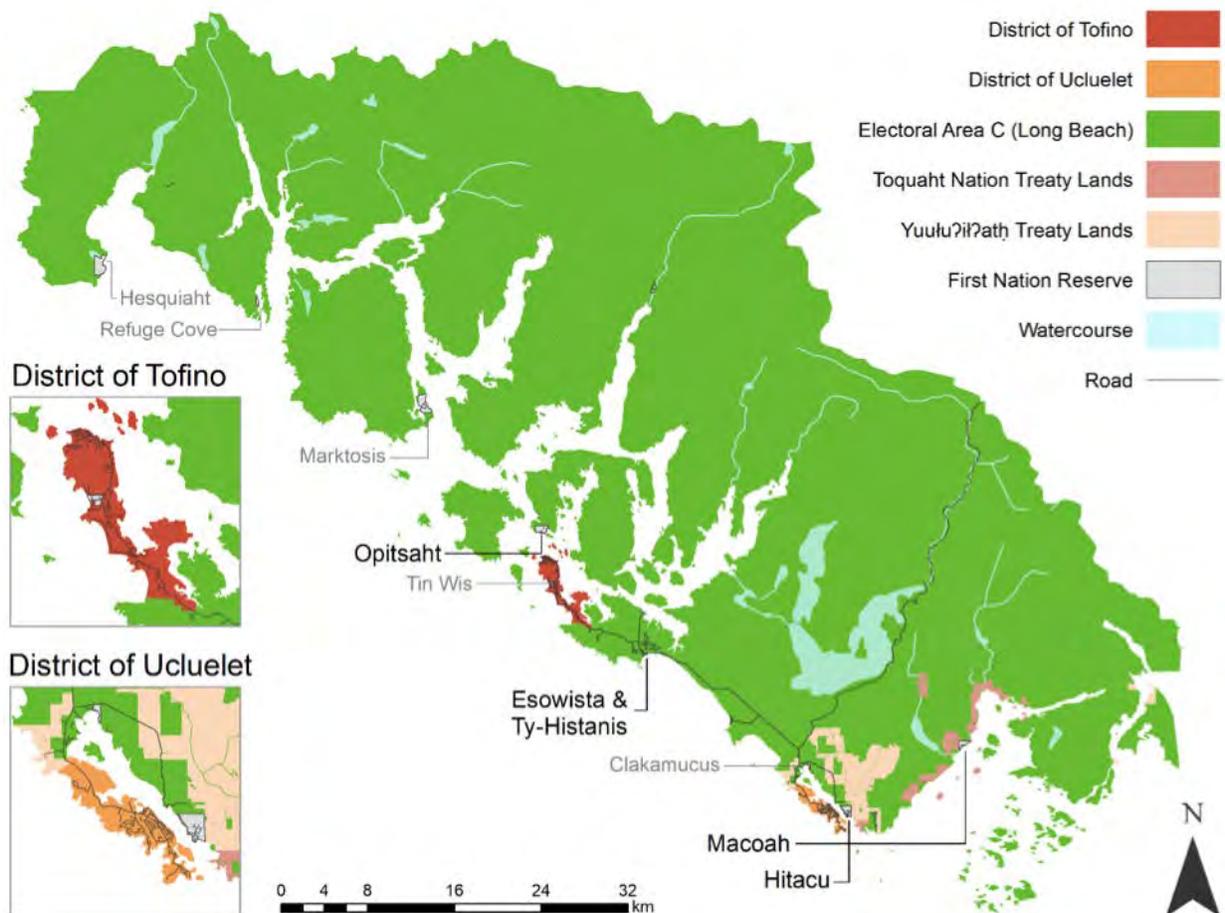
<b>Acknowledgments</b> .....	<b>3</b>	4.4 HOMEOWNERSHIP / RESIDENTIAL REAL ESTATE MARKET .....	51
<b>1 Executive Summary</b> .....	<b>5</b>	Sales Activity .....	51
1.1 STUDY AREA .....	5	Sale Prices .....	52
1.2 KEY FINDINGS .....	6	4.5 ANTICIPATED HOUSING DEMAND VERSUS HISTORICAL ACTIVITY .....	53
1.3 RECOMMENDATIONS .....	14	A Note on Projections .....	53
1.4 ENGAGEMENT ACTIVITIES .....	20	4.6 NON-MARKET HOUSING .....	54
Community Survey Response Profile .....	20	Facilities & Programs .....	54
Ucluelet Official Community Plan .....	23	Non-Market Housing Waitlist .....	55
<b>2 Demography</b> .....	<b>25</b>	<b>5 Housing Need</b> .....	<b>57</b>
2.1 POPULATION .....	25	5.1 HOUSING NEED CRITERIA .....	57
Historical Population .....	25	Affordability .....	57
Indigenous Population .....	26	Adequacy – Prevalence of Major Repairs ..	57
Historical Migration (Regional District) ..	26	Suitability – Overcrowding .....	58
Persons with Disabilities (British Columbia) ..	28	5.2 CORE HOUSING NEED .....	59
Anticipated Population .....	29	Core Housing Need .....	59
Median Age .....	31	Extreme Core Housing Need .....	60
2.2 HOUSEHOLD CHARACTERISTICS .....	31	Core Housing Need by Household Type & Indigenous Identity .....	60
Historical Households .....	31	5.3 ENERGY POVERTY .....	61
Household Tenure .....	32	<b>6 Affordability Gap Analysis</b> .....	<b>63</b>
Household (Family) Type .....	33	6.1 RENTING .....	64
Household Size .....	34	6.2 FIRST-TIME HOME BUYERS / HOMEOWNERSHIP .....	66
Anticipated Households .....	35	<b>7 Glossary</b> .....	<b>70</b>
Anticipated Household Characteristics ..	37	7.1 DEFINITIONS .....	70
<b>3 Economy</b> .....	<b>40</b>	7.2 POPULATION ADJUSTMENTS .....	75
3.1 EMPLOYMENT .....	40	7.3 SHIFT SHARE METHOD .....	76
Labour Force Statistics .....	40	<b>Appendix A: Regional Engagement Summary</b> <b>– District of Ucluelet</b>	
Participation by Age & Sex .....	41	<b>Appendix B: District of Ucluelet Community Profile</b>	
Industries of Employment .....	42	<b>Appendix C: Housing Planning Tools for Local</b> <b>Governments</b>	
3.2 INCOME .....	44	<b>Appendix D: Housing Indicators and Monitoring</b> <b>Guide</b>	
Household Income by Tenure .....	44	<b>Appendix E: Community Data Tables</b>	
Household Income by Family Type .....	45	<b>Appendix F: Provincial Summary Form</b>	
3.3 LOW-INCOME HOUSEHOLDS .....	47		
<b>4 Housing</b> .....	<b>48</b>		
4.1 RESIDENTIAL CONSTRUCTION ACTIVITY (STARTS) .....	48		
4.2 HOUSING INVENTORY .....	48		
Dwelling Age & Dwelling Type .....	49		
4.3 RENTAL HOUSING .....	50		

# 1 Executive Summary

## 1.1 STUDY AREA

This report’s scope is centred on the District of Ucluelet. Consequently, all data included in this report refers to the District of Ucluelet except for some sections that directly compare trends to the West Coast Region and ACRD. A map of the West Coast study area, inclusive of its many communities, is provided below.

**Figure 1.1a: West Coast Region Map**



Source: BC Geowarehouse, Statistics Canada

## 1.2 KEY FINDINGS

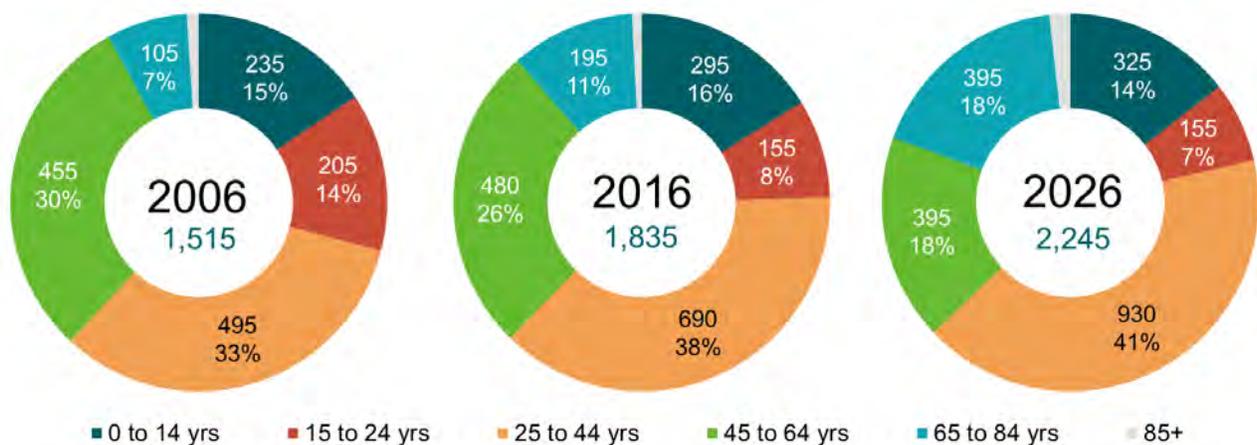
The following key themes were found throughout the data and community engagement portions of this project.

### The Population of Ucluelet is Growing and Changing.

The population of District of Ucluelet grew about 21% between 2006 to 2016. Projections anticipate further growth by 22% between 2016 and 2026 to approximately 2,245 residents. Much of this growth is driven by positive net migration, which has been a significant factor since 2014.

Ucluelet's population is growing across most age cohorts, but persons aged 25 to 44 will remain the largest population group, accounting for 41% of all residents. Seniors and Elders aged 65 and older grew dramatically between 2006 and 2016 and will continue to be the fastest growing age cohort until at least 2026 when they could account for 20% of the total population. Growth trends in the District of Ucluelet closely align with growth across the West Coast Region.

**Figure 1.2a: Ucluelet, Historical & Anticipated Population Distribution**



Source: derived from Statistics Canada

These findings indicate a need for a variety of housing in Ucluelet that supports both the needs of older residents and working-age residents. Specifically, an aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors and Elders are also more likely to be living with a disability or activity limitation than other age groups and may need to access specialized health supports and services. Many older residents live in an affordable situation but are increasingly worried about their ability to maintain their home and property. Most are comfortable in their home for now but are concerned that limited stock and competition for smaller units will keep them in their home for longer than they'd like to be. Older renters especially indicated there was a need for affordable and accessible units, appropriate for those on a limited or fixed income, particularly within the rental market.

“Seniors can’t afford to stay – they must leave the community to have a roof over their head that they can afford on their fixed income.”

“Need for affordable seniors housing and low income housing (rental units) is very high.”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

In addition to expressing a desire for small, maintainable units (though not necessarily fewer bedrooms), many seniors and Elders responded that they would prefer to be located closer to amenities and services, especially as they choose to drive less or are unable to operate a personal vehicle. Expanding the availability of smaller, multi-unit housing, connected to services or transit options is vital for meeting the needs of an older population. Vital services include those currently offered in the District of Ucluelet, like grocery stores, pharmacies, and post offices, but also the critical health infrastructure to support an aging population like homecare, and semi-supported living options. Zoning and land-use decisions that prioritize multi-unit and smaller, denser housing with public and active transportation infrastructure would support the growing needs of seniors, as well as many other population groups.

Addressing seniors’ and Elders’ housing not only benefits that demographic, but younger ones as well. If seniors or Elders move out of their existing accommodations, their homes become available for upcoming generations who may not be able to afford a new dwelling but are willing to invest over time in an older, more affordable home. Young families in particular struggle to find appropriate rental or ownership opportunities that meet their needs and many are considering moving to other communities as a result.

“We share a space with two other people but want our own space so we can think about starting a family.”

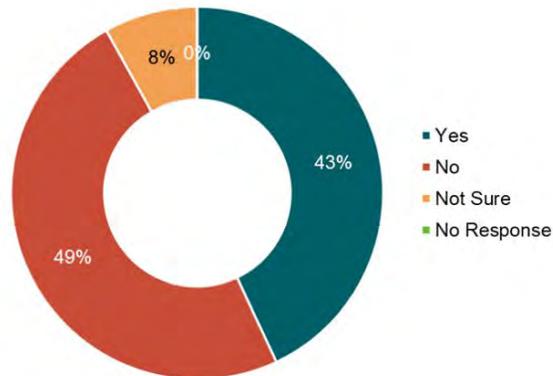
“The most significant issue is my desire to move in with my partner and have a family. Currently there is a lack of affordable housing for sale. As a professional living in Ucluelet, I would hope one day to be able to purchase a home, raise a family, and continue teaching in this community.”

### **Need for Affordable Rental Housing**

There is a very real and drastic housing supply shortage across the District of Ucluelet, especially for affordable rental options. According to the 2016 Census, 30% of households in Ucluelet are renter households, a much higher proportion than what is normally observed in smaller communities, partially due to the disproportionate number of younger workers employed in the tourism and hospitality sectors. The renter population actually decreased between 2006 and 2016, but as housing prices increase, it is anticipated that renter households will become more frequent. Throughout the engagement process, the cost, availability, and condition of rental units were some of the most common concerns identified by participants. Many residents indicated that the reduced availability of long-term rentals is impacting the social, economic, and cultural fabric of their

community and if they are not struggling themselves, most have friends or family who are unable to find a stable and affordable rental situation. Forty-nine percent (49%) of renter respondents who responded to the community survey indicated that their current housing costs were unaffordable to them.

**Figure 1.2b: District of Ucluelet Renter Responses, Are your housing costs affordable?**



Source: Community Housing Survey

Renter households are more likely to be in an unaffordable housing situation largely because they tend to earn significantly less income than owner households. In 2016 the median renter household earned just \$45,000 compared to the median owner household that earned \$72,000. However, the cost of renting is rarely significantly cheaper than the cost of owning. Renter respondents to the community survey reported spending slightly under \$1,500 each month on housing and owners only spent around \$1,750. Consensus, confirmed through stakeholder engagement, is that renters face elevated levels of housing hardship in the District of Ucluelet.

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

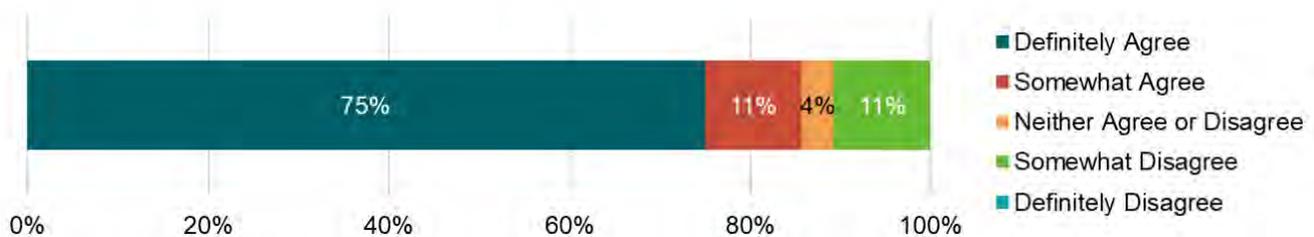
“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Being a renter in Ucluelet is a very uneasy feeling. If something were to change for my landlord, I am pretty sure I would have to leave the community because the housing shortage is so high. It is uneasy to connect to a place where you feel like you probably don’t have a future because it is so expensive to buy, and rentals are unreliable. I have a major concern about the community being able to house essential workers. It makes me sad.”

“I was raised in Ucluelet and I am actually a true local. I have found myself and family almost homeless twice over the past 3 years due to lack of housing available... It is frustrating and sad for the families who have lived here longer than anyone to be left in this situation. I feel like I am constantly on edge knowing my landlord can sell any minute or make a vacation rental.”

Tourism and hospitality sector employees, especially those in seasonal positions, were identified as a subsection of residents facing disproportionate housing challenges. Many positions are in retail and service, are not full-time, and pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply and 86% of respondents to the tourism and hospitality survey conducted as part of this study agreed or strongly agreed that housing was a barrier to living permanently on the West Coast.

**Figure 1.2c: Tourism and Hospitality Respondents, Housing Is A Barrier to Living on the West Coast Permanently**



Source: Tourism and Hospitality Survey

“There needs to be a cap on airbnbs. Ukee has a 0% rental market and it makes it impossible for families to live and make a living here.”

“Several have been forced to move (or leave town) when a property sold or was renovated and turned into an airbnb or short term rental. It affects your sense of community when houses in your neighbourhood are not lived in by residents, or sit empty for a large part of the year.”

“Air BNB needs to be less convenient for everyone! \$150 a year to operate an airbnb is unacceptable, that cost needs to be much, much higher (~\$10,000) and the funds allocated to affordable housing / community needs.”

Interviewees frequently remarked that fully employed people were increasing living in tents, cars, and RVs as a result of reduced rental availability. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available.

“My niece has been trying to find an affordable space for months. My young adult came to me saying at this rate I am going to be living at home forever. My teen is I might as well not even bother considering moving out. The price for rent is nuts and unreasonable even if there is any rental available.”

“Would love to set some longterm roots in this community but have been playing musical chairs with housing rentals since living here. I paid \$1000+ to live in a moldy converted garage because “that’s what you have to do in this town” for housing.”

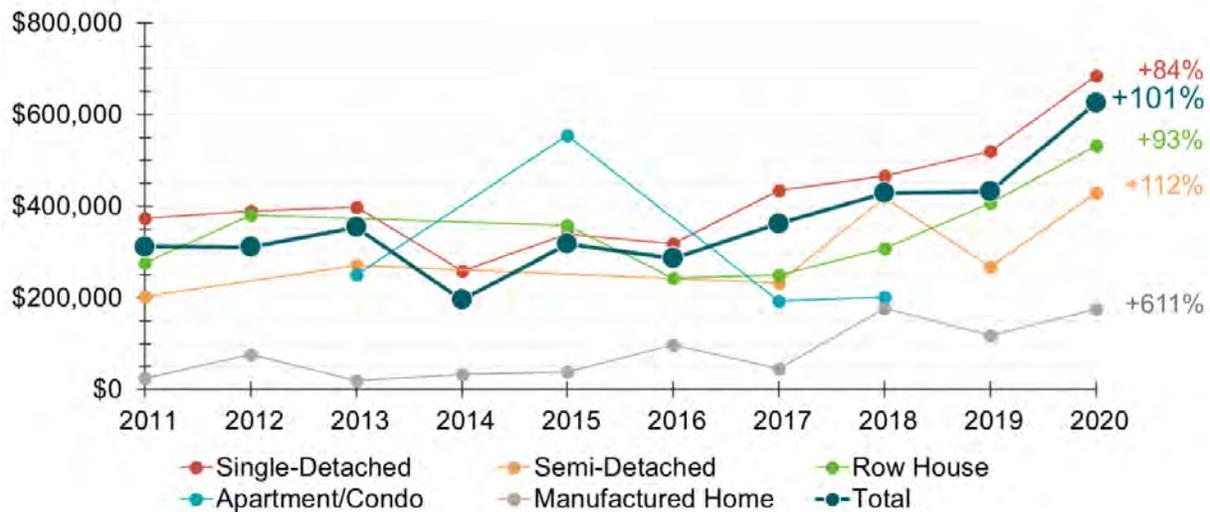
## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

### Sales Prices are Rising, and Homeownership is Increasingly Out of Reach for Many

The vast majority of survey respondents and every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people. While the availability of affordable rentals remains the most pressing concern for many, owner housing prices have also increased dramatically in the last ten years. Adjusted for inflation, median dwelling prices in Ucluelet are up 101% since 2011. The median single-detached home sold for nearly \$700,000 in Ucluelet in 2020.

Figure 1.2d: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20



Source: BC Assessment

Key informants routinely pointed out that accessing housing is becoming more difficult for everyone, not just those looking for rental units. Anecdotal evidence collected through engagement indicates that increasing cost trends have been amplified by COVID-19 as wealthy homeowners realize that they can work remotely in a scenic destination rather than in a bigger city. These wealthy purchasers are contributing to rising costs throughout the West Coast, but most dramatically in Tofino and Ucluelet. Increasingly, highly-educated community members with well-paying full time jobs are unable to afford the elevated cost of housing or are taking on debt they may be uncomfortable with.

“I know several people who lack long term, reliable, affordable housing. Some have families, some are seniors, some are youth. Many have lived in the community for years, some have built businesses, and all volunteer and contribute to the community. We don’t want to lose these people!!!”

“Purchased a home larger/more expensive than needed because there were not a lot of options. Cannot help feeling guilty for taking up space that could be used by a family or even two. We are also spending more than we would like to maintain the house”

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

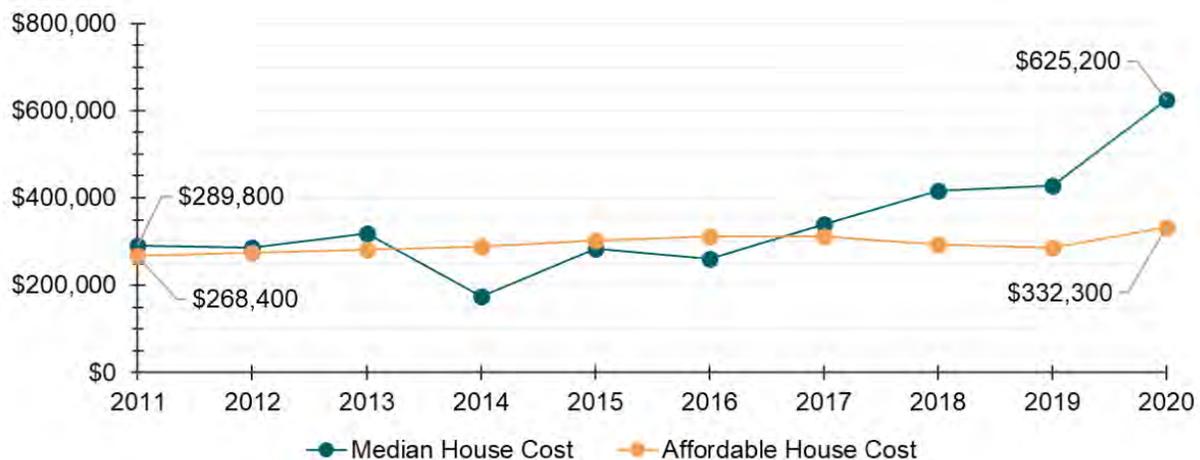
“My husband & I would love to set roots in this town, but unfortunately with the average price of housing being around \$800,000 that’s never going to be possible. We even considered buying a new trailer but with the mortgage + pad rental \$400 + monthly bills, it would be a struggle in the winter time to pay bills since we both work in restaurants.”

“Middle to upper income working families can no longer afford to own their own home in Ucluelet.”

A comparison of incomes and dwellings for sale in 2015 and 2020 shows how the cost of housing has dramatically exceeded growth of incomes. In 2015, a first-time home buyer household with an income of \$70,000 could likely afford the estimated mortgage of 57% of homes for sale across the West Coast. The same income could only afford 26% of dwellings sold in 2020. A household with an income of \$100,000 could afford 68% of dwellings in 2015 and only to 39% of dwellings in 2020.

A similar assessment of the purchasing power of the median income in the District of Ucluelet indicates that the gap between the median home price and what might be affordable to a household earning the median income is growing. Given regional trends, it is very likely that 2021 will be the most expensive year on record.

**Figure 1.2e: Ucluelet, Median Home Cost vs Estimated Affordable Home Cost**



Source: derived from BC Assessment & Statistics Canada

Many respondents seem resigned to leaving Ucluelet in order to find stable housing or enter the ownership market. Some fill essential positions, and others had hoped to start and grow their families in the District. The rising cost of ownership and challenging rental market is indisputably changing who gets to live in Ucluelet and who doesn't.

“I have to move soon and there are zero options for me and my family. My children are thriving in this community and we will likely have to leave due to lack of affordable housing.”

“As a teacher in this community, it is my hope that affordable housing will be available for purchase so I can raise a family and remain in this community.”

“I am an RN at the hospital, and I have lived in Ukee for 17 years. I have always thought I’d live here and buy property. But the way the housing is I fear I’ll have to leave town to buy a property.”

“I will probably have to leave the community. I have a well-paying job, but due to expenses rent, student loans, gas, groceries etc.... How can a single professional ever afford to live here if they did not come from money, or didn’t have debts prior to being here like student loans? I can barely afford rent, let alone a mortgage... I can barely put money away every month because I’m too worried about making ends meet.”

### **Non-Market Housing is Critical in the District of Ucluelet**

Housing developed through the private market can alleviate immediate issues for many priority populations including seniors hoping to downsize and higher-income families unable to find appropriately sized units. Additional stock can slow down increases in the cost of renting, but market approaches are not capable of providing the perpetual affordability, services, and resident-restricted units that many across Ucluelet need now or may need in the future. Most new development is likely to be done through the private market, but unless substantial new stock arrives in a short period of time, any new market units are likely to remain at prices that exacerbate concerns around affordability. Non-market housing is critical to meeting the needs of working families, single-income households, and anyone with less than an above average income.

“If you’re in hospitality or business in Ucluelet and you don’t have housing you are at the mercy of the market.”

“There is a need for housing across the housing spectrum. We need emergency shelter housing, affordable rent controlled options, places specifically for short term seasonal workers (staff housing, longterm campgrounds etc) and for long term folks in a range of living situations ie single, two bedroom and multi-bedroom family homes.”

“Lower income people can’t compete in the current market and don’t have stable places to live, we need to put regulations and safeguards in place.”

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local, regional, and Indigenous governments are key facilitators of development. Within the West Coast Region, the District of Tofino, through the Tofino Housing Corporation is already directly contributing to the development of non-market housing units, though informants suggested there needs to be many more units available to residents to make a significant difference.

Non-market housing difficult to develop, not only because of community perceptions about below market housing, but also because of limited funding and appropriately serviced and sited land. Given limited land availability, Ucluelet should consider prioritizing non-market development whenever possible though further partnership and support of non-profit developers and operators, and regulatory tools like inclusionary zoning. Non-market units are one of the only ways to secure affordability in the face of unprecedented market pressures. Increasing non-market stock is key to providing safe, affordable, appropriate housing to the residents of the Ucluelet.

“We need to set aside 25% of all development as non-market and set up a land trust.”

“Non-market housing options need to be promoted, particularly with regards to business community supported models.”

“Build affordable housing intended for people living and working in the community. Nothing wrong with tourism as a means of making a living on the coast, but without affordable housing for all residents, how can a community thrive”

“Low income affordable housing built well and set aside for local people to buy - Whistler has done this and so can we! Stop talking about it and just DO IT!”

### **Regional Collaboration is Key to Addressing Housing Challenges**

Throughout the engagement process and across all communities it was clear that housing need on the West Coast is a subject about which people are passionate. Non-profits, health sector employees, local government representatives, tourism and hospitality sectors, and community advocates understand the issues and are working hard to address them. This report is intended to support and supplement the already important work being undertaken and help local governments direct their resources appropriately.

In addition to comments on areas of housing need, many community members and housing actors brought up alternative housing options and tools that could be implemented at the local government level. Most respondents were generally supportive of increased density and smaller housing styles in appropriate areas and informants suggested cooperative housing models, land trusts, and seniors housing clusters as potential methods of improving availability, affordability, and market stability.

All participating governments expressed interest in collaborating to expand non-market housing across the region. The District of Tofino already funds non-market interventions and Yuuluʔiʔath, Toquaht Nation, and Tla-o-qui-aht First Nation are providing a form of non-market units to many of their Members and Citizens. Collectively leveraging available resources, land, and funding opportunities can enable operating efficiencies, faster development timelines, and help participating communities meet their housing needs.

“We each have something we could contribute together. There is an opportunity for collaboration that benefits all communities.”

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

### 1.3 RECOMMENDATIONS

The following key recommendations emerged through the Housing Needs Report process. They respond directly to the findings identified in the Report and attempt to recognize the ability and limitations of local government scope and policy approaches. The District of Ucluelet is already supporting some of these recommendations and should continue to monitor progress moving forward. Key recommendations from this study are:

1. Promote and Protect Housing Affordability in the Market
2. Work with Partners to Expand Non-Market and Supportive Housing Options
3. Address Growth in Population Aged 65 Years and Over
4. Manage Growth
5. Deepen Housing Partnerships and Educate Residents

#### **Promote and Protect Housing Affordability in the Market**

Affordable market housing options are very limited in the District of Ucluelet. Costs of owning and renting are consistently increasing and many residents are struggling to find adequate housing, especially adequate rentals. When appropriately sized units are available, many exceed a price that is considered affordable or are reported to be substandard condition, putting a prospective tenant into Core Housing Need. Ucluelet is facing a critical shortage of rental and other affordable units.

Additional rental options will not, on their own, solve housing affordability concerns across Ucluelet. Market development is very expensive, water and servicing capacities are already limited, and land appropriate for denser, rental-tenure developments is scarce. Despite these challenges, more available units in the market can alleviate immediate issues for many priority populations including seniors hoping to downsize, full-time employees in essential services, and families unable to find appropriately sized units. Additional stock may slow down increases in the cost of renting, but market rentals are not capable of providing the services, deep affordability, or resident-restricted approaches that many across Ucluelet need now or may need in the future. Policy tools in this section should incentivize and regulate the construction of new market units in the District of Ucluelet.

Priority Action	Appropriate Local Government Tools or Policy Levers
Develop a working definition of “secured affordable housing”	<ul style="list-style-type: none"> <li>A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant or housing agreement.</li> <li>A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the community.</li> </ul>
Consider incentives that encourage developers to include “affordable” units in market developments	<ul style="list-style-type: none"> <li>If a developer commits to holding a certain percentage of new rates at an affordable rate for an established time period (secured by legal agreement) they would be eligible for fee reductions, parking relaxations, and additional height or density.</li> <li>Rather than provide new units, a developer may instead choose to contribute to an Amenity Reserve Fund that should be used to fund additional affordable development within the community.</li> <li>Encourage partnership with non-profit housing agencies to manage new affordable units created through incentive programs.</li> <li>Continue to support education around Canada Mortgage and Housing Corporation programs, including Rental Construction Financing Initiative.</li> </ul>
Consider inclusionary zoning to mandate affordable units in all new residential developments that exceed a certain size	<ul style="list-style-type: none"> <li>Typically through density bonusing policies, inclusionary zoning is usually triggered by a rezoning process.</li> <li>In the event that additional density or height is being considered, mandate that a certain proportion of new units made possible by additional density be held at an affordable rate by the developer or managed by a non-profit housing organization.</li> </ul>
Identify lands that could be used to support affordable housing	<ul style="list-style-type: none"> <li>Collaborate with regional, senior, and Indigenous governments to identify lands that could be used to support these goals.</li> <li>Consider pre-zoning lands for rental only development.</li> </ul>
Continue to monitor prevalence of short-term rentals (STRs)	<ul style="list-style-type: none"> <li>Continue to monitor and regulate spread of STRs, especially if accessory dwelling units are encouraged.</li> <li>Consider restricting residential zones in which STRs are permitted, amending zoning to permit new STRs only through temporary use permit, or permit only a certain number of STRs at any given time.</li> </ul>
Encourage development of purpose-built rental and smaller and denser units in all residential areas	<ul style="list-style-type: none"> <li>Consider including language that supports purpose-built rentals and appropriate density in all zones.</li> <li>Where appropriate and subject to servicing, continue to review and consider further relax restrictions on accessory dwelling units, especially accessory dwellings that are to be used as permanent rental options. <ul style="list-style-type: none"> <li>Educate and encourage development of accessory dwelling units, where permitted.</li> </ul> </li> <li>Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.</li> </ul>

### Work with Partners to Expand Non-Market and Supportive Housing Options

Though difficult to build and support in many rural areas, non-market and supportive housing options will be critical to providing stable and appropriate options to many residents of the District of Ucluelet. Many key informants indicated a need for more supported housing options for those who need, or will need, housing with integrated health services and especially below-market rental or resident-restricted options for individuals, families, and seniors who are unable to find housing that meets their needs in the market.

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local and regional governments are key facilitators of development. The District can support non-market projects by facilitating applications, coordinating on land acquisition, helping to build capacity, and sharing expertise. Through regional partnership there is also an opportunity to directly support and even lead the development in new non-market units. Non-market stock is key to providing safe, affordable, appropriate housing to the residents of Ucluelet.

Priority Action	Appropriate Local Government Tools or Policy Levers
Expand non-market housing options	<ul style="list-style-type: none"> <li>Continue to support applications to BC Housing and CMHC funding programs. Leverage grant funding with partnering organizations where possible.</li> <li>Consider partnering regionally to create a non-market housing developer and operator whose scope would encompass the entire West Coast Region.</li> </ul>
Facilitate non-market development on underutilized and vacant land	<ul style="list-style-type: none"> <li>Consider collaborating with regional, senior, or Indigenous governments to identify land that could be used to support these goals.</li> <li>Develop a regional or local land acquisition and disposal strategy that targets acquisition of lands for the purposes of affordable housing.</li> </ul>
Continue to directly fund and supporting non-market and affordable housing options	<ul style="list-style-type: none"> <li>Regularly implementing and regularly updating a Community Amenity Contribution (CAC) policy to enable the District to capture additional community value from new developments.</li> </ul>
Explore Regional Housing Service to increase available funds for affordable housing	<ul style="list-style-type: none"> <li>Action on affordable housing enjoys broad support in Ucluelet. An affordable housing service bylaw can leverage that support to provide direct funding for the provision of affordable housing.</li> <li>In partnership with municipal and Indigenous government members of the ACRD, explore developing a Regional Housing Service to increase local funds for affordable housing and housing supports.</li> </ul> <p><b>Example:</b> Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw – CVRD Bylaw No. 4201, 2018.</p> <p><b>Example:</b> Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw – Comox Valley Bylaw No. 389, 2015</p>
Work with Municipalities and Indigenous Governments to expand support for unhoused residents	<ul style="list-style-type: none"> <li>Continue to support the efforts of local and regional partners to count and provide shelter for unhoused residents.</li> <li>Support emergency housing projects where appropriate.</li> </ul>

### Address Growth in Population Aged 65 Years and Over

Consistent with national trends, the population of Ucluelet is aging. Between 2006 and 2016 residents over the age of 65 were the fastest growing population and projections anticipate further growth in older cohorts. These findings indicate a need for housing across Ucluelet that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. Many seniors that participated in the study indicated that if smaller, ground-oriented units became available in their community, they would be able to downsize and free up more single-detached stock for younger families.

Priority Action	Appropriate Local Government Tools or Policy Levers
Enhance support services aimed at seniors and Elders	<ul style="list-style-type: none"> <li>• Consider ongoing communication with Island Health to discuss existing and desired services for District of Ucluelet residents.</li> <li>• Advocate for housing that includes supportive or semi-supportive elements (e.g. meal service, integrated health services, cleaning services, etc.)</li> <li>• Support senior clusters or co-housing/co-op initiatives where appropriate.</li> <li>• Advocate for BC Transit service in coastal communities to improve accessibility.</li> <li>• Support the development of accessible pathways and trails to improve community connectivity</li> </ul>
Support non-profit societies that directly address seniors' housing needs	<ul style="list-style-type: none"> <li>• Provide information on non-profit development and ongoing or upcoming projects.</li> <li>• Direct seniors' organizations to available resources and organizations like the BC Non-Profit Housing Association.</li> </ul>
Encourage development of smaller, multi-family, accessible units	<ul style="list-style-type: none"> <li>• Where appropriate and subject to servicing, consider further relaxing restrictions on accessory dwelling units, especially moderately-sized accessory dwellings that add rental units.</li> <li>• Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.</li> </ul>

### Manage Growth

The population of Ucluelet is expected to grow to more than 2200 residents by 2026. Anecdotal evidence collected from key informants indicates that migration from the higher-value markets is occurring at an increased pace, driving up prices and demand for services across the community. As working from home becomes normalized, Ucluelet may also experience growth in “amenity migrants” who are attracted to the area because of access to outdoor amenities, and other quality of life factors. Managing new growth while enhancing affordability is key to meeting the needs of community residents.

Priority Action	Appropriate Local Government Tools or Policy Levers
Align land-use, transportation, and service planning goals to promote affordability and growth in designated areas that are suitable for development and/or located close to services	<ul style="list-style-type: none"> <li>• Especially important when considering development of land for affordable housing projects. Land is an important asset but be wary of properties that do not align with long-term transportation and service planning goals as this will increase long-term costs.</li> <li>• Align land use decisions with Official Community Plans.</li> </ul>
When possible, keep settlement compact, protect the integrity of rural and resource areas, protect the environment, and increase servicing efficiency	<ul style="list-style-type: none"> <li>• Continue to explore and encourage denser and more diverse housing types where appropriate.</li> <li>• Encourage siting of new housing along transit or active transportation routes or as close as possible to existing services.</li> <li>• Partner regionally to direct new growth to most appropriate areas.</li> </ul>

### Deepen Housing Partnerships and Educate Residents

Advocacy and education within Ucluelet and to other levels of government is an ongoing, and often unsung aspect of addressing affordable housing. Local policy tools are limited, and the Provincial and Federal governments are primarily responsible for the provision of affordable housing. However, local and regional governments are routinely the best positioned to address housing need and the most aware of specific needs and service gaps. The District of Ucluelet and its Municipal, Regional, and Indigenous government partners play a key role in building awareness of need and acceptance of new housing among residents, and can continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Priority Action	Appropriate Local Government Tools or Policy Levers
Continue to expand regional housing involvement	<ul style="list-style-type: none"> <li>• Explore establishing a regional housing working group with representation from the ACRD, municipalities and Indigenous governments.</li> <li>• Continue to encourage regional partnerships for housing studies, including future assessments, a Regional Housing Strategy, and potential Regional Housing Service Bylaw.</li> <li>• Consider developing a Regional Land Acquisition and Disposal Strategy that identifies and prioritizes properties most appropriate for affordable housing.</li> <li>• Partner regionally to acquire new datasets that track seasonal residents and visitors.</li> <li>• Work with the ACRD, other municipalities, Indigenous governments, and regional and local service providers to identify opportunities for resource sharing, site identification, and other land use planning activities. This could include funding a regional housing authority that collectively develops and operates units for West Coast communities.</li> </ul>
Advocate for increased support from senior levels of government	<ul style="list-style-type: none"> <li>• With municipal and Indigenous partners, continue to leverage grant funding opportunities where possible, and advocate for increased housing funding and tools for non-profit developers and local and regional governments through Union of BC Municipalities and Federation of Canadian Municipalities.</li> <li>• Explore opportunities to collaborate with senior government to make pockets of developable land available for disposal for affordable housing</li> <li>• Maintain awareness of Canada Mortgage and Housing Corporation research funding that could potentially encourage local innovation.</li> </ul>
Support non-profits and other agencies who are bearing much of the cost of housing service delivery	<ul style="list-style-type: none"> <li>• Continue to advocate on behalf of these organizations</li> <li>• Identify and consider participating in regional housing tables or networks that include service providers and non-profit housing agencies.</li> <li>• Consult with non-profit service agencies when developing new housing policy.</li> </ul>
Educate residents on the value of affordable housing	<ul style="list-style-type: none"> <li>• Work with community partners to address stigma around non-profit and supported housing.</li> <li>• Support the development of education materials for the public to help build knowledge in the region about the opportunities available to address housing need.</li> <li>• Share findings of the Ucluelet Housing Needs Report with regional partners and the public on the District of Ucluelet webpage and social media platforms.</li> </ul> <p data-bbox="451 1709 1471 1808"><b>Example:</b> Comox Valley Coalition to End Homelessness, Affordable Housing Benefits Everyone Project - <a href="https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/">https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/</a></p>

## 1.4 ENGAGEMENT ACTIVITIES

As part of the West Coast Housing Need and Demand Study, the project team conducted a number of in-person and online community engagement sessions between July to October 2021. In addition to the two community surveys highlighted below, engagement activities included key informant interviews, focus groups, council presentations, and a specific community survey for workers in the hospitality sector. Formats and methods varied, but in general, semi-structured interviews and focus groups were conducted with individuals across a broad range of housing related groups, such as:

- Non-profits and other social service providers involved in providing emergency shelter and housing navigation support, as well as support services to provisionally housed or other at-risk populations
- Municipal staff and elected regional and local officials
- Housing advocates
- Non-profit housing organizations, corporations, and non-market housing developers
- Private sector real estate agents and property developers
- Economic development agencies, business improvement associations, and tourism development and promotions agencies.

All quotes that appear in this report are from residents of the District of Ucluelet that participated in the engagement process. Included quotes appear as they were entered, with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent. For a full breakdown of these engagements, see the Engagement Summary Appendix of this report.

### Community Survey Response Profile

The project team developed and distributed two community housing surveys that were designed to fill quantitative data gaps and capture housing experiences from as many residents as possible throughout the study area. The West Coast Community Housing Survey was made available to residents of the District of Tofino, the District of Ucluelet, and Electoral Area 'C'. The West Coast Indigenous Community Survey was made available to Citizens and Members of Yuułuʔiłʔatḥ, Toquaht Nation, and Tla-o-qui-aht First Nation. The two surveys asked many of the same questions, but additional questions were added to the Indigenous survey as all participating Governments provide housing directly to their Citizens or Members and needed additional information to inform those activities.

In total, the surveys collectively received 579 responses from individual community members throughout the West Coast Region. Although this accounts for less than 10% of the total study area population, it represents an extraordinary response over such a short time. This can be taken as an indicator of the importance and awareness of local housing issues.

Of the 579 respondents, 239 (41%) indicated they were residents of the District of Ucluelet. The following graphs break down responses from Ucluelet residents by key topics.

- More than half of respondents (62%) were younger than 50. About 28% were under 30 to 39 years old.
- The median before-tax income of respondent households was between \$70,000 to \$89,999 per year.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

- The greatest share of respondents (40%) were couples without children. Twenty-six percent (26%) were couples with children and 16% were single persons.
- Most respondents (56%) lived in a single-detached home. Fourteen percent (14%) lived in an accessory dwelling unit.
- The median reported housing cost is slightly more than \$1,500 per month.
- The majority of respondents (73%) indicated their housing met their needs. Twenty-two percent (22%) indicated it did not. For renters however, 49% reported their current housing situation was unaffordable and 44% said their current home did not meet their needs.

### Response by Age



### Response by Income



### Response by Household Type



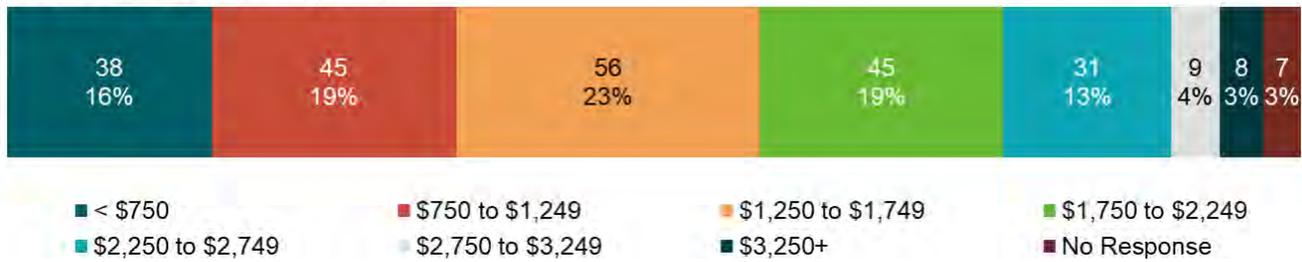
# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

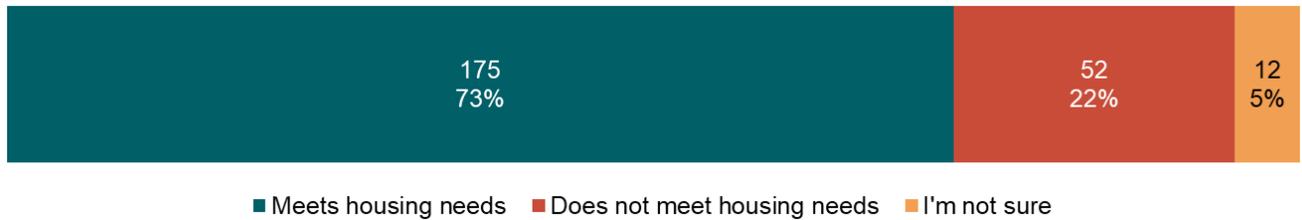
### Response by Dwelling Type



### Response by Housing Cost



### Response by Housing Meets Need



## 1.5 EXISTING POLICY ENVIRONMENT

### Ucluelet Official Community Plan

In 2011, the District of Ucluelet adopted its most recent Official Community Plan (OCP). The OCP sets out a land use framework that is accessible, inclusive, and aligned with the community's vision for the future. It considers the specific context of Ucluelet with respect to its neighbours, its unique geography, and its infrastructure limitations.

The OCP helps the community achieve its vision through specific policies that will guide decisions on planning and land use within Ucluelet's boundaries. It is contextualized by key technical inputs on housing, transportation, the environment, infrastructure, community character, and the economy, as well as extensive community consultation. These inputs are the basis for the objectives and policies that are meaningfully rooted in Ucluelet's local community context and determine how the District develops.

Importantly, the OCP lays out objectives and policies related to housing overall. These housing policies include:

Section	Policy
Affordable Housing 3.5.i.2	Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square, seniors' housing, small lot single family housing, and secondary suites.
Affordable Housing 3.5.i.4	Continue to offer density bonuses in exchange for the provision of affordable housing units in multiple family and comprehensive developments.
Affordable Housing 3.5.i.8	Use comprehensive development zoning to promote rental housing development and accommodate special needs housing development, guest house accommodation, and the provision of housing for seasonal workers.
Affordable Housing 3.5.i.10	Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.
Affordable Housing 3.5.i.12	Encourage private, non-profit, and co-operatively run housing units.
Residential – Single Family 3.5.iii.1	Continue to acknowledge the role that single family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses, bare land strata) where appropriate.
Residential – General 3.5.iv.3	Cluster residential units to preserve natural areas where possible.

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

The District of Ucluelet is currently in process of updating their OCP. Council reviewed the draft OCP in November 2021. The OCP's housing policies continue to promote most of those included in the existing 2011 version, but with notable additions like discussions surrounding short-term rental properties. New policies include (but may change after staff amendments):

Section	Policy (2020 Draft OCP)
Short-Term Housing Action Plan 3.131(A)	Continue the program to actively monitor and enforce short-term rentals.
Short-Term Housing Action Plan 3.131(C)	Identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property.
Short-Term Housing Action Plan 3.131(E)	Amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental.
Short-Term Housing Action Plan 3.131(K)	Develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues.
Affordable Housing 3.143	Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.
Affordable Housing 3.144	The District does not support strata conversion of previously-occupied rental housing units.
Affordable Housing 3.146	Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

## 2 Demography

### 2.1 POPULATION

#### Historical Population

Canada's residents are aging. Many are entering their retirement years in large quantities, often unmatched by growth in young people due to declining birth rates (often resulting in shrinking youth cohorts). This is especially widespread within rural communities and small municipalities.

The West Coast Region, including the District of Ucluelet, deviates slightly from the isolated growth among senior cohorts. Instead of a shrinking youth and young adult segment, the West Coast demonstrates general growth (albeit at a slower pace than for older person totals).

Figure 2.1a highlights the total population for the District of Ucluelet in 2016 by age cohort, the proportion of each age cohort compared to the total population, and the percent change in population from 2006 to 2016. The figure provides the same information for the West Coast overall for comparison.

Readers may notice that the figure's numbers differ from than those posted on the Statistics Canada website; adjustments have been made to Statistics Canada data to reflect Census undercounting.

**Figure 2.1a: Total Population & Age Cohorts '16 and Percent Change '06-'16**

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	1,020	685	2,170	1,435	555	35	5,900
	Proportion	17%	12%	37%	24%	9%	1%	100%
	%Δ '06-'16	11%	-9%	31%	12%	88%	40%	20%
Ucluelet	Population	295	155	690	480	195	15	1,830
	Proportion	16%	8%	38%	26%	11%	1%	100%
	%Δ '06-'16	26%	-24%	39%	5%	86%	0%	21%

Source: derived from BC Statistics and Statistics Canada

From 2006 to 2016, Ucluelet's population grew about 21%, due to growth across most age cohorts. Only the 15 to 24 year cohort shrank during that time.

Total persons aged 25 to 44 had the greatest absolute growth with an increase of 195 people (39%), while seniors 65 to 84 years of age had the highest percent change at 86% (90 people). Noteworthy is the rise in total youth, expanding 26% (235 to 295) – faster than West Coast overall.

## District of Ucluelet Housing Needs Report

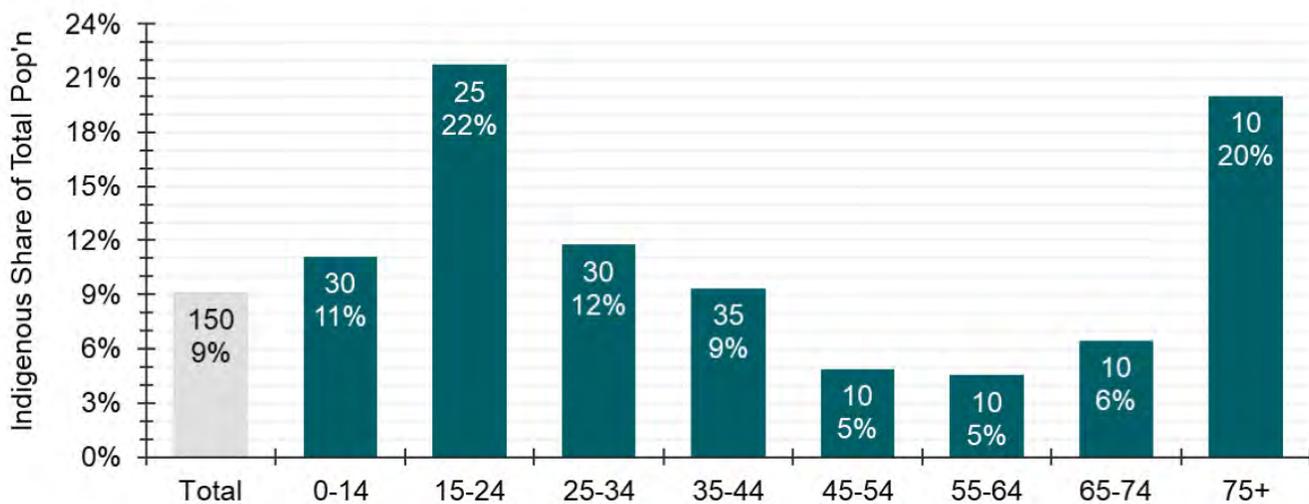
### WEST COAST HOUSING NEED AND DEMAND STUDY

### Indigenous Population

In 2016, about 150 people identified as Indigenous in Ucluelet, or about 9% of the total population.

Off-reserve Indigenous peoples are often younger on average than the total population; there are higher proportions of children or young adults. Figure 2.1b illustrates the share of Indigenous people relative to the total population across each age cohort.

**Figure 2.1b: Ucluelet, Total Indigenous Population & Share of Total Population, 2016**



Source: Statistics Canada

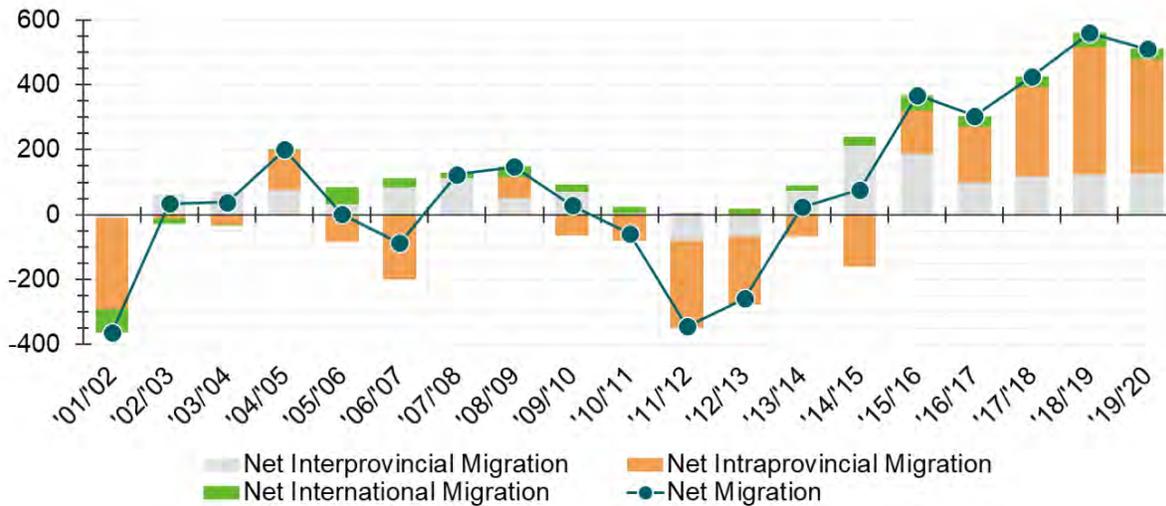
### Historical Migration (Regional District)

Statistics Canada reports on historical components of demographic growth, which refers to the in- and out-migration of people, whether within Canada's or British Columbia's borders, or between countries. Figure 2.1c summarizes these components, whose detail is only available for geographies as small as a Census Division (i.e. regional districts). Consequently, the vertical bars represent the cumulative impact of these in- and out-flows on the Alberni-Clayoquot Regional District (ACRD), while the dotted line indicates the net change in ACRD population from migration during a given year. Readers can find definitions of each term below in the Glossary section.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 2.1c: ACRD, Net Migration of People

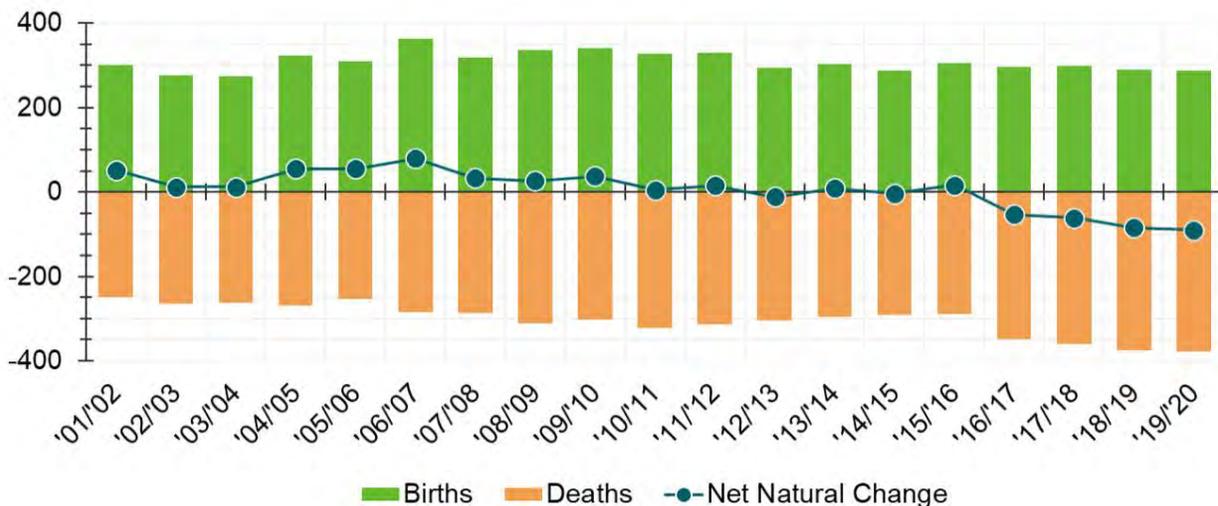


Source: Statistics Canada

Over the last two decades, the ACRD fluctuated between negative and positive net annual migration. Overall, Alberni-Clayoquot welcomed about 1,740 more people than it lost over the last two decades (or about 30 between 2006 and 2016). Substantial gains occurred within the last half decade, attracting nearly 2,170 people since 2015/2016.

Over the last two decades, the ACRD reported that there were about 100 more births than deaths. Recent trends indicate that net natural population change is trending downwards (shown in Figure 2.1d), a result of aging populations. Net negative natural change will undoubtedly have implications for future regional and local age distributions, as well as how they are housed.

Figure 2.1d: ACRD, Net Natural Population Change (Births minus Deaths)



Source: Statistics Canada

Although detailed migration and natural population change data is unavailable at the municipal level, it is reasonable to anticipate that some of these trends would exist within the District of Ucluelet. Especially the elevated rates of in-migration as people/households appear to be choosing the small-town coastal lifestyle.

### Persons with Disabilities (British Columbia)

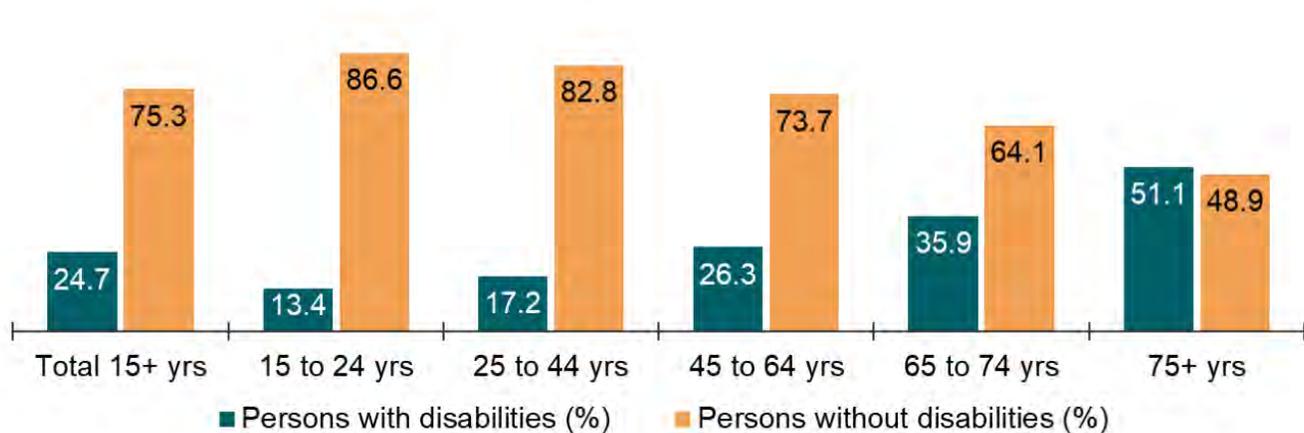
Statistics Canada released its 2017 Canadian Survey on Disability in 2019. This report, and its dataset, offers national and provincial insights into the prevalence of disability across Canada, including the type and severity of a disability, as well as the economic circumstances for persons with one or more disabilities. Unfortunately, data representing more granular geographies like Ucluelet are not available, meaning discussions must remain at the provincial level.

The 2017 survey classifies a disability as falling within one of eleven categories: pain, flexibility, mobility, mental health, seeing, hearing, dexterity, learning, memory, developmental, or unknown. Most Canadians with a disability had more than one type. Of the 6.2 million Canadians with disabilities aged 15 years and over:

- 29% had one type;
- 38% had two or three; and
- 33% had four or more.

In 2017, 926,100 British Columbians aged 15 years old or older reported having at least one disability, or about 25% of all residents in that age cohort. If the same proportion applied to the District of Ucluelet, that would mean about 380 residents could be living with a disability.

**Figure 2.1e: % of Population w/ 1+ Disability by Age Cohort, British Columbia, 2017**

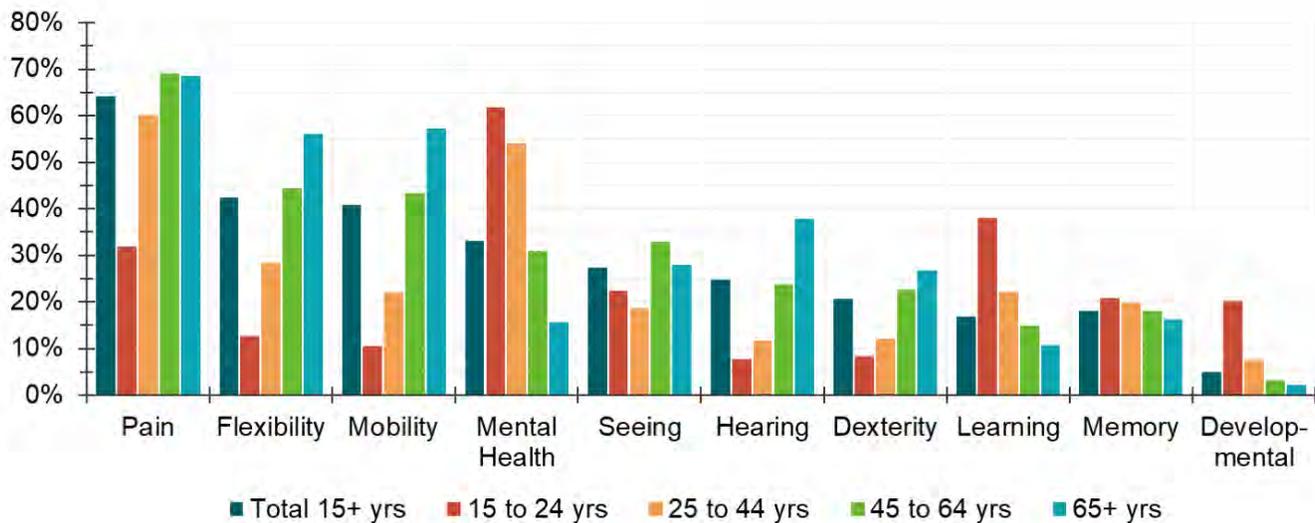


Source: Canadian Survey on Disability 2017

As residents age, the prevalence of disability increases. Statistics Canada reported that 42% of persons aged 65 or older had a disability. The rate of disability rises almost 10 points for those 75 or older. This increased prevalence among older cohorts is particularly important as said cohorts have historically and will continue to represent greater proportions of the overall population.

Overall, pain, flexibility, and mobility are the most prevalent types of disabilities (64%, 42%, and 41% of people experience either type, respectively). All three are most prevalent in older age.

**Figure 2.1f: % of Disabled Persons w/ Specific Disability Type by Age, British Columbia, 2017**



Source: Canadian Survey on Disability 2017

Mental health is next most prevalent (33%), with significantly higher prevalence among young adults. About 62% of people 15 to 24 years of age reported having mental health difficulties. The prevalence decreases across older cohorts.

The prevalence of disability highlights the importance of appropriate, accessible housing. In many cases, a dwelling’s condition/layout does not match the needs of moderate to severe disabilities, impacting an individual and/or a household’s quality of life.

**Anticipated Population**

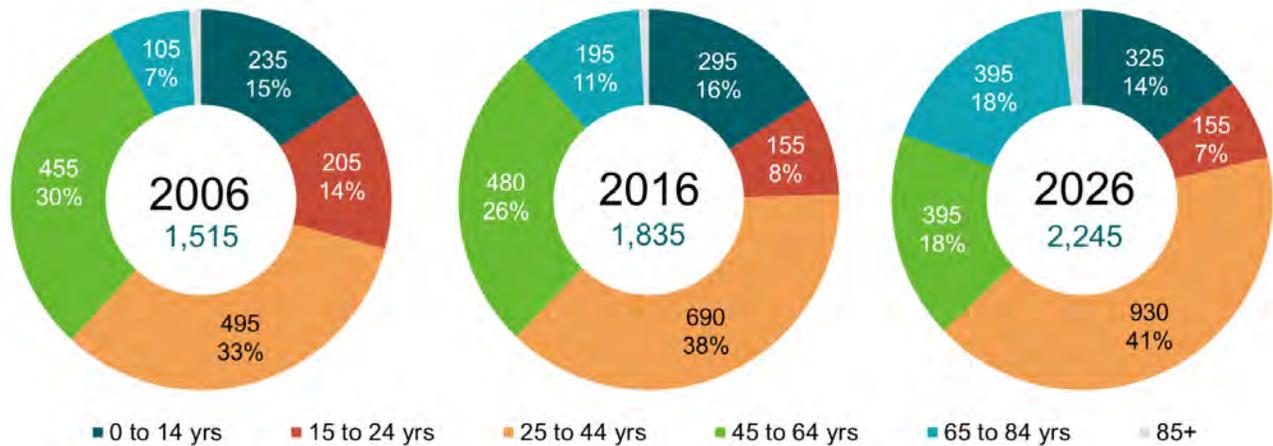
Population projections use what is known as the “Shift Share” method to anticipate population growth within each 5-year age cohort. The model considers the historical population change of each community (measured as a proportion of the West Coast’s population), and adjusts these changes using BC Statistics’ West Coast Community Health Service Area (CHSA) projections. Greater detail about the projection method is available at the end of the Glossary.

Figure 2.1g illustrates the historical and anticipated numerical changes to the Ucluelet population in 2006, 2016, and 2026. Figure 2.1h indicates what percent change each cohort group could expect to experience from 2016 to 2026. Results are limited to 2026 to reflect both the requirements set by BC Housing Needs legislation and the fact that projection results become increasingly inaccurate over longer periods.

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 2.1g: Ucluelet, Historical & Anticipated Population Distribution



Source: derived from Statistics Canada

Projections suggest that Ucluelet's population may rise at about its historical pace over the near future, with anticipated growth of 22% from 2016 to 2026. Like historical trends, total population growth should be spread out across several age cohorts. The exceptions are total people 45 to 64 years old dropping 18% and total young adults (15 to 24) remaining the same.

Greatest growth could again occur among seniors, increasing 107% (210 to 435) over ten years. Our estimates suggest that this cohort may already be 320 people large in 2021. The largest age cohort (those 25 to 44) should see substantial growth over ten years, rising 35% or 240 people.

Figure 2.1h: Total Population & Age Cohorts '26 and Percent Change '16-'26

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	925	615	2,770	1,080	1,125	100	6,615
	Proportion	14%	9%	42%	16%	17%	2%	100%
	%Δ '16-'26	13%	7%	39%	-14%	121%	233%	27%
Ucluelet	Population	325	155	930	395	395	40	2,240
	Proportion	15%	7%	42%	18%	18%	2%	100%
	%Δ '16-'26	10%	0%	35%	-18%	103%	167%	22%

Source: derived from Statistics Canada

It is important to note that, like any projection method, the Shift Share is imperfect. Using West Coast CHSA level projections as a means for calculating local outcomes does result in outputs that are influenced by high level trends that may over- or under-estimate the local reality. Nevertheless, using the West Coast CHSA as a reference geography provides a buffer for local projections, avoiding spiralling trends that could occur without consideration of external influence.

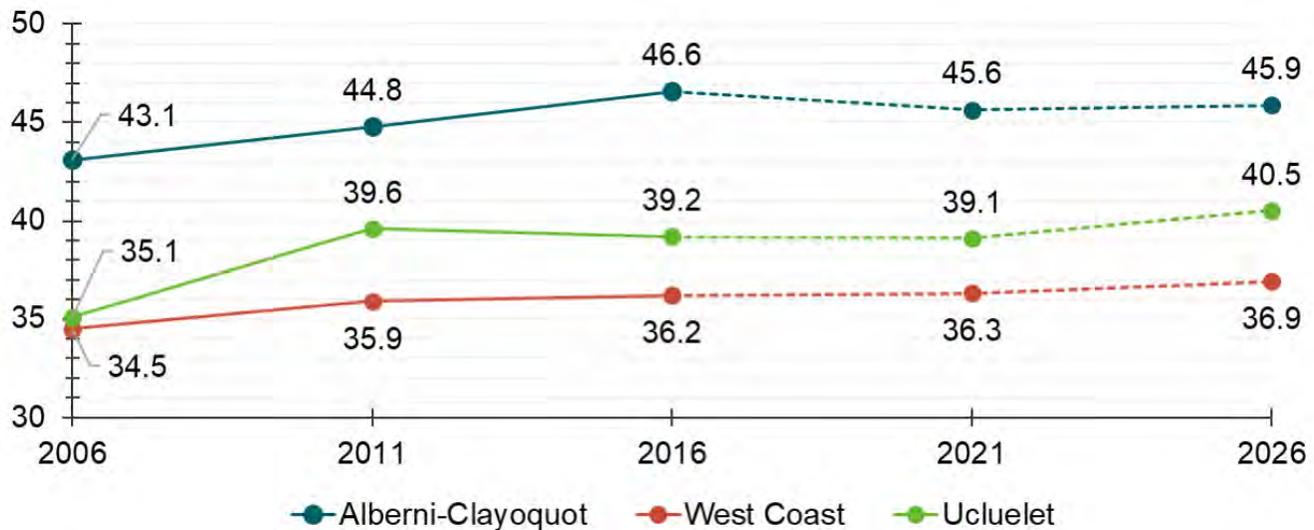
## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

### Median Age

The West Coast Region is generally younger than the Alberni-Clayoquot Regional District, with the District of Ucluelet as no exception in 2016 with a median age of 39.2. Ucluelet is generally older than West Coast overall, marked by a significant rise from their similar median in 2006.

Figure 2.1i: Historical & Anticipated Median Age by Community



Source: derived from Statistics Canada

Due to anticipated growth in older age cohorts, the median age could gradually increase to about 40.5 in 2026, higher than West Coast overall but still noticeably lower than the ACRD overall.

## 2.2 HOUSEHOLD CHARACTERISTICS

Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. One household could be a couple with children, lone parents, a single person, or roommates. A household is the highest-level descriptor of many unique living situations.

This report often categorizes households by their “primary household maintainer” age cohorts. A household maintainer refers to whether or not a person residing in the household is responsible for paying all or the majority of the rent, the mortgage, the taxes, the electricity, or other services and utilities. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

### Historical Households

Total households, and the age distribution of household maintainers, is mostly a function of changes occurring in the population. Many factors come in to play for the makeup of households, like moving across community boundaries, changes in preferences, or new financial circumstances. Like the earlier section, an aging population is at the core of most trends.

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 2.2a shows the totals and distributions of these cohorts in each community and includes their decade percent change. Results come from Statistics Canada Census data. Unlike population sections, household data is not adjusted for undercounting.

**Figure 2.2a: Total Households & Maintainer Cohorts '16 and Percent Change '06-'16**

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	60	380	475	305	345	255	75	1,905
	Proportion	3%	20%	25%	16%	18%	13%	4%	100%
	%Δ '06-'16	-8%	21%	17%	-25%	44%	104%	7%	16%
Ucluelet	Households	10	135	215	115	130	105	30	740
	Proportion	1%	18%	29%	16%	18%	14%	4%	100%
	%Δ '06-'16	-67%	-7%	87%	-36%	30%	110%	20%	15%

Source: derived from Statistics Canada

In 2016, Ucluelet had 15% more households than it did a decade prior (645 to 740). The pace of total household growth is slower than that of population (15% versus 21%). Slower household growth suggests that there has been an increase in the average household size, often related to greater instances of couples, children, and larger non-census families. See the Household Type section for a dive into these trends.

Like for the total population, household growth dispersed across multiple maintainer age cohorts. Unlike population, there was a 35% drop in total household maintainers aged 45 to 54.

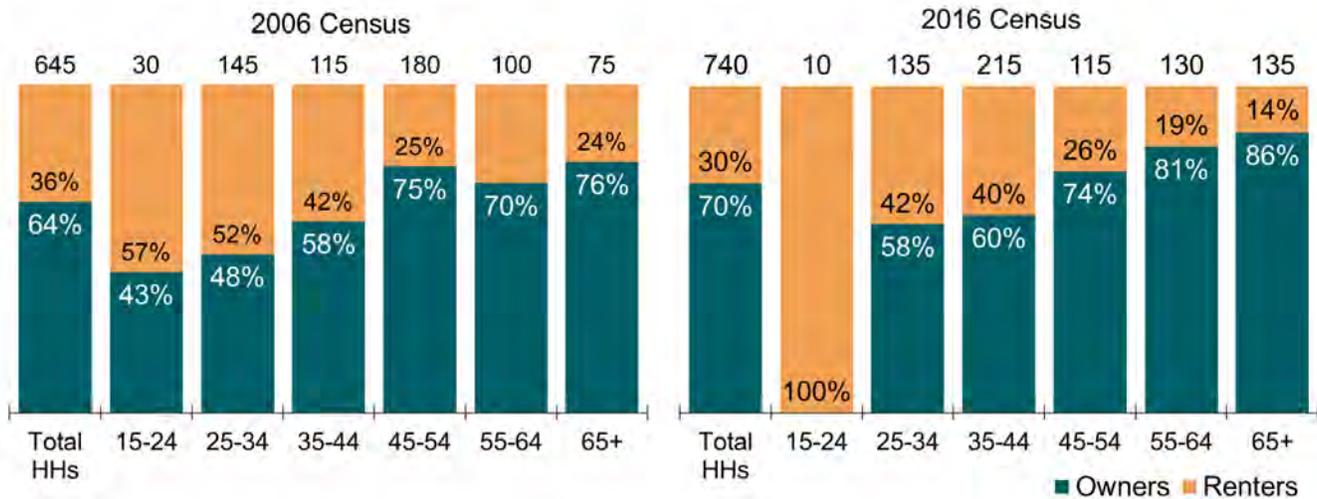
Greatest relative change occurred among recently retired (65 to 74) primary maintainers at 110%. Greatest absolute change was in the 35 to 44 year old maintainer cohort, expanding by 100 households over the decade.

### Household Tenure

From 2006 to 2016, the District of Ucluelet has decreased its share of renter households, from 36% to 30%. Since 2006, renter household growth has been outpaced by that of owners, decreasing 4% (230 to 220) versus an increase of 25% (415 to 520), respectively.

There has been a shift to owner occupied housing across most household maintainer age cohorts. The only two not to are maintainers 15 to 24 (whose totals are too small to accurately comment on a change) and for maintainers 45 to 54 years old with a 1 percentage point shift of more proportional renter households. The latter is due to higher percent loss of owner households than renter households over the ten year period. The yearly cohort percentages, as well as total cohort sizes, can be found in Figure 2.2b.

**Figure 2.2b: Historical Proportion of Tenure by Maintainer Cohort**



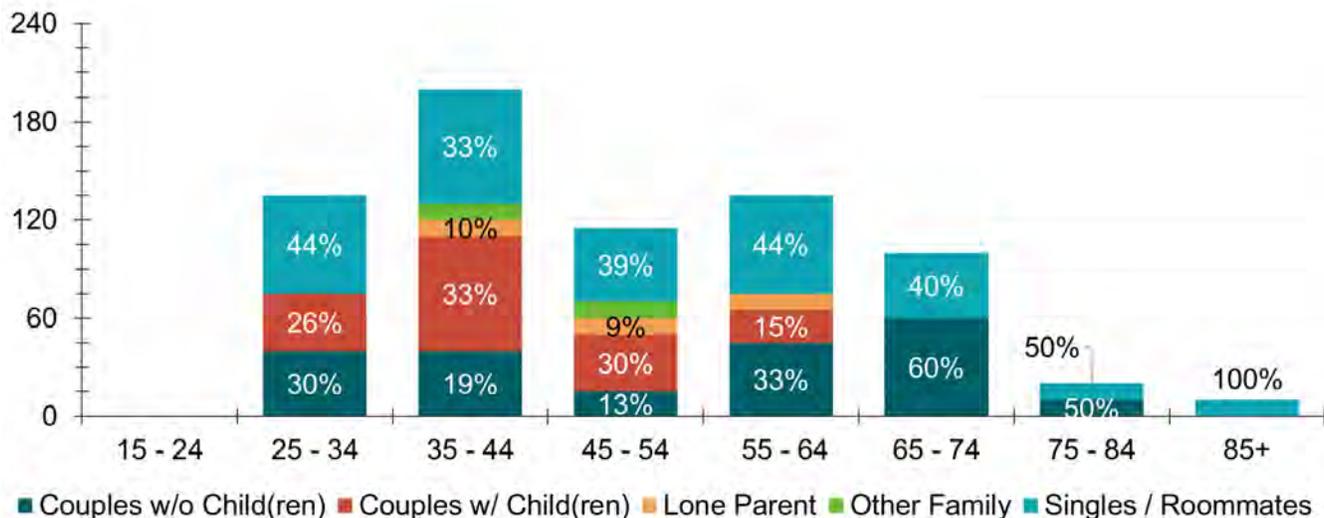
Source: Statistics Canada

The following subsections briefly show the composition of these renter households by the age of their primary maintainer, the household type, and the household size.

### Household (Family) Type

Household type refers to the type of “census-family” that occupies a dwelling (see Glossary). Statistics Canada mainly considers the following types: (1) couples without children, (2) couples with children, (3) lone parents, or (4) non-census families (herein known as single people or roommate households) by primary maintainer age.

**Figure 2.2c: Total & Proportion of Household Type by Maintainer Age Cohort, 2016**



Source: Statistics Canada

As of the 2016 Census, about 29% of Ucluelet households were couples without children, 22% were couples with children, 7% were lone parent households, and 39% were either single person or roommate households.

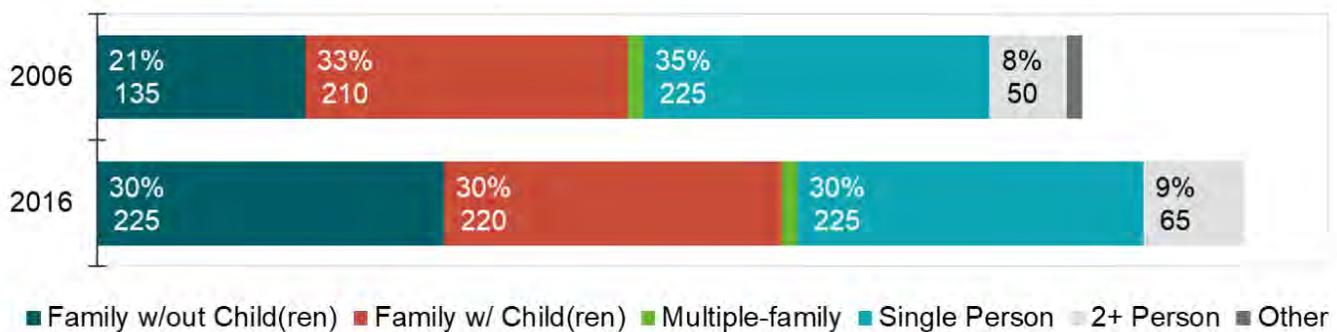
Couples with children were most prevalent among the 35 to 44 maintainer age group. The share of couples without children is highest among near retired and retired populations, representing both local empty-nesters and in-migration from other geographies.

Single person / roommate households often represented a considerable share of the households in each age group, with noticeably high rates among those aged 55+. Some higher rates do also exist among young maintainer age cohorts, which may represent households living in the community on a short-term basis to fill tourism sector work.

Overall, about 31% of owner households had a child at home (whether a couple or lone parent). About 20% of renter households included a child. The majority of renter households (59%) were either people living alone or with a roommate.

Figure 2.2d compares the total and distribution of household types in 2006 and 2016. Note that “families with children” includes lone parents (they are not separated into couples and lone parents like above). Over the decade, households that were families without children rose 67%, families with children 5%, single persons 0%, and 2+ persons 30%.

**Figure 2.2d: Historical Total & Proportion of Household Type**



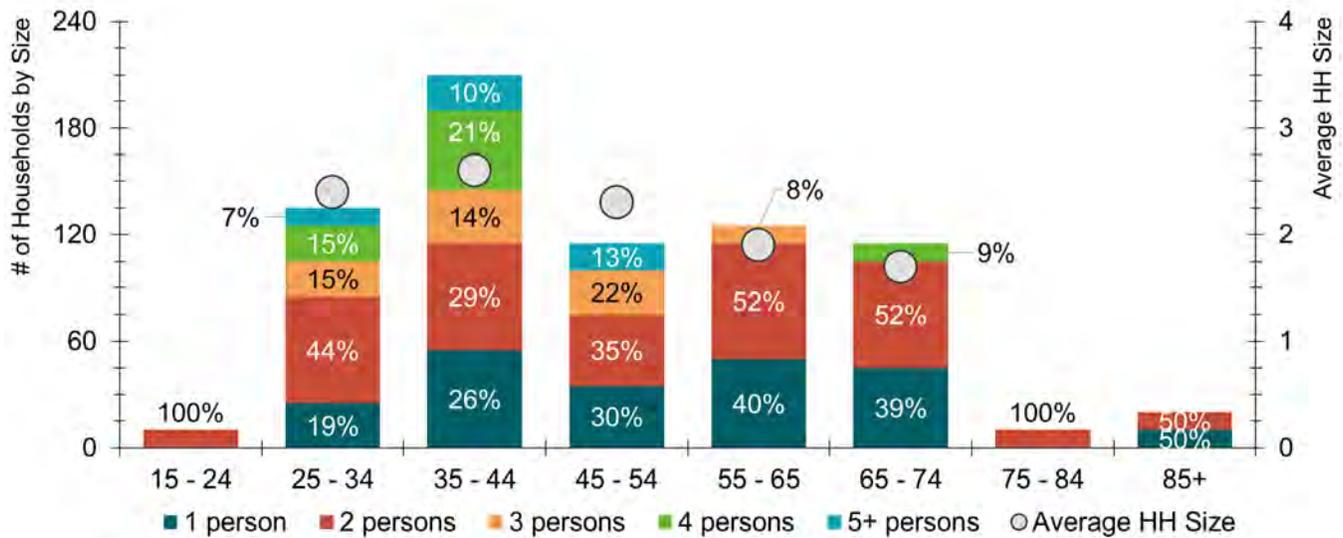
Source: Statistics Canada

**Household Size**

In 2016, about 72% of households were 2 or fewer persons large. In the same year, the average household had 2.2 persons, with the highest average occurring for 35 to 44 year old maintainer households at 2.6.

Owner households generally exhibited a higher average household size (2.3) than renter households (2.0), attributed to the increased prevalence of families with children that occupy the former. Overall, no maintainer segment demonstrated a majority of its households being 3 or more people large (shown in Figure 2.2e). The closest was 35 to 44 years old at 45%.

**Figure 2.2e: Total & Proportion of Household Size by Maintainer Age Cohort, 2016**



Source: Statistics Canada

Figure 2.2f illustrates the change in the total and distribution of household sizes between 2006 and 2016. Over the decade, all household sizes but 1 persons grew, with the greatest percent change occurring within 2 person households (43%), followed by 5+ persons households (25%) and 3 person households (20%).

**Figure 2.2f Historical Total & Proportion of Household Size**



Source: Statistics Canada

### Anticipated Households

Household growth is an important fundamental component of housing demand. By definition a household requires an available dwelling to occupy. Therefore, household projections are (simplistically) synonymous with the increase in housing stock required to accommodate expected population changes (note that overall housing demand is also influenced by economic and fiscal factors, but these are omitted from the exercise for simplification).

Projecting future growth in the number of households requires two related data inputs:

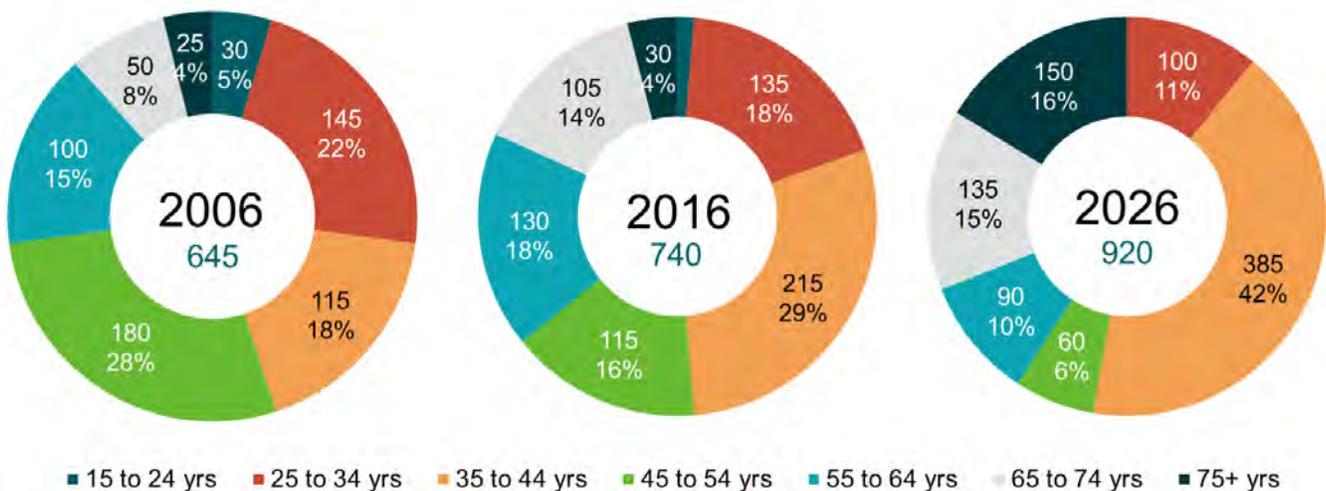
- 1) population projections, and
- 2) the historical proportion of maintainers by age cohort, divided by the total people in that cohort (known as the headship rate).

We calculated total demand by applying the headship rate from (2) to the change in how many people there are at a given age determined by (1). Figure 2.2g illustrates the distribution of household maintainer ages in 2006, 2016, and 2026. Figure 2.2h indicates what percent change each maintainer age cohort group could expect to experience from 2016 to 2026.

From 2016 to 2026, total households may grow 24% (740 to 920), faster than historical trends and marginally faster than anticipated population change. Growth may be primarily led by senior age cohorts and adults 35 to 44 years old. Specifically, maintainers 65 or older may grow 111% (135 to 285) between 2016 and 2026, while total maintainers aged 35 to 44 may rise 79% (215 to 385), corresponding to the increases among similar population cohorts.

Anticipated increases to total households should occur, despite the greater potential decrease in middle-aged/near retirement adult maintainers. Between 2016 and 2026, there could be 39% (245 to 150) fewer households with a maintainer aged 45 to 64.

**Figure 2.2g: Historical & Anticipated Household Age Distribution**



Source: derived from BC Statistics and Statistics Canada

Higher total household growth than population growth means that projections anticipate a continued reduction in the average household size, largely attributed to the rapid rise in senior households who have fewer dependents or may live alone. This may also be attributed to the lifestyles associated with coastal towns where there is higher prevalence of small households among non-retired age cohorts.

**Figure 2.2h: Total HHs & Maintainer Cohorts '26 and % Change '16-'26**

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	90	405	745	270	240	355	440	2,545
	Proportion	4%	16%	29%	11%	9%	14%	17%	100%
	%Δ '16-'26	29%	9%	54%	-10%	-30%	39%	418%	34%
Ucluelet	Households	0	100	385	60	90	135	150	920
	Proportion	0%	11%	42%	7%	10%	15%	16%	100%
	%Δ '16-'26	-100%	-26%	79%	-48%	-31%	29%	400%	24%

Source: derived from Statistics Canada

### Anticipated Household Characteristics

We can estimate additional characteristics about these anticipated households by using previous Census data to determine how other attributes, such as size and tenure, relate to specific age cohorts and apply those relationships to the expected age distributions of the anticipated household growth. This can inform us of the types of housing that may be required in the near future as a result of these growing and changing households.

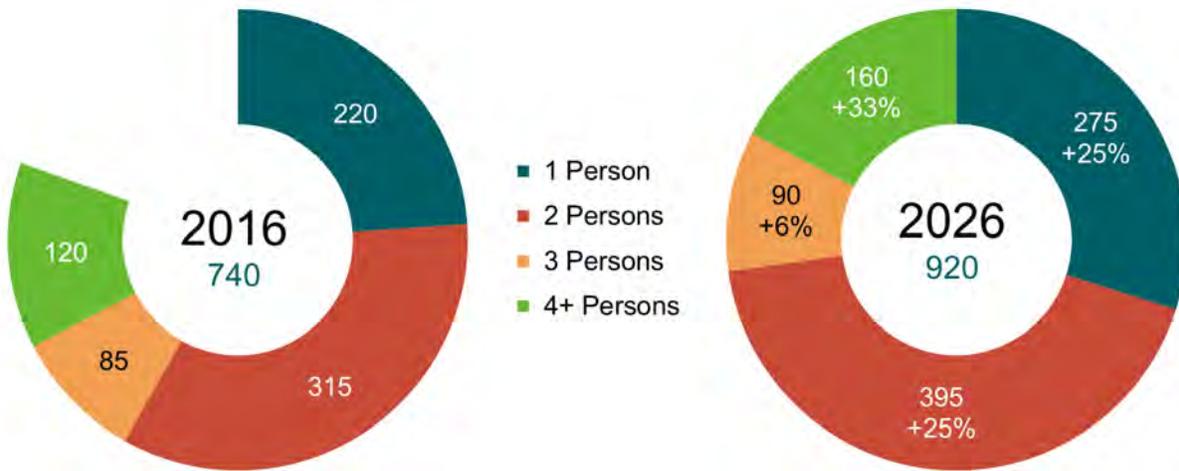
It must be recognised that this approach is, at best, an educated guess. It considers historical trends that are likely to be less accurate as we peer further into the future, and relies on other estimates (projected population and households) as key inputs. Finally, it only quantifies the change in demand expected from changes in the number and age of people in the study area.

Housing demand can be influenced by economic trends, monetary policy, government policy, and conditions in the housing market itself. As a result, these estimates should be understood to be the bare minimum change that might be required as a consequence of expected demographic changes while maintaining all other aspects of the status quo. Therefore, when applying these estimates to housing policy development it should be recognised that additional housing may be required to address other issues, such as existing gaps, supply shortfalls, or changes in demographic trends that deviate from past patterns.

### Anticipated Household Size

One of the simplest ways to describe a household is its size, or how many people permanently live in the shared dwelling at a given time. Figure 2.2i demonstrates how demand generated by different household sizes may change from 2016 to 2026.

**Figure 2.2i: Housing Demand by Household Size (% Change '16-'26)**



Source: derived from Statistics Canada

By 2026, Ucluelet could see an increase across all defined household sizes, with greatest gains among 4+ person households (often younger couples with children or multi-generational families). Smaller sizes are not far behind due to noticeable relative growth among older residents who may live alone or only with a partner.

**Anticipated Household Tenure**

Important to local governments is the evolution of tenure characteristics; how many households own or rent the dwelling that they permanently reside in. Figure 2.2j anticipates how the demand for tenure may change from 2016 to 2026.

**Figure 2.2j: Housing Demand by Tenure (% Change '16-'26)**



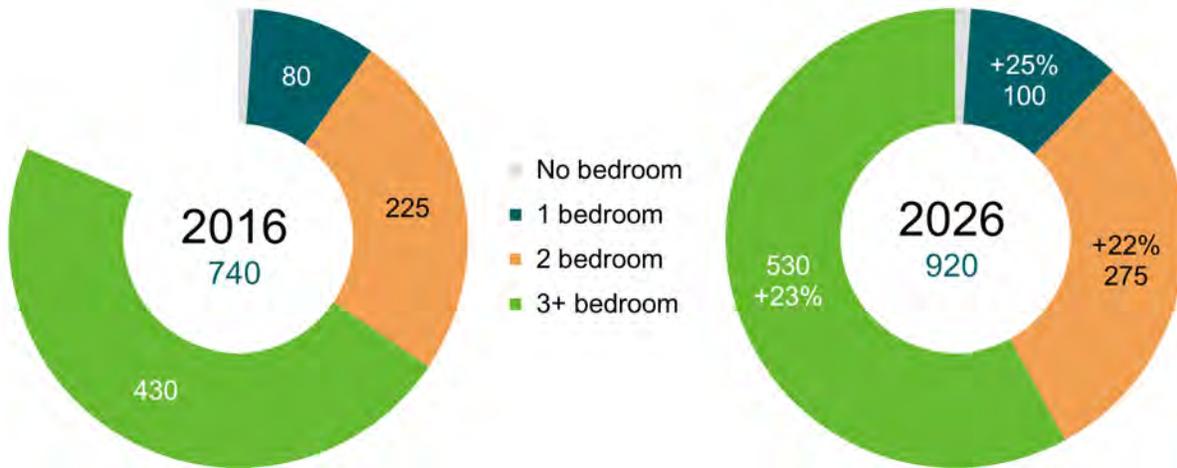
Source: derived from Statistics Canada

By 2026, the pace of growth in demand by Ucluelet owner households may outpace that of renters. This is predominantly influenced by the greatest percentage increase in senior households who have historically had high rates of homeownership. In 2006, 36% of households rented, decreasing to 30% by 2016. Projections anticipate by 2026, shy of 27% of households may rent or contribute to demand for rentals.

**Anticipated Dwelling Size (Bedrooms)**

Also important to local governments is the evolution of the demand for particular sizes of dwellings; might there be a shift in preference in the square footage of a home based on the size of a household. Figure 2.2k anticipates how the demand by dwelling size (based on bedroom totals) may change from 2016 to 2026.

**Figure 2.2k: Housing Demand by Dwelling Size (% Change '16-'26)**



Source: derived from Statistics Canada

By 2026, the pace of growth in demand for 3+ bedroom dwellings could reach 23% (or to 530 units), while demand for 1- and 2-bedroom dwellings may expand 25% and 22%, respectively. The relative growth of dwelling sizes is largely influenced by the demand by household size presented above.



## 3 Economy

### 3.1 EMPLOYMENT

Economic development, and the resulting employment opportunities, is a key contributor to the overall demand and supply of housing within a community. Consequently, it is important to understand what trends may be occurring across the labour force.

#### Labour Force Statistics

The Glossary section defines participation, employment, and unemployment in regards to summarizing labour force activity. Note that tables in this section include green text that denotes a positive change (i.e. greater participation or less unemployment) while red text denotes a negative change (i.e. fewer people in the labour force or increased unemployment).

In 2016, Statistics Canada reported a total Ucluelet labour force of 1,070 people (those working or actively seeking work, and who are 15+ years old), equating to a 77.7% participation rate. In other words, many more people are contributing to the local or broader economy via employment than otherwise.

Ucluelet's labour force jumped close to 9% between 2006 and 2016. At the same time, the total people in the non-labour force increased by 42%. Noticeably greater growth in the non-labour force versus the labour force is common across most Canadian communities. It is largely a consequence of a rapidly aging/retiring population. With population projections anticipating a continued expansion of the retired population, the non-labour force should grow even more. Nevertheless, Ucluelet's participation should remain reasonably above 50% over the foreseeable future since working age adult cohorts do also project growth.

**Figure 3.1a: Ucluelet, Labour Force Statistics by Sex & Percent Change**

	2016			% Change '06-'16		
	Total	Male	Female	Total	Male	Female
Total Pop (15+ yrs old)	1,370	675	695	14.2%	7.1%	16.8%
In Labour Force	1,070	545	525	8.6%	3.8%	8.2%
Employed	1,005	505	495	9.8%	5.2%	6.5%
Unemployed	65	40	30	-7.1%	-20.0%	50.0%
Not in Labour Force	305	135	175	41.9%	28.6%	59.1%
Participation Rate (%)	77.7	80.7	75.5	-4.4	-2.6	-6.0
Employment Rate (%)	73.0	74.8	71.2	-3.3	-1.4	-7.0
Unemployment Rate (%)	6.1	7.3	5.7	-1.5	-2.2	+1.6

Source: Statistics Canada

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Total female residents in the labour force grew about 8%, double the pace of males. However, female participation is slightly less than males in the Ucluelet labour force, at 75.5% versus 80.7% respectively. Historical trends suggest that female participation is falling faster than for males, widening the gap in parity.

In 2006, unemployment was at 7.6%. Since then, it decreased to 6.1% in 2016. In both 2006 and 2016 men had higher unemployment rates than women in Ucluelet.

**Figure 3.1b: Ucluelet, Labour Force Statistics by Tenure & Percent Change**

	2016			% Change '06-'16		
	Total	Owner	Renter	Total	Owner	Renter
Total Pop (15+ yrs old)	1,370	1,030	345	14.2%	30.4%	-15.9%
In Labour Force	1,070	795	275	8.6%	27.2%	-22.5%
Employed	1,005	750	255	9.8%	31.6%	-25.0%
Unemployed	65	50	20	-7.1%	-16.7%	33.3%
Not in Labour Force	305	230	75	41.9%	43.8%	36.4%
Participation Rate (%)	77.7	77.6	78.6	-4.4	-2.7	-8.0
Employment Rate (%)	73.0	72.7	72.9	-3.3	+0.1	-11.3
Unemployment Rate (%)	6.1	5.7	7.3	-1.5	-3.8	+3.1

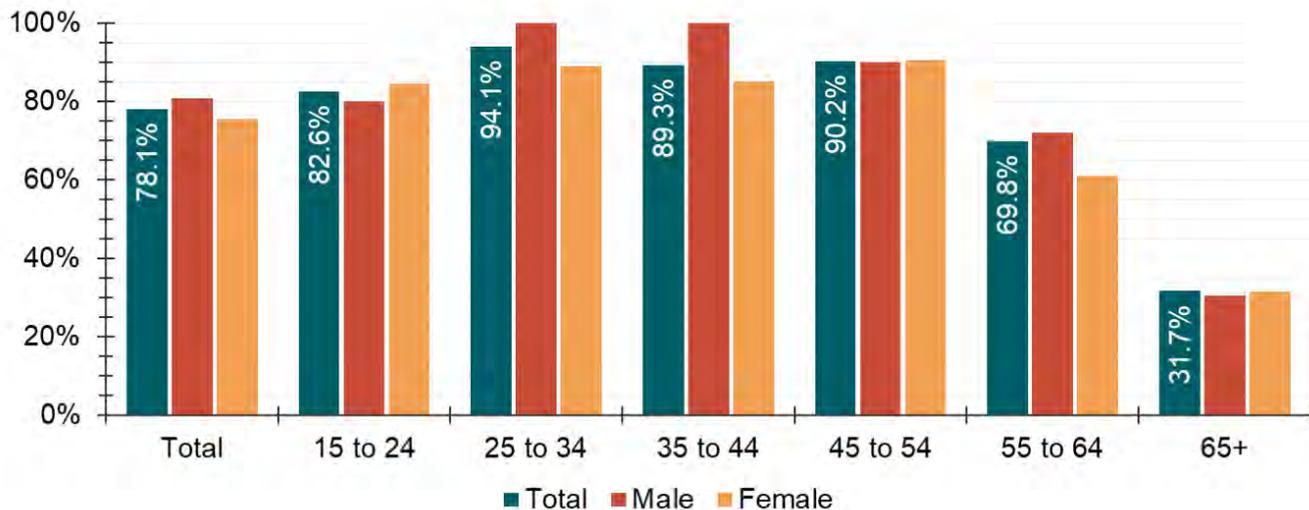
Source: Statistics Canada

Total renting residents in the labour force decreased by 23% over ten years, as opposed to the rate of owners increasing by 27%. Relatedly, renter participation shot down 8.0 points over the decade, reaching 78.6% versus 77.6% for owners.

### Participation by Age & Sex

Two types of work are fundamental to capitalist societies: paid employment associated with the waged economy, and unpaid domestic labour (like child, elder, and home care). For a variety of reasons, women tend to spend more time on unpaid work than do men. According to 2015's General Social Survey (GSS) on Time Use, women in Canada spent an average of 3.9 hours per day on unpaid work as a primary activity—1.5 hours more than men (2.4 hours).

Figure 3.1c: Ucluelet, Rate of Participation (%) by Age & Sex, 2016



Source: Statistics Canada

While women tend to spend more time on unpaid work than men, they are less likely to participate in the labour market and, when they do, they are more likely to be employed on a part-time basis. Based on data from the 2016 Census, 61.0% of Canadian women participated in the labour market, compared with 69.6% of men. In Ucluelet, about 75.5% of women participated in the labour force, versus 80.7% of men. Women are more likely to participate in the economy in early adulthood than men. This relationship switches over the next few cohorts with the increased likelihood of children in the home.

Based on 2015 GSS results, employed women usually spent an average of 5.6 hours less per week on all jobs than did men (35.5 versus 41.1 hours). Women spent an average of 3.9 hours per day on paid work, while men spent an average of 5.2 hours per day on paid work.

The total work burden of women and men was equivalent in 2015 (7.8 and 7.6 hours, respectively). However, when unpaid work performed as a simultaneous activity was included, women's total work burden was an average of 1.2 hours greater per day than men's in 2010 (9.1 versus 7.9 hours).

These findings highlight increased probability of lower earnings for female workers, as they are more likely to take on the burdens of unpaid labour than male workers, which translates to reduced capacity to reasonably afford shelter. This is particularly noticeable for female lone parents (discussed in the Income section).

### Industries of Employment

The North American Industry Classification System (NAICS) was developed by North American federal statistical agencies for the standardized collection, analysis, and publication of economic data. Figure 3.1d summarizes the community's distribution of employment across NAICS industries, with a focus on an individual's sex and housing tenure type.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 3.1d: Ucluelet, NAICS Industry of Employment by Tenure Type & Sex, 2016

NAICS Code	Industry Title	Total People	% Share	By Tenure		By Sex	
				Owners	Renters	Female	Male
72	Accommodation & Food Services	285	26.8%	72%	28%	48%	52%
44-45	Retail Trade	100	9.4%	90%	10%	53%	47%
11	Agriculture, Forestry, & Fishing	85	8.0%	76%	24%	14%	86%
23	Construction	70	6.6%	86%	14%	0%	100%
31-33	Manufacturing	70	6.6%	86%	14%	33%	67%
48-49	Transportation & Warehousing	65	6.1%	69%	31%	55%	45%
61	Educational Services	65	6.1%	62%	38%	75%	25%
62	Health Care & Social Assistance	60	5.6%	83%	17%	82%	18%
91	Public Administration	45	4.2%	44%	56%	63%	38%
71	Arts, Entertainment, & Recreation	45	4.2%	56%	44%	20%	80%
56	Administrative & Support	40	3.8%	75%	25%	50%	50%
81	Other Services (excl. Public Admin)	40	3.8%	63%	38%	71%	29%
54	Professional Services	35	3.3%	100%	0%	100%	0%
52	Finance & Insurance	15	1.4%	100%	0%	50%	50%
53	Real Estate and Rental & Leasing	15	1.4%	100%	0%	100%	0%
41	Wholesale Trade	10	0.9%	100%	0%	n.a.	n.a.
51	Information & Cultural Industries	10	0.9%	0%	100%	100%	0%
21	Resource Extraction	0	0.0%	n.a.	n.a.	n.a.	n.a.
22	Utilities	0	0.0%	n.a.	n.a.	n.a.	n.a.
55	Management of Companies	0	0.0%	n.a.	n.a.	n.a.	n.a.
	<b>Total Industries</b>	<b>1,065</b>		<b>75%</b>	<b>25%</b>	<b>49%</b>	<b>51%</b>

Source: Statistics Canada

The three largest Ucluelet industries based on employment (2016) were:

- 1) Accommodation & Food Services – 285 (26.8%);
- 2) Retail Trade – 100 (9.4%); and
- 3) Agriculture, Forestry, & Fishing – 85 (8.0%).

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

The three industries (with total employment above 20) with the greatest proportion of employees in rental housing (2016) were:

- 1) Public Administration – 56%;
- 2) Arts, Entertainment, & Recreation – 44%; and
- 3) Educational Services – 38%.

The three industries (with total employment above 20) with the greatest number of female employees (2016) were:

- 1) Professional Services – 100%;
- 2) Health Care – 82%; and
- 3) Educational Services – 75%.

## 3.2 INCOME

Overall, Ucluelet median before-tax household income grew about 6% from 2005 to 2015, or from about \$57,000 to \$61,000. The increase is largely due to a rise in households earning more than \$100,000 and a decrease in those earning below \$40,000.

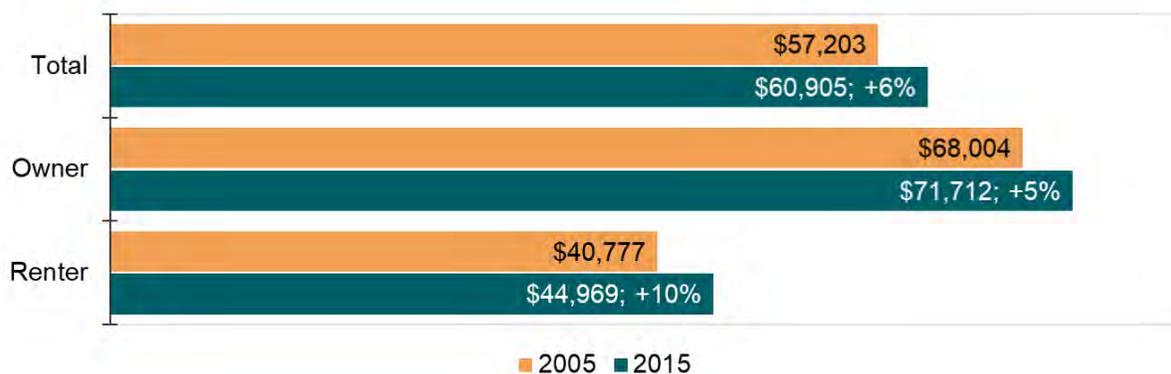
About 160 households earned above \$100,000 in 2015, versus 125 in 2005 (an increase from a 19% share of total households to 22%). About 220 households earned below \$40,000 in both 2005 and 2015.

Please note that income data refers to one year prior to a Census. For instance, income in the 2006 and 2016 censuses would reflect incomes from the 2005 and 2015 tax years. Incomes are also reported in 2015 dollars (thus, 2005 incomes have been adjusted for inflation).

### Household Income by Tenure

Figure 3.2a compares the 2005 and 2015 before-tax household earnings of Ucluelet's owner and renter households. In 2015, the median owner household earned about \$71,700 before tax, while the median renter household earned \$45,000. The former is a 5% increase from a decade prior, while the latter is a 10% increase.

**Figure 3.2a: Median Before-Tax HH Income by Tenure & % Change '05-'15 (2015 dollars)**

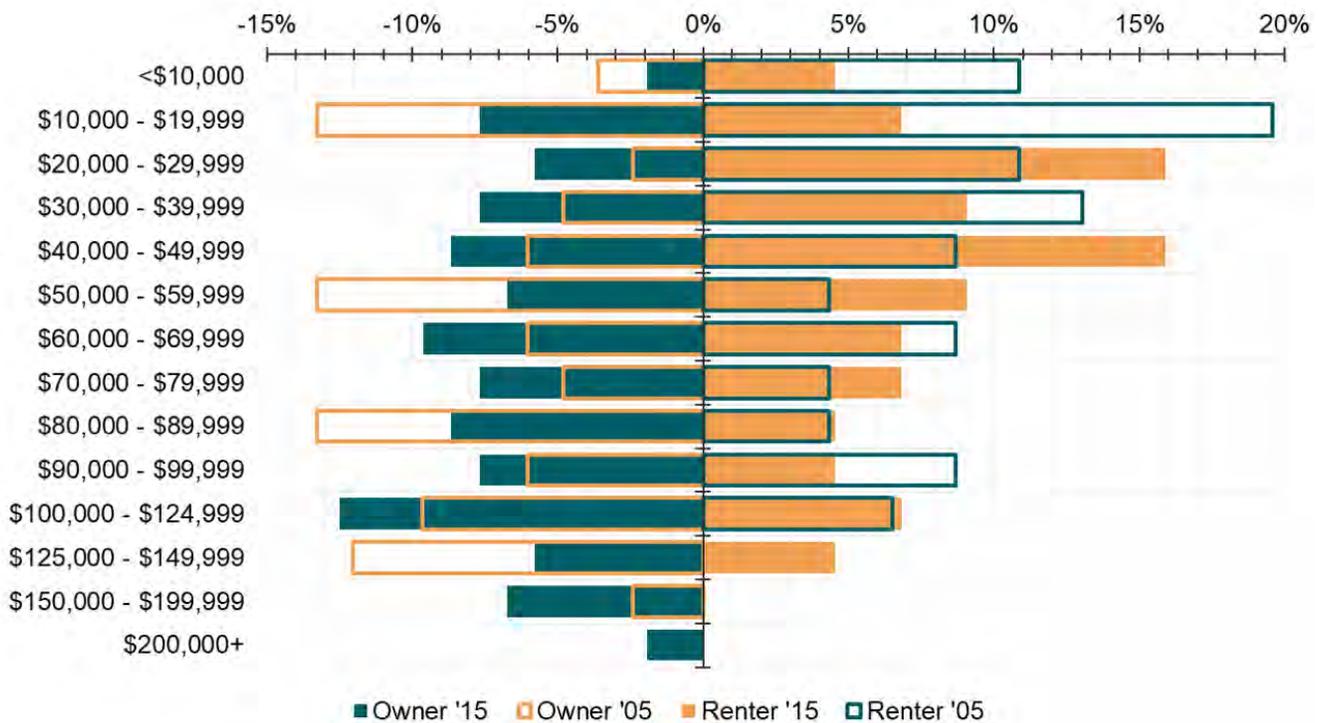


Source: Statistics Canada

Figure 3.2b illustrates the distribution of how many households fall within each income range based on their tenure in a given year. In 2015, 36% of renter households earned less than \$40,000, compared to 23% of owners. These shares were 54% and 24%, respectively, in 2005, suggesting that households within both tenure types are generally transitioning to higher income brackets.

Alternatively, 26% of owner households earned above \$100,000 (up from 25% in 2005), while renter households earning above \$100,000 remained about the same at 11%.

**Figure 3.2b: Ucluelet, Median Before-Tax Household Income Distribution by Tenure**

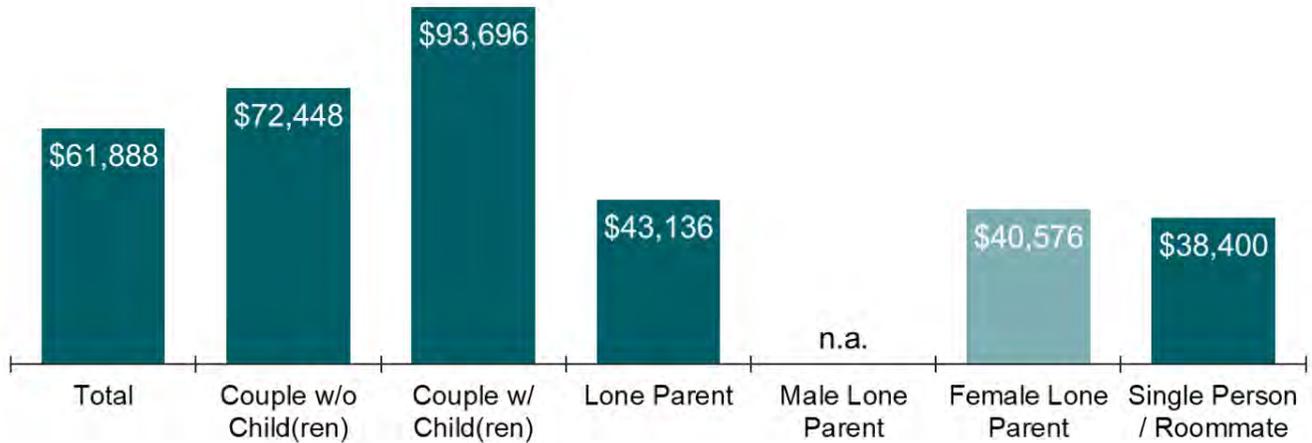


Source: Statistics Canada

### Household Income by Family Type

Statistics Canada provides income statistics for different family structures, categorizing them by their “census family” types (see Glossary). Briefly, the family types are as follows: couples without children, couples with children, lone parents (male and female), and non-census families (referred to here as single persons or roommate households).

**Figure 3.2c: Median Before-Tax Household Income by Family Type, 2016**



Source: Statistics Canada

Statistics Canada data from 2015 reports that the median Ucluelet couple with children earned the greatest income (about \$93,700), followed couples without children (\$72,400), and lone parents (\$43,100). The median means that half of household in each category earn more than the median amount and half earn below.



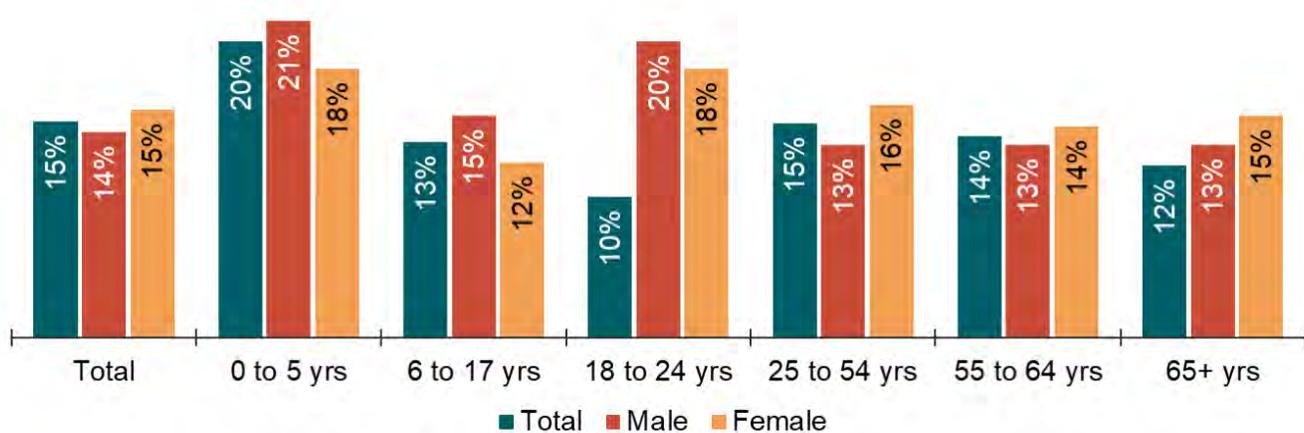
Couples with children often earn more than their counterparts because they are more likely to include dual income earners at times in their lives where they are earning reasonably high incomes based on experience in their fields. The median couple without children includes young couples at the onset of their careers and retired couples who live off investments and savings. Both scenarios typically result in lower household incomes.

There were about 45 lone parent households in Ucluelet in 2016 (about 6% of all households). Female lone parents made up about 90% of lone parent households. ACRD data indicates that female lone parents earned about 21% less than male lone parents in 2015.

### 3.3 LOW-INCOME HOUSEHOLDS

The Low-Income Measure After-Tax (LIM-AT) is a set of thresholds calculated by Statistics Canada that identifies Canadians belonging to a household whose overall incomes are below 50% of median adjusted household income. "Adjusted" refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty, but that it identifies those who are substantially worse off than the average.

**Figure 3.3a: LIM-AT Prevalence by Cohort & Sex, 2015**



Source: Statistics Canada

In 2016, about 11% of Ucluelet residents (190 people) belonged to a household below the LIM AT threshold. Of those 190, about 40 were children younger than 18 (or 14% of the cohort's total population). Low income prevalence generally decreases across older cohorts.

About 100 men and 90 women reported belonging to a low income household. Prevalence is highest for females in early childhood and early adulthood, but is overall lower than that of males across other reported age cohorts.

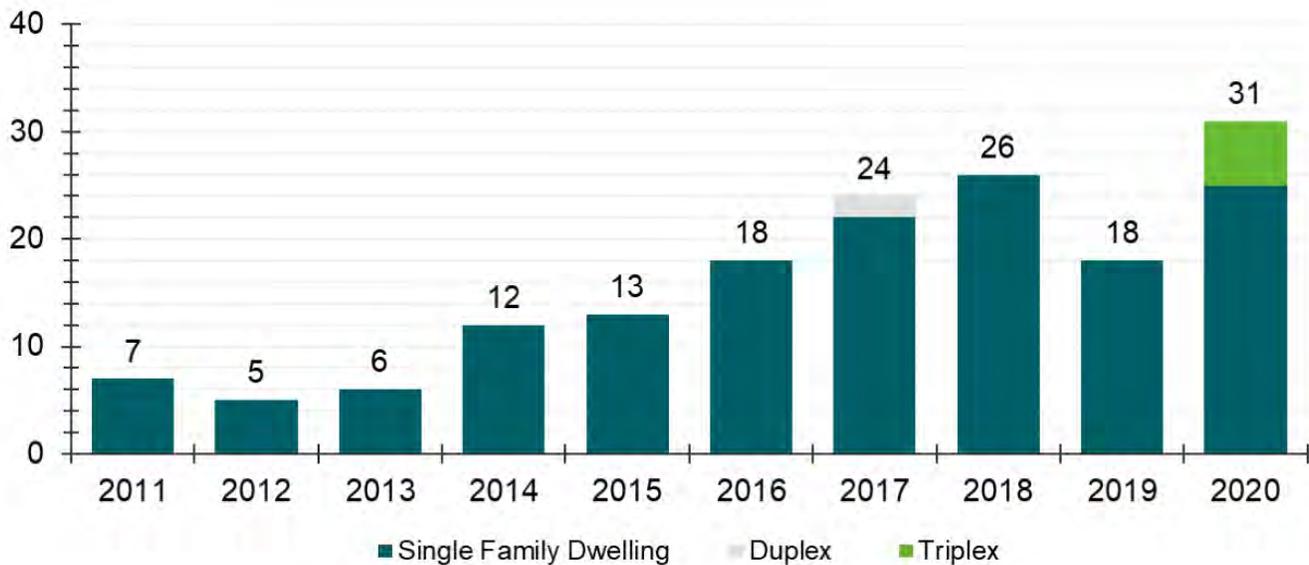
## 4 Housing

### 4.1 RESIDENTIAL CONSTRUCTION ACTIVITY (STARTS)

Over the last decade, the District of Ucluelet has began building about 16 dwelling units annually. However, since 2011 there has been a gradual increase in activity, up until the peak of 31 starts in 2020. Consequently, the last half-decade exhibited the greatest volume, accounting for 73% of total decade starts and on average 23 annual starts since 2016.

The rise in construction activity is mostly centred around new single family dwellings, with marginal activity from duplex and triplex development in 2017 and 2020, respectively.

**Figure 4.1a: Residential Construction Activity (Starts), '11-'20**



Source: Local Government

### 4.2 HOUSING INVENTORY

In 2016, Statistics Canada reported that Ucluelet had 737 total homes occupied by a permanent or usual resident (see Glossary), up 15% from 2006. Information is only available for these usual residents and not the 104 additional dwellings reported by Statistics Canada in 2016 that are either recreational and/or not a primary residence.

Some of the terms used by Statistics Canada to describe the types of dwellings within a communities housing stock may not be familiar to some residents. For instance, local zoning by-laws often refer to three types: single family, two family, or multiple family dwellings. Residents may also be more familiar with property descriptions offered by BC Assessment.

To maintain consistency across this report, we mostly refer to Statistics Canada definitions (unless data sources are not detailed enough to do so). The following table lists these types, the corresponding definition, and how they might be referred to day-to-day.

Dwelling Type	Statistics Canada Definition	Common Understanding in BC
Single-detached	A dwelling not attached to any other dwelling or structure. It has open space on all sides, and has no dwellings either above it or below it.	Typically referred to as a “single-family home.”
Semi-detached	One of two dwellings attached side by side (or back to back) to each other. It has no dwellings either above it or below it, and the two units together have open space on all sides.	Often captured under the umbrella of “duplex,” which refers to any dwelling that has two units (whether side to side or one above the other). Zoning bylaws often refer to these as “two family dwellings.”
Row house	One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.	Mostly consistent with Statistics Canada, though zoning bylaws often include them in the definition of “multiple family dwellings.”
Duplex	One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.	Refers to any dwelling that has two units, regardless of whether it is divided vertically or horizontally. Zoning bylaws often refer to these as “two family dwellings.”
Apartment	A dwelling unit attached to other dwelling units, commercial units, or other non-residential space.	Consistent with Statistics Canada. Typically known as “multiple family dwellings.”
Movable	A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.	Also known as, and sometimes referred to in this report, as a “manufactured home” or “mobile home.”

Please also note that this section refers only to data reported by Statistics Canada and has **not** been adjusted for undercounting.

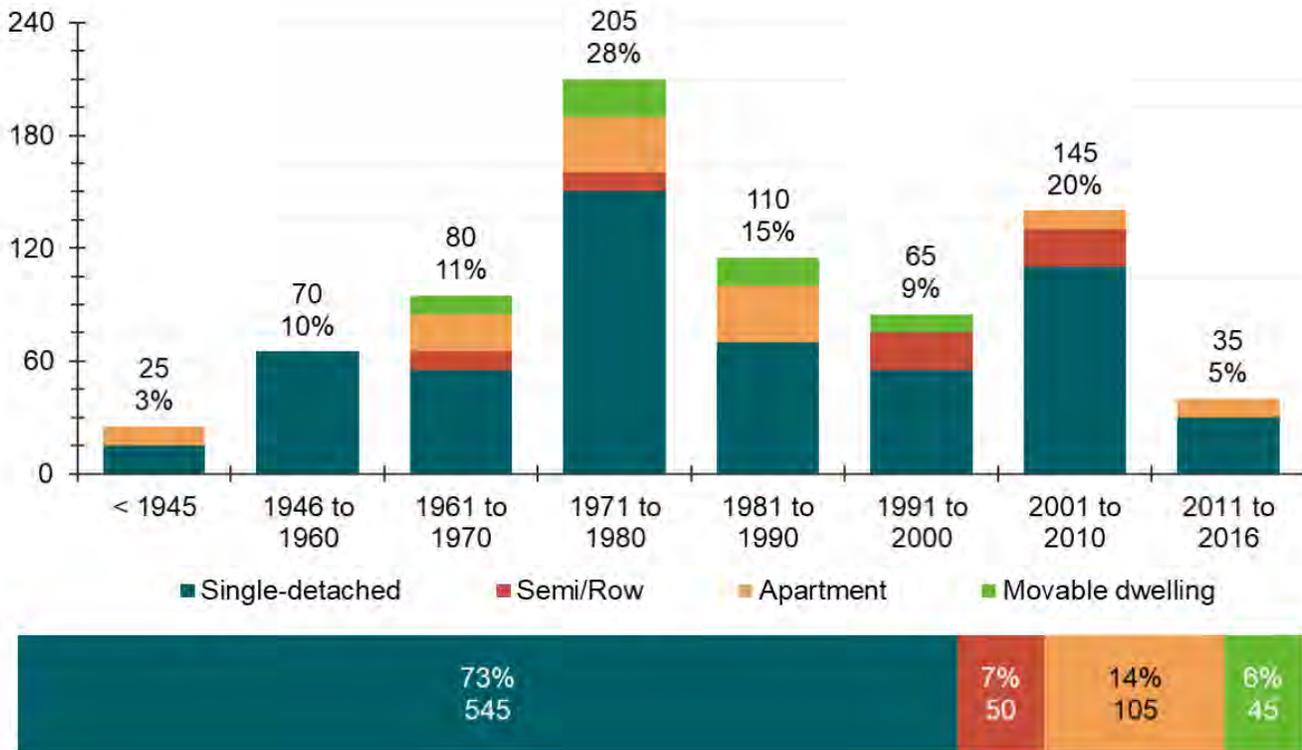
### Dwelling Age & Dwelling Type

According to the 2016 Census, about 73% of the District of Ucluelet’s dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Apartments made up the next greatest share (14%), followed by semi-detached/rowhouse dwellings (7%) and movable (manufactured) homes (6%). Figure 4.2a illustrates the distribution of construction activity over the last century, as well as the total dwelling units by type constructed in each period.

The greatest volume of construction occurred in the 1970s, reaching about 205 units (28% of the dwelling stock). Construction activity looks to have been cyclical, with drops in the 1980s and 1990s followed by an increase in the 2000s.

Between 2011 and 2016, Ucluelet appeared to introduce fewer units to the local market compared to the decade prior. Construction starts data from the District of Ucluelet suggests that this slow first half of the decade may be met with considerable activity during the second half, particularly among single family dwellings.

**Figure 4.2a: Dwelling Inventory by Age & Size, 2016**



Source: Statistics Canada

### 4.3 RENTAL HOUSING

The Canadian Housing & Mortgage Corporation (CMHC) conducts an annual Rental Market Survey to estimate rental market strength. The survey collects samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market (see Glossary). Only Port Alberni meets CMHC’s criteria among all ACRD communities, leaving a considerable gap about the cost of renting in small municipalities and rural areas.

Thankfully, the Coastal Family Resource Coalition have put in the time and effort of scanning local classified ads for rental units, collecting unit rents and characteristics since 2012. Figures 4.3a summarizes the change in rents by unit size for the District of Ucluelet.

Since 2012, overall rent prices may not have grown (in 2020 dollars). However, comparing solely to 2012 does not paint the whole picture, as local data would suggest there was a dip in prices in 2016, which has since recovered. From 2016 to 2020, the median rent rose 13%.

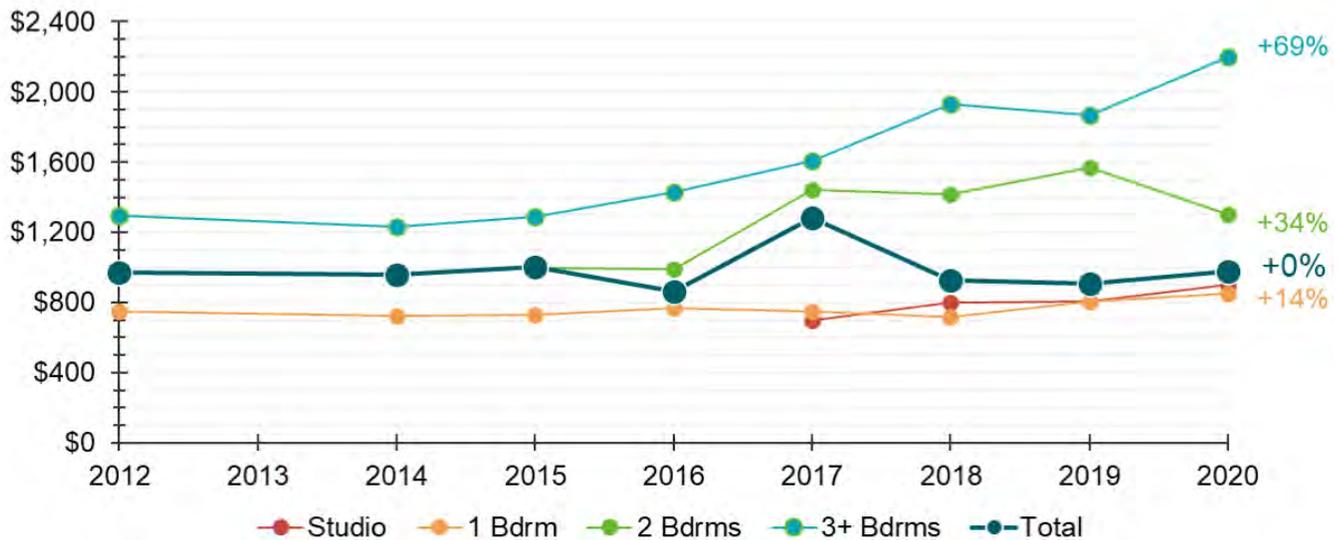
The main contributor to the irregular overall trend is how the sample rents are distributed. Since 2012, about 54% of collected rents were for 1-bedroom units, 21% were for 2-bedrooms, and 23% were for 3+ bedrooms.

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

If we solely look at trends by unit size, we see that rents for 1-bedroom may have increased 14%, 2-bedrooms 34%, and 3+ bedrooms 69% since 2012.

**Figure 4.3a: Ucluelet, Historical Median Rent Prices (2020 dollars), % Change '12-'20**



Source: Coastal Family Resource Coalition

## 4.4 HOMEOWNERSHIP / RESIDENTIAL REAL ESTATE MARKET

The real estate market refers to the buying and selling of land and buildings, mostly by individuals or companies who seek stable, permanent tenancy or investment opportunities. Many factors play into the health of the market, including dwelling prices and sales volumes. With access to high level BC Assessment data, we are able to report on these two topics at the local level.

### Sales Activity

Residential sale volumes over the last decade appear to grow gradually from 2012 to 2017, with a small drop in 2018 through 2020. The highest year of real estate activity occurred in 2017 with 60 home sales, followed by 55 transactions in 2016.

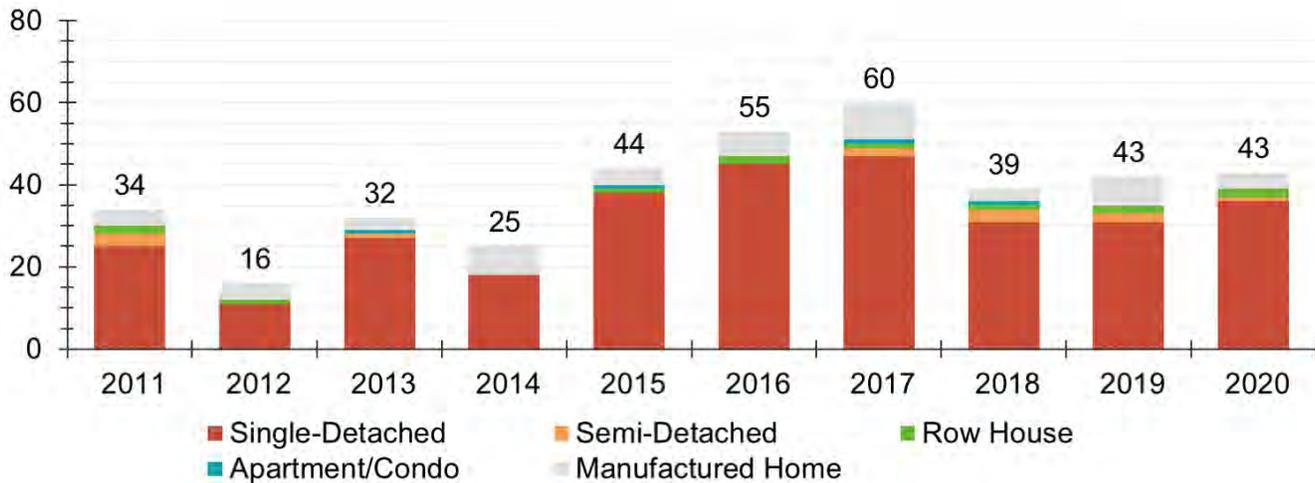
Since 2011, single-detached homes have made up about 79% of sold properties, followed by manufactured homes (13%), row houses (3%), and semi-detached homes (3%).

Apartments/condos exhibited the lowest share of units at 1%, with a maximum of 1 sale annually.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 4.4a: Historical Sales Volumes



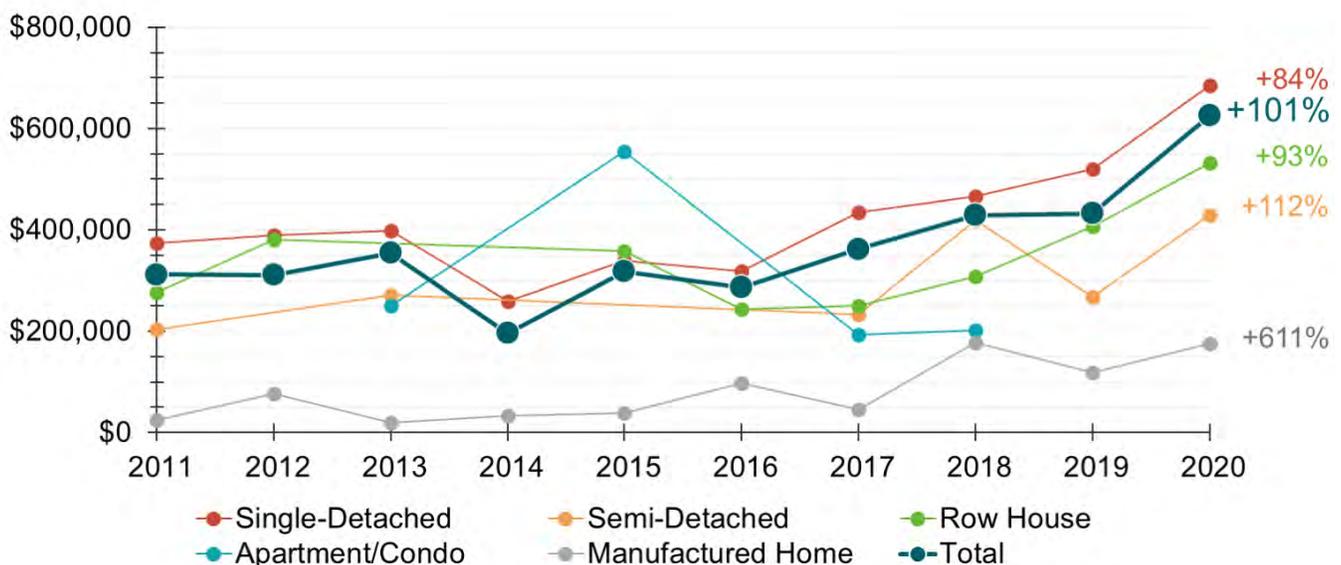
Source: BC Assessment

### Sale Prices

BC Assessment reports sale prices for multiple dwellings types. Figure 4.4b shows what the average price is per dwelling type, and the percent change (in 2020 dollars) from 2011 to 2020.

Overall, Ucluelet home prices appreciated 101% since 2011 (about \$311,700 to \$625,200). Price increases occur across all defined dwelling types (note that manufactured home prices jump significantly over the decade due to inconsistency whether it is the sale of land or the mobile home only). Most of the appreciation occurred between 2019 and 2020, a single year increase of 45%. Ignoring 2020 sales, prices rose about 4% annually.

Figure 4.4b: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20



Source: BC Assessment

Adjusting prices for inflation (e.g. 2020 dollars) allows the reader to understand the actual overall appreciation or depreciation in housing in real terms (or values that are comparable without the consideration of increases or decreases in the value of money in the larger economy). For instance, overall prices increased 116% when unadjusted, meaning inflation made up about 13% of the increase in price over the decade.

## 4.5 ANTICIPATED HOUSING DEMAND VERSUS HISTORICAL ACTIVITY

Demand projections (based on historical data) suggest that the demand for housing across Ucluelet may grow by about 180 units (occupied by usual residents) between 2016 and 2026. If construction starts maintain their historical pace, the District's dwelling stock may expand by 160 dwellings of various types (or 230 if considering only the last half decade).

First impressions of 180 units of additional demand versus 160 units of supply are that there is an imbalance in the market and that Ucluelet may under build during that period. This a possibility; however, this assumes that construction activity will follow the decade long historical average. If the last half decade proves to be the most reflective of future trends, then the community may overbuild with 230 starts.

When using projections to inform targets and regulatory conditions, it must be recognised that there is a difference in risk between aiming too high, or too low. Particularly as it relates to housing, actual delivery of units is mostly the result of private-sector activity which is governed by short-term economic feasibility and the ongoing balance of supply and demand in the market. Setting goals or regulatory limits which exceed forecasted conditions is far less likely to create a problem as the private sector is able to quickly moderate its activity in the event that these are higher than what is required. However, if targets fall short of the need in reality, it is difficult for the private-sector to expand policy and regulatory limits to enable greater levels of production. This can lead to artificial shortages if unambitious policy works to limit what would otherwise occur.

### A Note on Projections

Projections are too often used as a roadmap; definitive information that shows us the precise path to a known destination. Instead, they should be used as headlights; a tool that illuminates part of the road ahead, giving us an idea of what is to come so that we are better prepared to deal with it. In this way, success still requires that we evaluate projections against reality as time goes on, constantly monitor our current state and recent progress, and use critical judgement to make adjustments along the way if reality turns out to be different than expectations.

This is also a challenging time to undertake projection exercises; input data is getting stale, but more up to date figures from the 2021 Census will not be available until various points throughout 2022. As a result, many aspects of these analyses rely on data current to 2016, which may not accurately depict current local demographic, economic, and social contexts.

Projections are always hypothetical, and should be used in conjunction with other housing demand data (e.g. rental market scans and property sales data) to get a sense of how real-life, contemporary conditions align with projection results. Given these considerations, greater weight should be put on these other data points when projections seem out of line with reality.

## 4.6 NON-MARKET HOUSING

BC Housing provides annual counts regarding the provision of non-market housing across communities like the Alberni-Clayoquot Regional District. The data, collected in March 2021, details the total persons or households using forms of emergency shelters, transitional and assisted living, independent social housing units, or private market rental assistance programs. The following subsections summarize the current stock of these facilities and program offerings and number of waitlists corresponding to population need.

The vast majority of non-market housing programs and facilities centralize within urban centres (like the City of Port Alberni). Given that rural residents may seek out these urban centres, we do elect to include totals from the ACRD as a point of comparison.

### Facilities & Programs

As of March 31, 2021, the ACRD provides emergency shelter or homeless housing for 155 people, 135 units exist for those needing transitional housing and assisted living, and 218 units exist as independent social housing. In March, 274 individuals or households received rental assistance for private market dwellings, 73% of whom were seniors.



## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

The City of Port Alberni's non-market housing contributions make up 90% of ACRD services. The remaining 10% share is distributed across the district municipalities and electoral areas. The District of Ucluelet offers 15 units of transitional supported and assisted living, and has 13 individuals / households receiving rental assistance.

Figure 4.6a shows how many people/households benefited from non-market housing across the ACRD and the District of Ucluelet. Units for the all service allocation subgroups are marked with an 'XX' notation if one of the subgroups has 5 or fewer units.

**Figure 4.6a: Non-Market Housing Facilities & Programs, March 31 2021**

#### Alberni-Clayoquot Regional District

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
92	40	23	155	79	40	16	135	118	100	218	46	199	29	274	782

#### District of Ucluelet

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	XX	XX	XX	15	0	0	0	XX	XX	XX	13	28

Source: BC Housing

### Non-Market Housing Waitlist

As of June 2021, the BC Housing wait list had 109 total applications from ACRD residents that had not yet been fulfilled, including: 64 families, 10 residents with disabilities, and 17 seniors. Like for services, the greatest visible demand comes from Port Alberni (91% of applications). Based on available information, 4 Ucluelet applicants remained unserved.

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

The totals provided only reflect active applications with BC Housing and do not represent the true total of people who can or should be accessing services but are not, either due to stigmatization of accessing services or feeling disheartened by long wait list numbers or times. The unavailability of options in rural communities also serves as a deterrent to applying to urban services, especially when social (family and friends) supports may not be in these urban centres or if residents simply wish to remain in their community (like seniors aging in place).



## 5 Housing Need

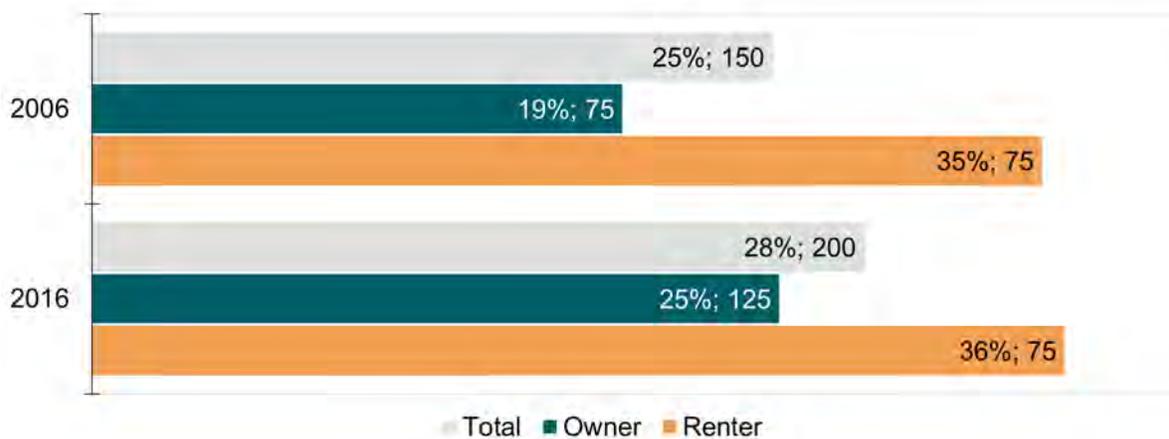
Statistics Canada defines housing need using three set of criteria: suitability, adequacy, and affordability. The Glossary section provides definitions for each of these; however, a quick guide is that unsuitable means overcrowded, inadequate means a home requires major repair, and unaffordable is when shelter costs exceed 30% of before-tax household income. If any household experiences one or more of these criteria, Statistics Canada classifies them as living in “Core Housing Need,” the catch all metric for housing hardship.

### 5.1 HOUSING NEED CRITERIA

#### Affordability

In 2016, Statistics Canada reported that 200 Ucluelet households lived in a home that put them outside their financial means. In other words, 28% of households allocated more than 30% of their before-tax household income to shelter costs. Both the number and share of households experiencing affordability issues represented an increase from 2006 (150 and 25%).

**Figure 5.1a: Unaffordable Housing by Household Tenure**



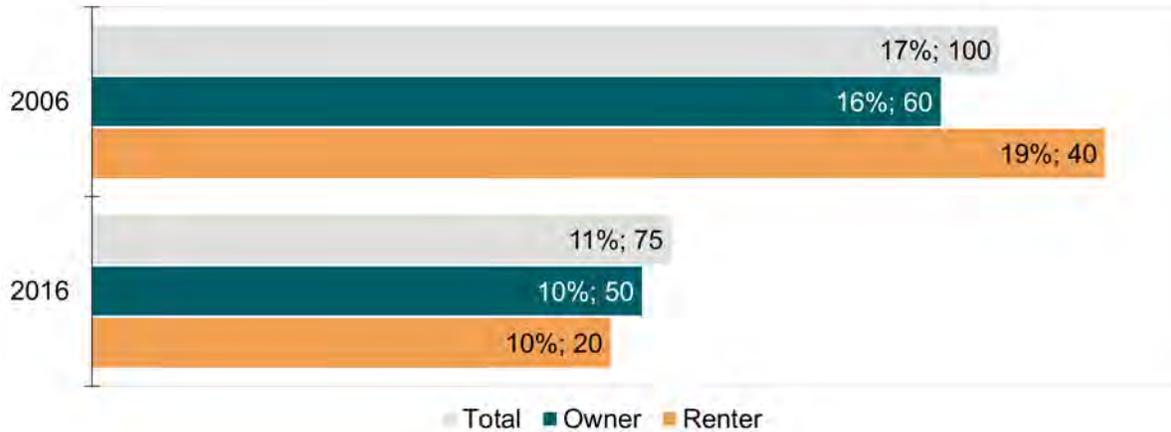
Source: Statistics Canada

Renter households are more likely (proportionally) to deal with the burden of unaffordable housing. About 36% of renter households (75 total) paid more than 30% of their income versus about 25% of owners (125 total). This hardship largely stems from the higher proportion of renting single income households.

#### Adequacy – Prevalence of Major Repairs

In 2016, Statistics Canada reported that 75 Ucluelet households lived in a home that needed major repairs, or 11% of total households. The number and share of inadequate homes represent a decade decrease from 100 and 17% in 2006.

**Figure 5.1b: Inadequate Housing by Household Tenure**



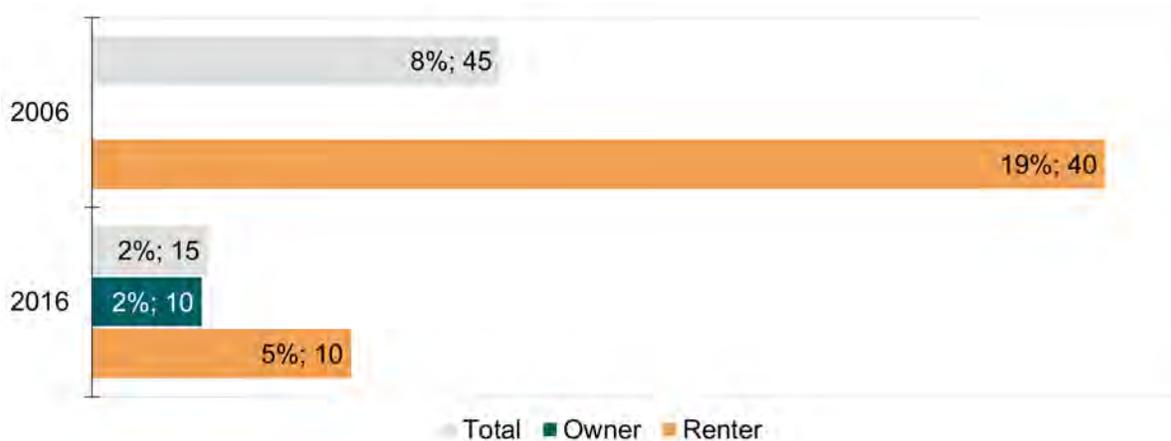
Source: Statistics Canada

Housing inadequacy is predominantly a function of the housing stock’s age (the older the property, the greater likelihood of needing repair). Ucluelet appears to have a proportional rate of marginally lower dwelling quality compared to the ACRD overall.

**Suitability – Overcrowding**

In 2016, 15 Ucluelet households lived in a home that was too small for their needs, or 2% of total households. The number and share of unsuitable homes represent a decade decrease from 45 and 8% in 2006. Unsuitable dwellings appeared to affect renter households to a larger degree than owners in both 2006 and 2016 – albeit to a much smaller degree in 2016.

**Figure 5.1c: Unsuitable Housing by Household Tenure, 2016**



Source: Statistics Canada

## 5.2 CORE HOUSING NEED

If a household is in Core Housing Need, it means that they experience at least one of the previously mentioned hardships, but with one major difference: affordability is not only whether expenses surpass the 30% threshold. It also takes into account whether an affordable, adequate, and suitable alternative option exists in the market (given a household's needs). Put simply, Core Housing Need filters out those who voluntarily spend more money on housing because their means (generally) allow them to or those who choose to live in unsuitable and inadequate housing when their incomes facilitate otherwise. For example, a household earning \$300,000 could spend a significant portion of their income on housing, when cheaper options are available, without seriously impacting their ability to afford other necessities.

Core Housing Need may overcount total households experiencing financial hardship from housing, particularly for owner households who may pay more than they can afford to get their foot in the market, receive higher quality housing, or simply meet their nuanced family need. That said, most households in Core Housing Need do experience financial hardship.

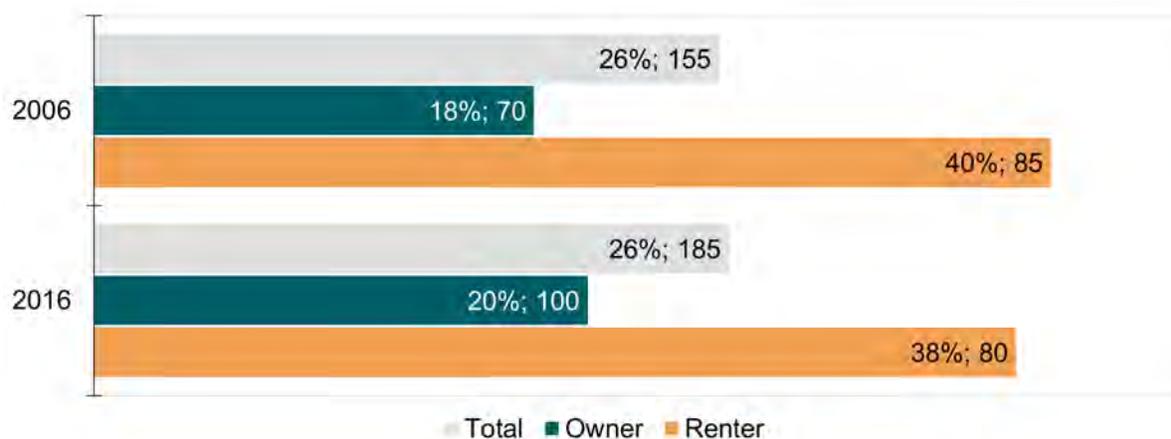
### Core Housing Need

In 2016, 26% of Ucluelet households (185) lived in Core Housing Need. Among owner households, the rate was 20% (100 households), while renter households experienced higher proportions of need (38% or 80 households).

The increase of Core Housing Need prevalence is largely due to increased rates of unaffordability for both owner and renter households. Improvements to suitability and adequacy were not enough to decrease overall totals (though a small decrease of 5 households and 2 percentage points did occur for renters).

In 2015, households in core need earned a median before-tax income of \$29,150 (about 48% of Ucluelet's overall median income).

**Figure 5.2a: Core Housing Need by Household Tenure**



Source: Statistics Canada

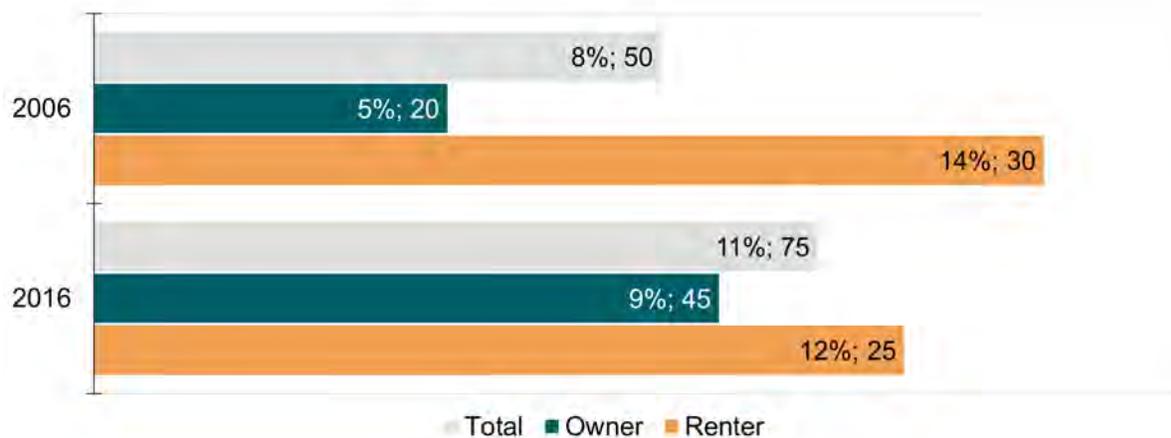
### Extreme Core Housing Need

Extreme Core Housing Need applies the same methodology as Core Housing Need, with one additional adjustment. The Extreme definition adjusts the original 30% threshold to 50% in an effort to determine how many households are facing substantial financial hardship.

In 2016, 11% of Ucluelet households (75) lived in Extreme Core Housing Need. Among owner households, the rate was 9% (45 households), while 12% of renter households (25) reported extreme core need.

Overall, the rate of Extreme Core Housing Need trends higher since 2006, with about 25 more households in need by 2016. However, only owner households experienced an increase in the last decade whereas renters experienced a decrease.

**Figure 5.2b: Extreme Core Housing Need by Household Tenure**



Source: Statistics Canada

### Core Housing Need by Household Type & Indigenous Identity

Ucluelet data for Core Housing Need related household types and Indigenous identity is scarce due to small population sizes that result in greater impacts from Statistics Canada's random rounding. Nevertheless, data does exist for the entirety of the ACRD, shared below.

**Figure 5.2c: ACRD, Core Housing Need by Household Type & Indigenous Identity, 2016**



Source: Statistics Canada

Across the ACRD, lone parents demonstrated greatest prevalence of Core Housing Need among household types at 28%, meaning about 1 of every 4 lone parents faced financial, spatial, or quality hardship as they relate to housing. Single person / roommate households were not far behind at 27%. Couples, who often benefit from being dual income earning, experienced the lowest prevalence of hardship.

About 30% of Indigenous households were in core need. Indigenous lone parent households experienced the most elevated rate of need at 47% of households.

### 5.3 Energy Poverty

According to the Canadian Urban Sustainability Practitioners (CUSP), energy poverty refers to the experience of households or communities that struggle to heat and cool their homes and power their lights and appliances. Canadian academics consider those households that take on a disproportionate energy cost burden relative to their average after-tax income are said to be experiencing energy poverty. Three thresholds exist for energy poverty: (1) 6% of after-tax income when considering utilities only, (2) 4% of after-tax income for fuel used for transportation, and (3) 10% of after-tax income for the combined of (1) and (2). The Canadian average utility expense as a share of after-tax income is about 3%.

CUSP energy poverty initiative includes an “Energy Poverty and Equity Explorer Tool,” which provides 2016 estimates on how many households spend a particular portion of their income on energy costs (not including vehicle gas). Figure 5.3a summarizes the results the ACRD as a whole. Data does not exist for Ucluelet, but is available for Port Alberni and Electoral Areas B, D, E, and F. These individual communities are not but the share of households allocating certain percentages of their income to utilities is about the same across jurisdictions.

Based on available geographic data, CUSP estimates that about 28% of ACRD households spent more than 6% of their after-tax income on utility expenses in 2016.

**Figure 5.3a: Household Utility Expenses as a % of After-Tax Income, 2016**

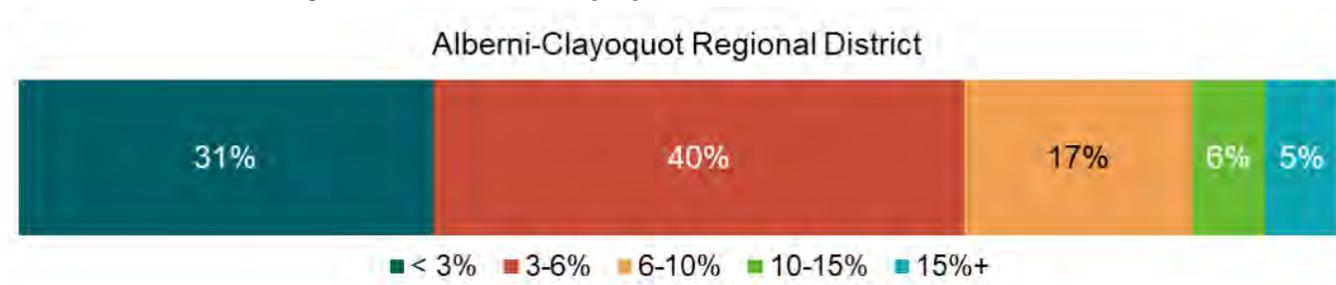
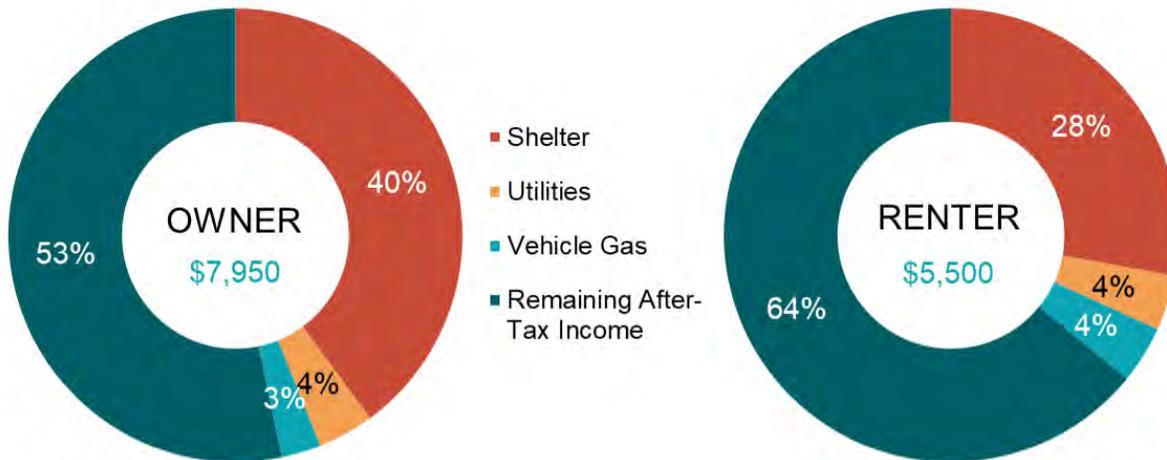


Figure 5.3b show internally produced tenure estimates for Ucluelet combinations of data from Environics Analytics and Statistics Canada. It shows what the average owner and renter household earns after-tax every month and what percentage of that income is likely allocated to shelter, utilities, and gas.

**Figure 5.3b: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates**



Source: derived from Environics Analytics & Statistics Canada

The average homeowner potentially spends around 4% on utilities and 3% on gas (for leisure, work, or errands). Although renters generally pay smaller utility bills (efficiencies from many units in a building, smaller units, or utilities being included in rent), they must often allocate similar shares of their income as owners towards energy. Gas typically takes up a higher portion of a renter household’s budget. Renters often need to drive just as far as owners, while earning less.

The estimated average energy expense falls below the 10% energy poverty threshold (when including vehicle fuel). When separated by tenure type, both owners and renters pay less than 6% on utilities, allocating about 4% of their income (just above the 3% national average). When we include gas in the calculation, the average energy expense remains affordable (about 7%).

**Figure 5.3c: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates**



Source: derived from Environics Analytics & Statistics Canada

## 6 Affordability Gap Analysis

In order to perform an affordability gap analysis, this report compares real estate sales and rental data to family types and defined income categories. The income categories adapt those used by the U.S. Department of Housing and Urban Development as a means of establishing designating thresholds to identify the financial capacity of households. The categories are as follows:

- **Very low income** – making less than 50% of median income
- **Low income** – making between 50 and 80% of median income
- **Moderate income** – making between 80 and 120% of median income
- **Above moderate income** – making between 120 and 150% of median income
- **High income** – those making above 150% of median income

The report applies the following steps to calculate affordable house and rental prices:

- 1) determine the maximum achievable income in a particular income category range;
- 2) calculate an affordable monthly rent or dwelling price for said category using CMHC's pre-July 1, 2020 maximum Gross Debt Service (GDS) ratio (35%) – note that the GDS is mostly used for home purchases, but is used here as a metric to represent shelter costs generally (whether for an owner or renter household);
- 3) compare these calculations to median market rents and median house prices.

The tables and figures within the following sections combine multiple data sources (Coastal Family Resource Coalition, Statistics Canada, Environics Analytics, and BC Assessment). Each source uses different ways to collect, organize, or define its data. Although efforts have been taken to make the data as compatible as possible, results should not be taken as absolute fact; rather, they are estimates intended to illustrate a high-level trend. The following rules and assumptions were used for this exercise:

- values are rounded for readability;
- rental rates are based on locally reported rents (new-build rental market participants would have to likely pay more);
- estimated dwelling values derived from an affordable mortgage payment and assumes a 10% down payment, a 25-year amortization period, and that interest rates equate to the Bank of Canada prime rate of that period (2.85% in 2015 and 2.45% in 2020);
- the ratio of owner to overall income remains the same over time to estimate incomes in 2020 (the same goes for the ratio of renter to overall income); and
- ancillary household shelter costs (e.g. utilities and insurance) will make up about one third of owner shelter costs and one fifth of renter shelter costs.

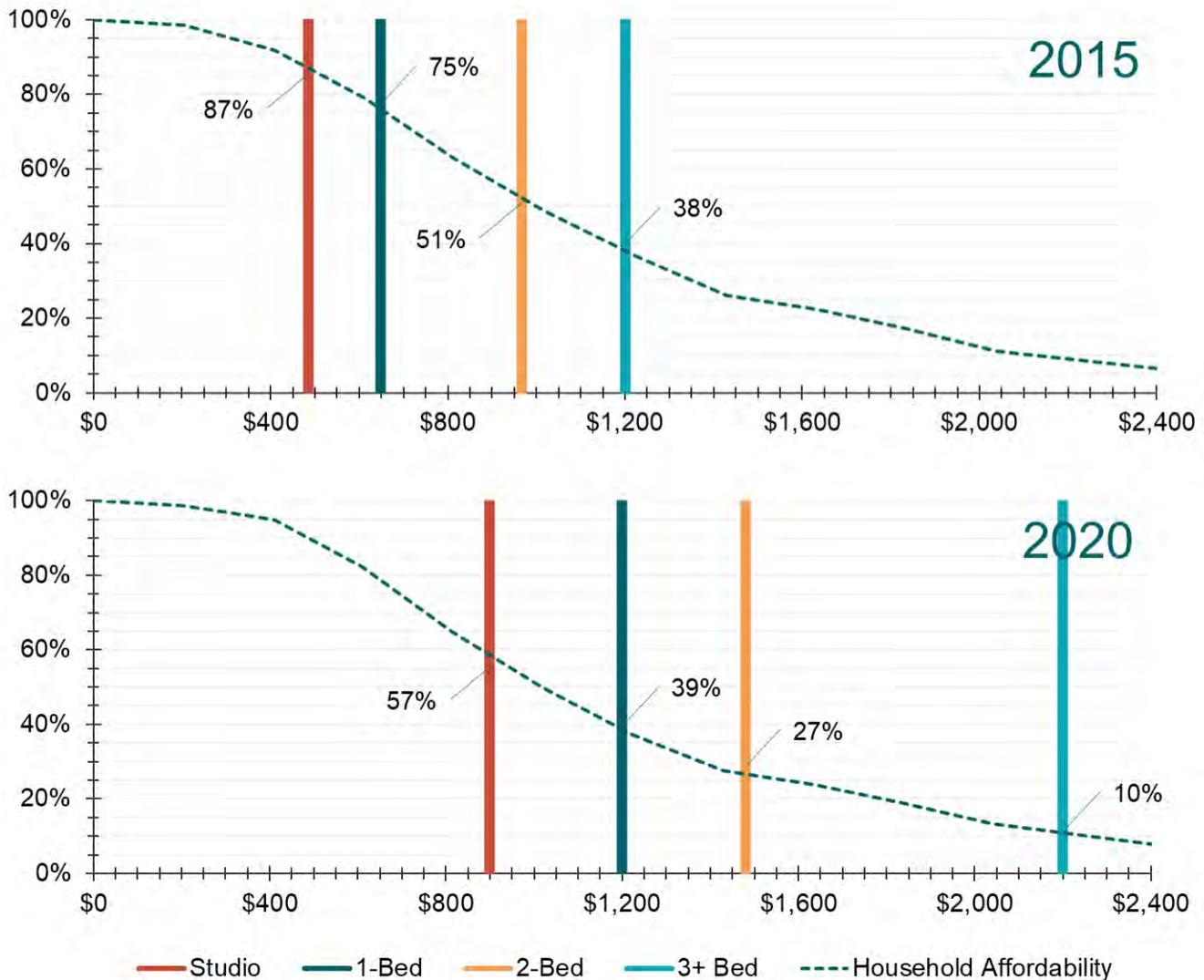
The analysis is based on different median incomes, which means that results cannot speak to the experience of every household. The analysis should be read with the understanding that median figures may mask the true hardships faced by some segments of the population; this is more effectively shared through the study's engagement process and results.

## 6.1 RENTING

Anecdotally, the cost of shelter has risen over the last decade across most jurisdictions. In markets of unchanging demand and supply dynamics, one would expect prices to increase by about the rate of inflation. Based on rental data collected by the Coastal Family Resource Coalition for the Districts of Tofino and Ucluelet, it would appear that rents have risen well above inflation. Note that the following analysis uses the combination of Tofino and Ucluelet data to increase the sample size and said geographies are together referred to as the West Coast.

As prices have increased, the financial accessibility of rental housing has diminished. Figure 6.1a illustrates what proportion of total renter households (y-axis) can afford to rent at any given rent price (x-axis) in 2015 and 2020. The vertical lines represent the median cost of a rental unit for that given year.

**Figure 6.1a: % of Renter HHs that can Afford Median West Coast Rents, '15 vs '20 Estimates**



Source: derived from Coastal Family Resource Coalition & Statistics Canada

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

A rough observation of 2015 estimates suggests that 87% of renter households could afford the median Tofino/Ucluelet studio apartment. Conversely, 13% could not. Given that the median represents the centre point of rents, this means that about 13% of households could not afford at least 50% of similar sized rental units. By 2020, estimates suggest the affordable share had fallen from 87% to 57%.

Between 2015 and 2020, renter accessibility for 1-bedroom apartments may have fallen from 75% to 39%, 2-bedrooms from 51% to 27%, and 3+ bedrooms fell from 38% to 10%.

The high-level label "Renter" does not adequately reflect the experiences of different household types or income categories. As such, Figures 6.1b and 6.1c estimate the surplus or deficits of shelter budgets for these two variables. In either table, the first column highlights the variable being measured, the first set of columns describes the difference between the median budget and the typical rental cost (green means there is budget leftover, while red means costs surpass the budget), and the last set of columns the overall estimated change in rental costs from 2015 to 2020. Budgets are based on renter incomes.

In 2020, couples with a child(ren) were the most capable to afford a unit, with surplus budget for 2 or fewer bedroom rentals. Median lone parents and single persons demonstrated the greatest budgetary hardship. Estimates indicate they could not afford any median rental price except that the median male lone parents could just afford a studio.

While some family types can reasonably afford their shelter more than others, the degree at which they can afford shelter has changed (and will continue to change). In 2020, shelter budgets for families living in the median rental unit tightened over a half decade. For instance, 2020 rents made up an estimated \$55 more of a couple with children's shelter budget.

**Figure 6.1b: Ucluelet Household Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates**

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	\$15	\$315	\$15	-\$265	-\$985	-\$145	-\$250	-\$385	-\$350	-\$835
Couples w/o child(ren)	\$250	\$550	\$250	-\$30	-\$750	-\$110	-\$215	-\$350	-\$315	-\$800
Couples w/ child(ren)	\$670	\$970	\$670	\$390	-\$330	-\$55	-\$160	-\$295	-\$260	-\$745
Lone Parent - Male	-\$295	\$5	-\$295	-\$575	-\$1,295	-\$185	-\$290	-\$425	-\$390	-\$875
Lone Parent - Female	-\$390	-\$90	-\$390	-\$670	-\$1,390	-\$200	-\$305	-\$440	-\$405	-\$890
Singles / Roommates	-\$435	-\$135	-\$435	-\$715	-\$1,435	-\$205	-\$310	-\$445	-\$410	-\$895
<b>Median Rent Payment</b>	\$1,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$51,400	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Very low and low income households experience the greatest financial hardship when accessing housing, often paying more than their reasonable shelter budget would allocate. Overall, median units have become much more expensive relative to budgets for all income levels, especially among 3+ bedroom dwellings.

**Figure 6.1c: Ucluelet Income Category Max Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates**

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	\$15	\$315	\$15	-\$265	-\$985	-\$145	-\$250	-\$385	-\$350	-\$835
Very Low	-\$590	-\$290	-\$590	-\$870	-\$1,590	-\$225	-\$330	-\$465	-\$430	-\$915
Low	-\$225	\$75	-\$225	-\$505	-\$1,225	-\$175	-\$280	-\$415	-\$380	-\$865
Moderate	\$260	\$560	\$260	-\$20	-\$740	-\$110	-\$215	-\$350	-\$315	-\$800
Above Moderate	\$625	\$925	\$625	\$345	-\$375	-\$60	-\$165	-\$300	-\$265	-\$750
High	<i>Not available because no upper limit to high category</i>					<i>Not available because no upper limit to high category</i>				
<b>Median Rent Payment</b>	\$1,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$51,400	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

With household demand projected to exceed historical demand until at least 2026, there is likely to be increased pressure on the rental housing market. This pressure should push rents up, likely at a greater pace than wages, rendering many units not only unaffordable but unattainable.

It is important to reiterate that the above analysis is based on estimates produced using a set of assumptions. Although the number may look specific, they are not meant to pinpoint an exact value. Rather, the existence of a surplus or deficit and the direction of change to affordability is most important as a means for identifying general trends and initiating discussion.

## 6.2 FIRST-TIME HOME BUYERS / HOMEOWNERSHIP

Rents have not been alone in their increase; real estate sale prices have grown rapidly over the last decade, with a notable rise over the course of 2020.

Figure 6.2a illustrates what proportion of total renter households (y-axis) can afford to buy a home at any given purchase price (x axis) in 2015 and 2020. The vertical lines represent the median cost of a dwelling type for that given year. For simplicity, this exercise does not consider whether a household has saved or can save for a down payment.

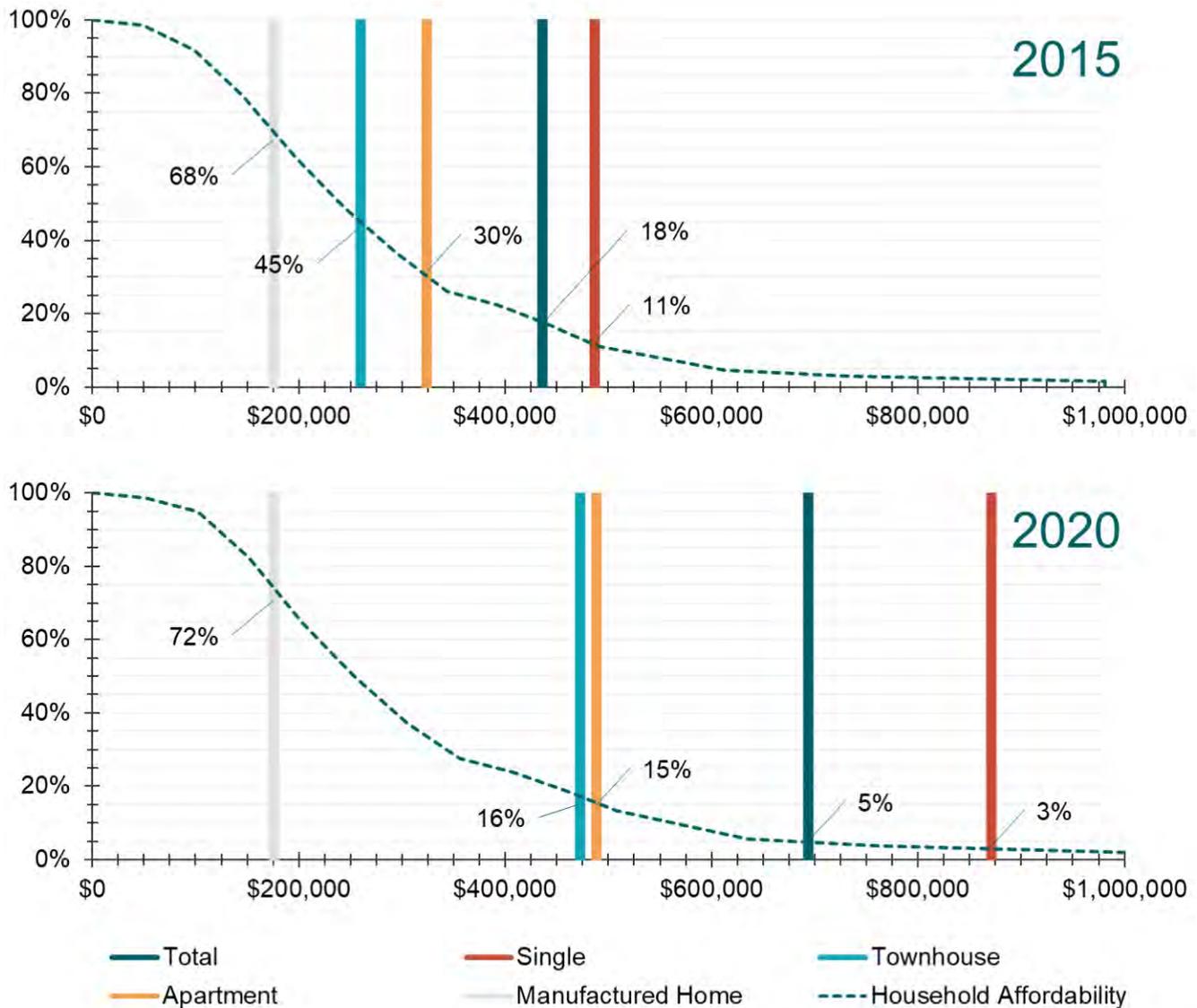
A rough observation of 2015 indicates that about 18% of households could afford the mortgage cost of the median home. By 2020, estimates suggest that this share decreased to about 5%. In other words, 95% of renter households could not reasonably afford half of the dwellings sold in the West Coast Region in 2020.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

As for specific dwelling types, the proportion of households that could afford the median single-detached home may have fallen from 11% to 3%, townhouses from 45% to 16%, and apartments from 30% to 15%. Manufactured homes may have become more financially accessible over the half decade.

**Figure 6.2a: % of Renter HHs that can Afford West Coast House Prices, '15 vs '20**



Source: derived from BC Assessment & Statistics Canada

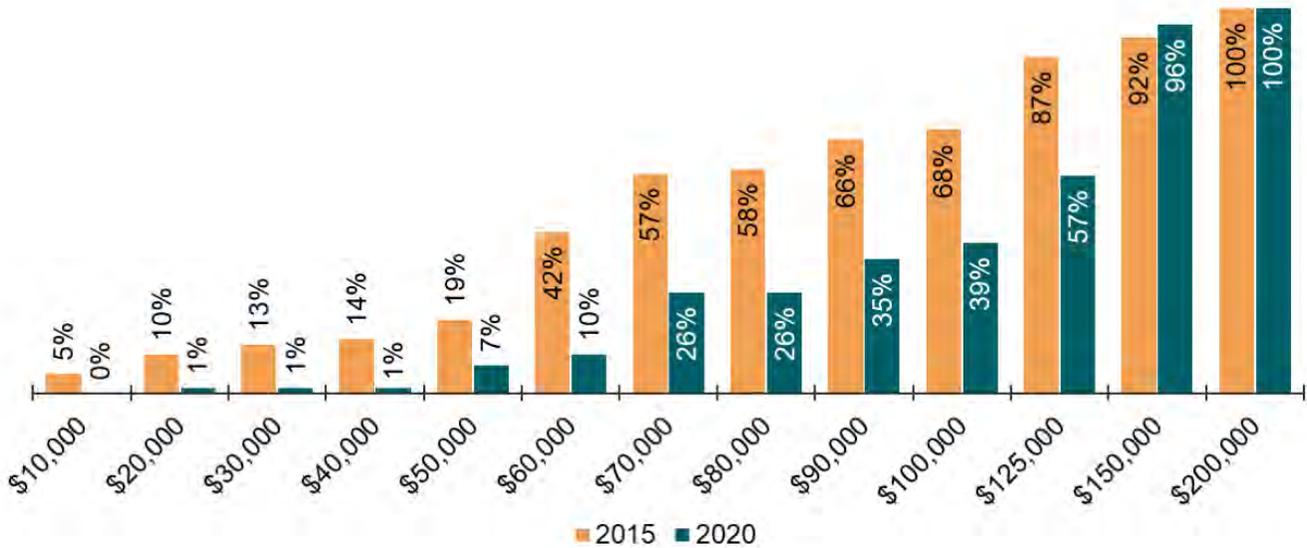
An alternative way to discuss the change in real estate affordability is what percentage of dwellings for sale in 2015 and 2020 were affordable based on income category limits. Figure 6.2b shows this relationship at intervals based on publicly available Statistics Canada income ranges, but does not consider outlier homes that are affordable to households earning more than \$200,000 before tax.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

In 2015, an income of at least \$60,000 could afford the estimated mortgage (based on stated assumptions) of 42% of the dwellings sold across the West Coast Region. By 2020, the same income could possibly afford 10% of dwelling units. A household income of \$100,000 could afford 68% of dwellings in 2015, potentially down to 39% in 2020.

**Figure 6.2b: % of West Coast Affordable Dwellings for Sale per Income Threshold, '15 vs '20**



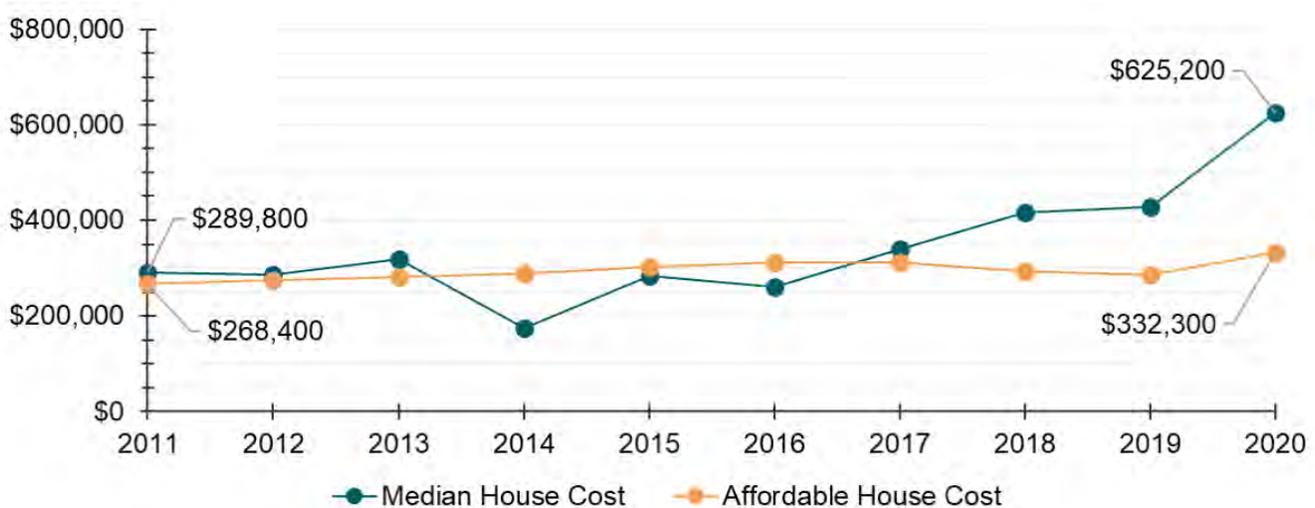
Source: derived from BC Assessment & Statistics Canada

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 6.2c offers a different perspective on the cost of local housing by comparing the cost of the median home in the District of Ucluelet versus the cost that the estimated median income in a given year could afford (based on the same assumptions discussed at the beginning of this section, with the addition that the affordable cost of one year uses the prime rate of that given year). The purpose is to highlight the impact of changing incomes on affordability.

**Figure 6.2c: Ucluelet, Median Home Cost vs Estimated Affordable Home Cost**



Source: derived from BC Assessment & Statistics Canada

Estimates propose that the median Ucluelet purchase price has been about the same as the affordable price between 2011 and 2017. By 2018, the gap began to noticeably increase, greatly exceeded the affordable housing budget, and has not equalized since. In 2020, the median income may have only afforded a \$332,300 home, \$292,900 less than needed to purchase the median local dwelling. With lower incomes (generally, Ucluelet reported a lower median household income than the BC median – \$60,905 versus \$69,995 in 2015) and high housing costs, Ucluelet’s housing market is becoming increasingly unattainable.

## 7 Glossary

### 7.1 DEFINITIONS

**“activity limitation”** refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems;

**“bedrooms”** refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

**“census”** means a census of population undertaken under the Statistics Act (Canada);

**“census agglomeration (CA)”** Area consisting of one or more neighbouring municipalities situated around a core. A census agglomeration must have a core population of at least 10,000;

**“census dissemination area (CA)”** is a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

**“census dissemination block (DB)”** is an area bounded on all sides by roads and/or boundaries of standard geographic areas. The dissemination block is the smallest geographic area for which population and dwelling counts are disseminated. DBs cover all the territory of Canada;

**“census division (CD)”** means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services (e.g. Alberni-Clayoquot Regional District);

**“census family”** is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

**“census subdivision (CSD)”** is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes;

**“child”** refers to any unmarried (never married or divorced) individual, regardless of age, who lives with his or her parent(s) and has no children in the same household;

**“commuting destination”** refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

**“components of demographic growth”** refers to any of the classes of events generating population movement variations. Births, deaths, migration, marriages, divorces, and new widowhoods are the components responsible for the variations since they alter either the total population or the age, sex, and marital status distribution of the population.:

**“emigrant”** refers to a Canadian citizen or immigrant who has left Canada to establish a permanent residence in another country.

**“immigrant”** refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

**“interprovincial migration”** refers to movement from one province or territory to another involving a permanent change in residence. A person who takes up residence in another province or territory is an out-migrant with reference to the province or territory of origin and an in-migrant with reference to the province or territory of destination;

**“intraprovincial migration”** refers to movement from one region to another within the same province or territory involving a permanent change of residence. A person who takes up residence in another region is an out-migrant with reference to the region of origin and an in-migrant with reference to the region of destination;

**“non-permanent residents”** refers to persons who are lawfully in Canada on a temporary basis under the authority of a temporary resident permit, along with members of their family living with them. Non-permanent residents include foreign workers, foreign students, the humanitarian population and other temporary residents;

**“core housing need”** is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

**“adequate housing”** means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

**“affordable housing”** means that household shelter costs equate to less than 30% of total before-tax household income;

**“suitable housing”** means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

**“dissemination area (DA)”** refers to a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

**“dwelling”** is defined as a set of living quarters;

**“dwelling type”** means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

**“single-detached house”** means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house;

**“semi-detached house”** means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides;

**“row house”** means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not

having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses;

**“duplex”** (also known as apartment or flat in a duplex) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings;

**“apartment in a building that has five or more storeys”** means a dwelling unit in a high-rise apartment building which has five or more storeys;

**“apartment in a building that has fewer than five storeys”** means a dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys;

**“mobile home”** means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt;

**“economic family”** refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family;

**“employment rate”** means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

**“equity seeking groups”** are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups

are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

**“extreme core housing need”** has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

**“family size”** refers to the number of persons in the family;

**“full-time equivalent (FTE) student”** represents all full-time and part-time enrolments, converted to represent the number of students carrying a full-time course load. One student whose course load is equal to the normal full-time number of credits or hours required in an academic year would generate 1.0 Student FTE. A student taking one-half of a normal course load in one year would be a 0.5 Student FTE;

**“household”** refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

**“owner household”** refers to a private household where some member of the household owns the dwelling, even if it is still being paid for;

**“renter household”** refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid;

**“household maintainer”** refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer;

**“household size”** refers to the number of persons in a private household;

**“household type”** refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

**“Indigenous identity”** refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

**“labour force”** refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

**“living wage”** means the hourly amount that each of two working parents with two young children must earn to meet their basic expenses (including rent, childcare, food, and transportation) once government taxes, credits, deductions, and subsidies have been taken into account;

**“low-income measure, after tax,”** refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases;

**“migrant”** refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

**“mobility status, one year”** refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

**“NAICS”** means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

**“NAICS industry”** means an industry established by the NAICS;

**“participation rate”** means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

**“primary rental market”** means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

**“precarious housing”** means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

**“Rental Market Survey”** refers the collection of data samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market;

**“secondary rental market”** means a market for rental housing units that were not purpose-built as rental housing;

**“shelter cost”** refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services;

**“short-term rental (STR)”** means the rental of a housing unit, or any part of it, for a period of less than 30 days;

**“STR – commercial market”** refers to all short-term rental units that were active within a given time period, but are available and/or reserved more than 50% of the days that they have been active. The 50% cut off is meant to separate residents using the service to generate supplemental income from non-resident STR operators operating income/investment properties. The commercial market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

**“STR – total market”** refers to all short-term rental units that were active (meaning, reserved or available at least one day in a month) within a given time period. The total market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

**“subsidized housing”** refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

**“tenure”** refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

**“unemployment rate”** means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group;

**“vacancy”** means a unit that, at the time of the CMHC Rental Market Survey, it is physically unoccupied and available for immediate rental.

## 7.2 POPULATION ADJUSTMENTS<sup>1 2</sup>

The census defines the population to be counted and the rules by which the population is to be counted. Coverage errors occur when errors are made relative to these definitions and rules. The main sources of coverage errors include the failure to include a dwelling (and, in turn, failing to include its residents), and respondent error by not including all persons who should be included or by including persons who should not be included.

The Canadian population's 2016 under-coverage rate was estimated at 4.32% (1,557,061 persons), while the population over-coverage rate was estimated at 1.96% (707,335 persons). Thus, the Census population net under-coverage rate for Canada was estimated at 2.36%.

Under-coverage generally referred to persons who were not included as usual residents in the questionnaire that was completed for their usual residence, or persons for whom no questionnaire was completed for their usual residence. Population over-coverage is the number of excess enumerations in the census counts for persons enumerated more than once (usually twice). This error produces bias because these persons should have been enumerated only once.

Two post-census studies were carried out to estimate the 2016 Census population coverage error. The Reverse Record Check (RRC) provided estimates for population under-coverage, while the Census Over-coverage Study (COS) estimated population over-coverage.

In the RRC, a random sample of individuals representing the 2016 Census target population was selected. The 2016 RRC sample consisted of 67,872 persons in the provinces and 2,595 persons in the territories. The 2016 Census database was then searched to determine whether these persons had indeed been enumerated. The estimate of population under-coverage is based on the number of persons in the RRC sample who were classified as "missed." These persons were part of the target population for the 2016 Census, but no evidence of enumeration could be found in the 2016 Census Response Database.

In the COS, over-coverage was measured by matching the final 2016 Census database to itself, and then matching the final 2016 Census database and a list of persons who should have been enumerated according to administrative data sources. Probabilistic linkage was used for matching. Probabilistic linkage identifies matches that are close but not exact. A sample of potential duplicates was selected for each linkage, and demographic characteristics and names were examined to identify true cases of over-coverage.

Adjustments made to populations via the RRC and COS studies were applied to several geographic tiers. The lowest tier to include age cohort data was the Census Division (or the Alberni-Clayoquot Regional District).

As a means for estimating what the adjusted total population (and its age cohorts) would be for ACRD communities, this report applied the percentage difference between the ACRD's adjusted and unadjusted age cohort populations to the unadjusted values of individual West Coast Region communities (Census Subdivisions). Adjustments were done for 2016, 2011, and 2006 using Statistics Canada's most recently updated Census Division estimates that account for net under-coverage.

Population adjustments were only applied to population totals and were not adopted for local household data.

<sup>1</sup> Statistics Canada (2019, July). Coverage Technical Report, Census of Population, 2016: 1. Estimates of population coverage errors. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap1-eng.cfm>

<sup>2</sup> Statistics Canada. (2019, October). Coverage Technical Report, Census of Population, 2016: 3. Population coverage error. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap3-eng.cfm>

### 7.3 SHIFT SHARE METHOD

The Shift Share projection method is an approach that considers that both local and regional population trends have an impact on future resident totals for the local community. For instance, although a small town may have historically experienced population decline, it can benefit from anticipated growth at the regional level.

To perform the shift share, two main data points are required:

- Regional population projections, detailed to 5 year age cohorts, and
- Historical population totals (adjusted Census data), detailed to 5 year age cohorts.

Luckily, British Columbia produces their own in house population projections for several geographies, which includes the West Coast Community Health Service Area (CHSA). We used this geography as the regional comparison. Note that BC projection geographies do not include Census Subdivisions.

We then calculate the percent share of the local community relative to the region in each Census year and establish how these shares have changed between each period. For instance, the difference between the shares of 2016 and 2011 are added to the 2016 share to anticipate what it may be in 2021. We then multiply the 2021 share into the total projected population of the CHSA to determine the local total. To better visualize the math, an example process is as follows:

$$1. \frac{Local_{(pop,2011)}}{Region_{(pop,2011)}} = \frac{1,200}{100,000} = 1.20\% \qquad \frac{Local_{(pop,2016)}}{Region_{(pop,2016)}} = \frac{1,225}{105,000} = 1.17\%$$

$$2. \% \text{ share } 2021 = (\% \text{ share } 2016) + [(\% \text{ share } 2016) - (\% \text{ share } 2011)] = 1.14\%$$

$$3. \text{ If } Region_{(pop,2021)} = 110,000; \text{ Then } Local_{pop,2021} = 110,000 \times 1.14\% = 1,254 \text{ people}$$

4. Between 2016 and 2021, Region grew ~4.8% while Local grew ~2.4%.

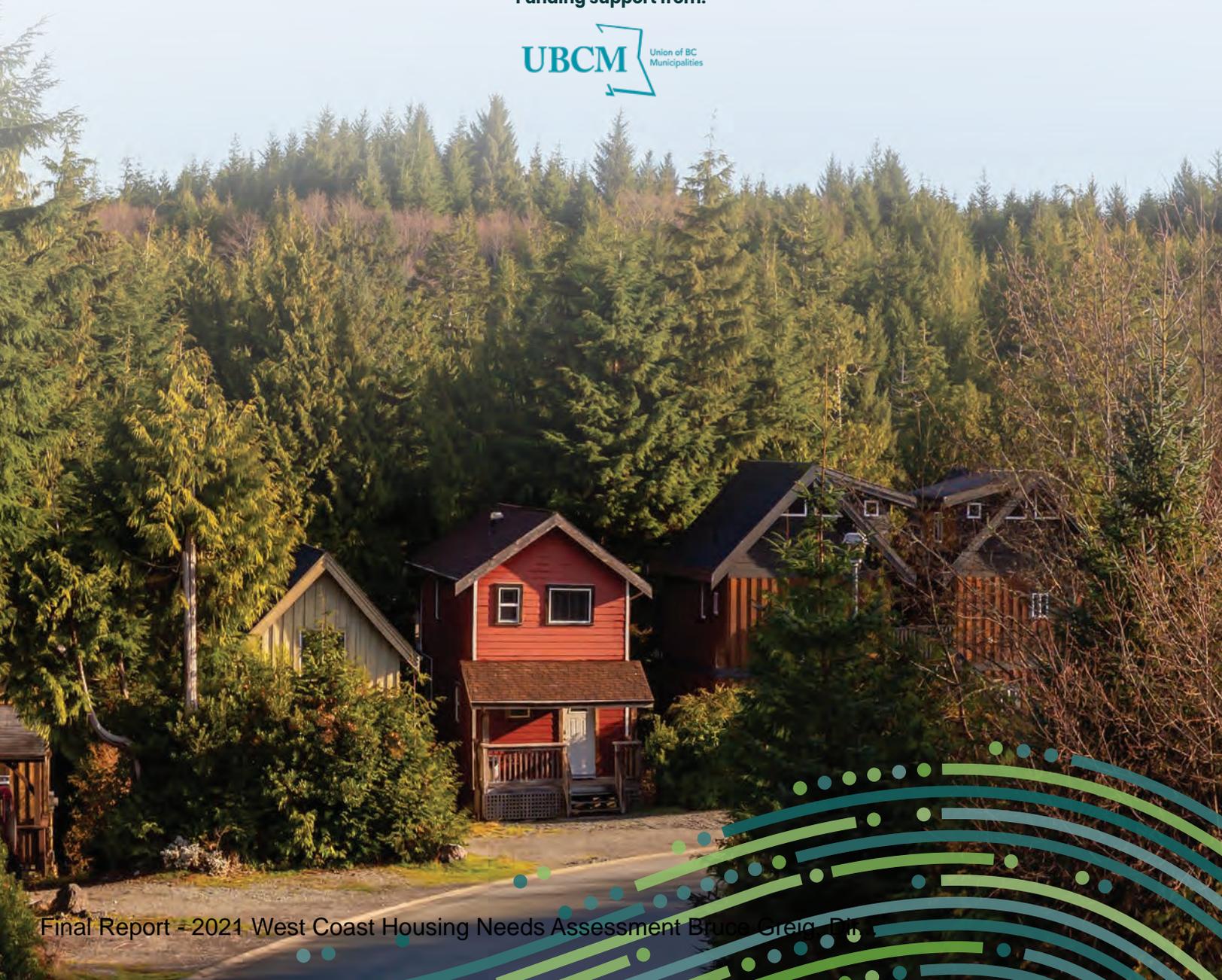
The above calculations apply the work to only the total population for simplification. The actual method produces the above for each 5 year age cohort, which is then summed to produce a total in a given period.



**Consulting support from:**



**Funding support from:**





**District of Ucluelet Housing Needs Report**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX A:**  
**REGIONAL ENGAGEMENT**  
**SUMMARY – DISTRICT OF UCLUELET**



## CONTENTS

About This Report .....	3
Engagement Objectives .....	4
Level of Engagement.....	5
Engagement Limitations .....	5
Engagement Opportunities.....	6
Project Team Kick-off Information Session .....	6
Council Presentations and Survey .....	6
Housing Surveys .....	6
Key Informant Interviews.....	8
Focus Groups.....	8
What We Heard .....	9
Elected Officials Survey .....	9
Open Answer Questions .....	9
Community Housing Survey - Ucluelet .....	12
Respondent Demography .....	12
Respondent Households.....	14
Renters .....	15
Homeowners.....	20
Energy Costs and Challenges .....	24
Open Answer Questions .....	28
Tourism and Hospitality Housing Needs Survey.....	34
Industry of Employment .....	34
Respondent Demography .....	35
Housing Needs .....	37
Preferred Housing Features.....	39
Summary Questions.....	41
Key Informant Interviews.....	45
Key Themes .....	45
Focus Groups.....	53
Key Themes .....	54
Appendix A: Community Housing Needs Survey .....	58
Appendix B: Tourism and Hospitality Housing Need Survey .....	63
Appendix C: Key Informant Interview Script and Questions .....	67
Appendix D: Focus Group Questions .....	68
Appendix E: Complete “Open Answer” Responses, Community Survey - Ucluelet.....	69
Appendix F: Complete “Open Answer” Responses, Hospitality Survey .....	109

## ABOUT THIS REPORT

The West Coast Housing Need and Demand Study Regional Engagement Summary Report summarizes what we heard from July to October 2021 as part of the Regional Housing Need and Demand Study planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, council presentations, and community surveys. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

## ENGAGEMENT OBJECTIVES

Community engagement was a key component of the West Coast Housing Need and Demand Study. Beginning in July 2021 and ending with the close of the final online survey in October 2021, M'akola Development Services and staff from the participating governments hosted and conducted a variety of engagement events including preliminary findings presentations at council meetings, focus groups, key informant interviews, and multiple online surveys. Objectives for the engagement process included:

### 1) Collect Additional Data

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will illustrate quantitative findings and give the participating municipalities, First Nations governments, and Regional Electoral Area information about the people affected by housing, rather than just numbers.

### 2) Ground Truth Data Findings

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

### 3) Identify Knowledge Gaps to be Filled in Order to Address Current and Arising Housing Need and Demand

Qualitative information about resident individuals and groups that may be facing a housing crisis helps to identify and fill in key knowledge gaps to help inform recommended additions to the existing housing stock which would assist in alleviating the critical shortages (current need), as well as measures to keep pace with the community as it grows (arising need/demand).

### 4) Gather Ideas Around Best Practices and Unique Solutions to Address Current and Predicted Areas of Housing Need

Community engagement helps the researchers meet members of the community and professionals whose work intersects with housing in the region, to observe the changes in need and demand over recent years, finding out what's working and what's not. This informs recommendations that are grounded in each community's unique but interconnected housing trajectory.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

## LEVEL OF ENGAGEMENT

Through the West Coast Housing Need and Demand Study, the project team engaged with stakeholders, Treaty and non-Treaty First Nations, Municipal, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation's (IAP2) spectrum of engagement.

	<b>Inform</b>	<b>Consult</b>	<b>Involve</b>	<b>Collaborate</b>	<b>Empower</b>
<b>Engagement Goal</b>	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the project leaders, District/Nation staff, and elected officials.
<b>West Coast Stakeholders &amp; First Nations</b>		<ul style="list-style-type: none"> <li>• Citizens/Residents /Public</li> <li>• Local businesses and employers</li> <li>• Island Health</li> <li>• Alberni Clayoquot Health Network</li> <li>• Housing Authorities</li> <li>• Education Providers (School District 70)</li> <li>• Tourism Organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Elected Officials</li> <li>• First Nations Hereditary Leaders</li> </ul>	<ul style="list-style-type: none"> <li>• Regional District, District, and Nation Staff</li> </ul>	

## ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and participating community Staff, Covid-19 affected the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system.

Despite restrictions and challenges, the project team was able to travel to the West Coast Region twice in August and September for focus groups and meetings with staff.

## ENGAGEMENT OPPORTUNITIES

### PROJECT TEAM KICK-OFF INFORMATION SESSION

As a kick-off to the Housing Need and Demand Study, staff from the participating governments were invited to an online focus group session hosted by staff from M'akola Development Services and Turner Drake & Partners Ltd. The goal of the session was to introduce key partners to the study and get input on elements and goals for the process. Participants were given a 30-minute presentation on the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing and then participated in a 30-minute discussion on various aspects of housing in their communities. Participants were asked to provide input on housing needs and trends within in their departments and to discuss opportunities for local and First Nations governments to respond to identified housing challenges. Findings from this session informed further engagement design and are included in the overall focus group analysis in the next session.

### COUNCIL PRESENTATIONS AND SURVEY

Throughout the project, staff from M'akola Development Services presented virtually at the participating Districts of Tofino and Ucluelet council meetings. Similar to the information session for municipal staff, the presentations included a description of the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing. Preliminary data tailored to the community was also presented and Councils were asked for feedback and initial impressions of the statistics. Councils were given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meetings. The project team also distributed a questionnaire for members of the participating Councils and Boards at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. Answers to the questionnaire and interview responses informed engagement design and gave the project team an idea of important issues they could expect to come up in conversations with community members on the West Coast.

### HOUSING SURVEYS

The West Coast Housing Need and Demand Study Community Survey and West Coast Housing Need and Demand First Nations Community Survey were designed to fill quantitative data gaps and capture housing experiences on and off Treaty Settlement and Reserve Lands, from as many as possible throughout the region. The Community Survey, targeted to residents living in Tofino, Ucluelet, and ACRD Electoral Area 'C', opened in July 2021 and was available through the TalkTofino website for approximately six weeks, closing mid-September 2021. The consulting team utilized existing local distribution channels, such as social media pages and community newsletters, and sent handbill images to local governments to be used on websites and other digital communications. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks.

Budget was also allocated to advertisements in regional and area newspapers. After consulting with partnering government staff, the project team determined that the papers with the most appropriate regional distribution were the Westerly News and the Alberni Valley News. Advertisements appeared in August and September editions and drove a pronounced increase in survey response rates.

Response to the community survey was better than expected. Five hundred and eight community members filled the Tofino/Ucluelet/Area 'C' survey, and the vast majority of respondents completed all questions and left detailed long form responses.

**HOUSING NEEDS SURVEY  
AVAILABLE NOW!**

Tla-o-qui-aht First Nation, Toquaht Nation, and Yuutu?it?ath Government are completing a Housing Needs Report to better understand housing challenges across our communities.

**We need your help!**

Please complete the online survey to help us understand how your housing needs are changing.

**SURVEY AVAILABLE UNTIL  
OCTOBER 3 AT:  
[www.letsconnectacrd.ca/wc-fn-hnr](http://www.letsconnectacrd.ca/wc-fn-hnr)**

 TLA-O-QUI-AHT  
FIRST NATION
  Yuutu?it?ath
  TOQUAHT  
NATION

The First Nations Community Housing Survey was advertised in the Ha-Shilth-Sa community newspaper, on Facebook, and in the Westerly and Alberni Valley News. This survey was available through the ACRD Let's Connect website and opened in August 2021 and was extended to be available for approximately eight weeks, eventually closing on October 3, 2021. The consulting team utilized existing local distribution channels, such as social media pages.

Additionally, in direct response to concerns raised by key informants of the unique challenges of seasonal workers and the local tourism and hospitality industry, MDS distributed a survey designed to identify key concerns of this important sector, whose housing needs can be more challenging than those of those in other sectors. This survey opened in September 2021 and was available through the TalkTofino website for approximately four weeks, closing in late September, 2021. The consulting team distributed the Hospitality and Tourism Housing Survey through the Ucluelet Chamber of Commerce, Tofino Chamber of Commerce, Tourism Tofino, and Tourism Ucluelet networks.

See **Appendices A and B** for the full list of survey questions.

**WEST COAST  
HOUSING NEED &  
DEMAND STUDY**

A housing study is being completed to better understand current & future housing needs across the West Coast Region.

**Take the Long Beach Electoral Area 'C', District of Tofino & District of Ucluelet survey:  
<https://talktofino.ca/housing>**

**Take the Toquaht Nation, Ucluelet First Nation & Tla-o-qui-aht First Nation survey:  
[www.letsconnectacrd.ca/wc-fn-hnr](http://www.letsconnectacrd.ca/wc-fn-hnr)**

## KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers and community leaders who work primarily with community members who are struggling to find affordable, supportive and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 45 and 90 minutes depending on the interview subject. In consultation with planning staff from the participating governments, the consulting team selected key informants based on the following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area and had to collectively represent all areas and communities within the participating Municipalities/Electoral Area 'C'/First Nations Governments.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work with community members struggling to find or maintain affordable and adequate housing.
- 4) Informants should be able to understand or work with market housing and local government bylaws that govern development.

See the next section of a list of participants and **Appendix C** for interview questions.

## FOCUS GROUPS

Focus groups or roundtable discussions typically were held with smaller groups, usually between 2-4 participants each, but up to 20 depending on the format or availability of regional actors. These engagement events provided an opportunity for deeper discussion amongst different organizations about the challenges and opportunities of the current housing environment. The aim was to identify regional and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. These discussions helped to establish the foundation for data collection, particularly in those communities that had minimal database data available. Sessions consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region. Focus group questions and discussion prompts are included in **Appendix D**.

## WHAT WE HEARD

## ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online Survey, Direct Link sent to Councillors, Directors, and other Elected Officials	12

The electoral officials survey received **twelve responses** from elected officials representing West Coast communities. The survey was administered online through the Alchemer platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 4 week period. The survey was distributed through direct emails to elected officials and was advertised at project presentations to the Councils.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members the project team should contact as part of the engagement process. Officials were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

## OPEN ANSWER QUESTIONS

**What are some of the key housing issues being faced by members of your community?**

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- Lack of Affordable Housing

“We have a limited number of rental units and even fewer lots available for fee simple purchase.”

“Attainable housing especially for essential workers. There is just nowhere to rent, let alone purchase for those wanting to buy their first home.”

“Not enough housing in general to support the community, businesses, essential services and employees, lack of affordable housing, housing security issues (ie. active market, long term rentals being changed into short term rentals, etc.)”

“Limited rural rental stock.”

- Aging Population and Ability to Age in Place

“Lack of housing stock for older people looking to downsize & stay in the community.”

- Rising Property Taxes and Cost of Construction

“Property tax increases have had a major impact on people in the rural community - nearby bare land lots have recently sold for greatly increased amounts (mostly to recreational / second home buyers) which has pushed taxes higher for the year-round residents who purchased their lots for much less, several years ago. Build costs have substantially increased (due to remoteness and availability of materials), and some of the community are worried they could be priced out of the area due to tax increases alone - many of the bare land lots are sold without services such as wells or septic fields so some properties have been developed without basic services in place.”

- Increase in Unsafe Living Conditions and People Living in RVs

“There has been an increase in people camping long term on the back roads - many in seasonal, lower income jobs and unable to afford rental accommodation in Tofino or Ucluelet. Some property owners are providing long term rental space for people living in RVs.”

“Inadequate housing (unhealthy, condemned, poorly maintained etc.)”

- Proliferation of Short-Term Rentals Impacting Affordability

“Commercial use of residential homes (staff housing as well as STRs.)”

**Do you think there are specific resources or strategies that would help members of your community meet their housing needs?**

Key themes of responses have been broken out here:

- Regulate Short-Term Rentals

“restrict vacation rentals to principal residence only, any future development should be 30% affordable to get approval”

“reduce STRs through policy, buyback, other creative options”

“Reducing the number of short term rentals could help increase the number of long term rentals.”

- Increase Non-Market Housing Options

“Supporting Tofino Housing Authority Initiatives.”

“Non-market and rental staff housing.”

“B.C. housing and more development to meet the demands which in turn will bring down the housing prices”

- Encourage Denser Housing Where Appropriate and Support Alternative Housing Tenure Options

“We need more multi-family housing stock: townhouses, row housing, apartments, duplexes/fourplexes.”

“Zoning to allow for tertiary buildings, with only residential occupancy. Increased density on appropriately zoned properties. TUPs for "trailers" to address seasonal housing issues.”

## COMMUNITY HOUSING SURVEY - UCLUELET

Date	Location	# of Engagements (approx.)
July to September 2021	Online via TalkTofino Website	239

The community survey received **239 responses** from individuals living in the District of Ucluelet. District of Ucluelet Staff and the project team promoted through the survey through social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey, including spelling and grammatical errors. Unless otherwise indicated, any emphasis or additional punctuation was added by the respondent.

## RESPONDENT DEMOGRAPHY

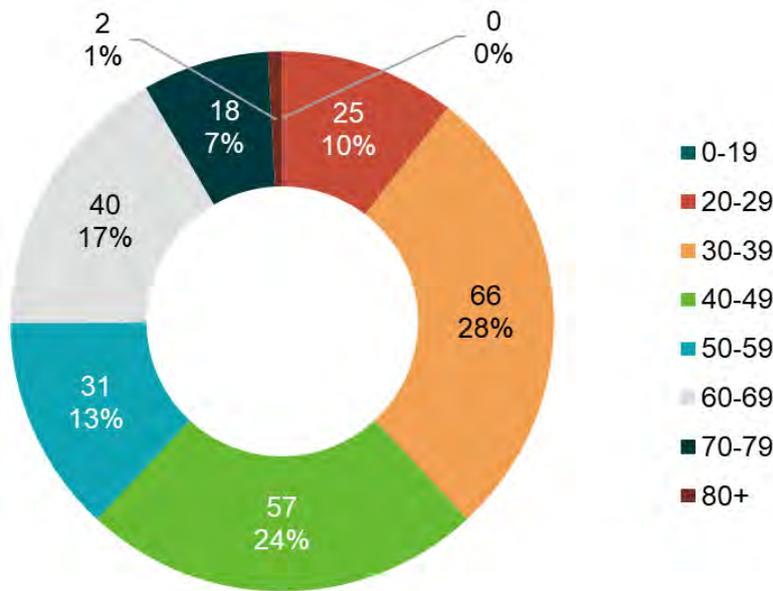
**Do you identify as First Nations, Inuit or Metis?** About 7.5% (or 18 respondents) indicated that they or a member of their household identified as First Nations, Inuit or Métis. Those who responded “Yes” indicated they or a member of their household were Ahousaht (3), Métis (3), Ucluelet First Nation (2), Cree Métis (1), Flathead First Nation (1), Hesquiaht First Nation (1), Huu-ay-aht (1), Iroquois (1), Kwakwaka’wakw (1), Niska (1), Tlingit (1), and Toquaht Nation (1). One (1) respondent did not indicate that they belonged to a specific Nation or Family Group.

**To what age group do you belong?** About 52% of respondents were between 30 and 49 years of age. About 38% were younger than 40 and 25% were older than 60. The largest respondent category was 30-39, representing 28% of respondents. The median age of respondents was about 45 years of age, older than the 2016 median age of the District of Ucluelet, which was 39.2 years. The survey received zero responses from those 0-19 years of age, likely pushing the median age of respondents higher.

Residents of Ucluelet aged 20 to 59 made up approximately 69% of the district population in 2016 but accounted for about 75% of survey respondents, indicating a slightly higher than proportionately expected response rate amongst non-senior residents.

The median age of owner respondents was approximately 50 years while the median renter respondent age was roughly 35. The discrepancy between owner and renter median ages is likely due to respondents aged 20-29 years, only 1% of whom were owners and 27% of whom were renters. Respondents over 60 years of age were much more likely to own (34%) than rent (9%).

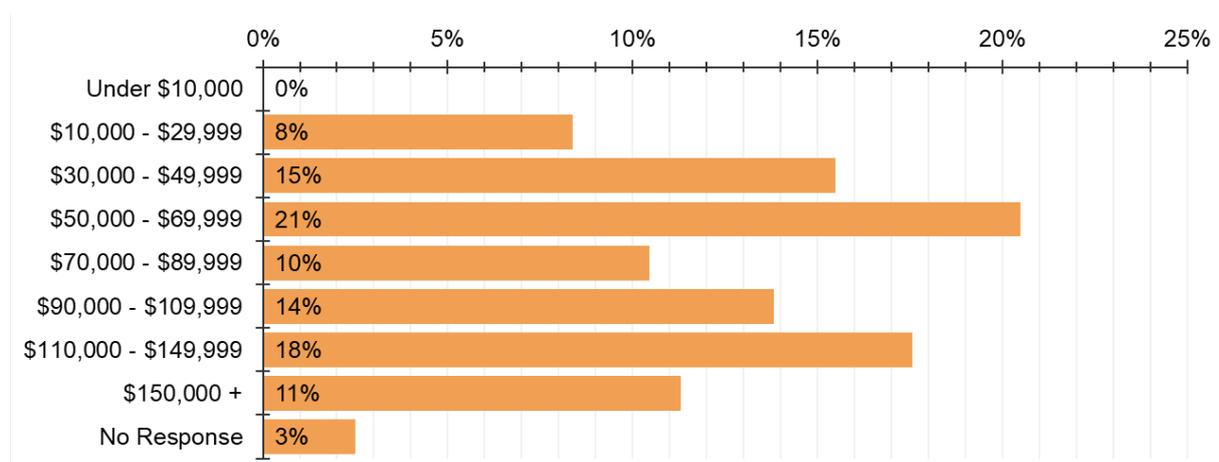
Figure 1: Age Distribution of Respondents



**What is your approximate annual income (before tax)?** Approximately 43% of survey respondents had an approximate annual income (before tax) of \$90,000 or more while 23% of respondents reported an annual income of less than \$50,000. The median annual income of respondents was about \$82,000, in line with Statistics Canada’s reported 2015 median income for Ucluelet of \$60,905.

Owner respondents earned a median income of about \$97,500 per year while the median renter respondent earned about \$55,000 per year. In 2015, Statistics Canada reported that the median owner household earned \$71,712 and the median renter household earned \$44,969 in Ucluelet. While renter reported incomes are within about \$10,000 of Statistics Canada’s information, owner respondents clearly earn more than what we would expect to see based on Census information. This may be due to the rising cost of housing pushing out lower-earning owner households. The largest respondent category for annual income was \$110,000-\$149,999 for owners and \$30,000-\$49,999 for renters. Respondents earning \$70,000 or more of annual income make up 66% of owners and only 30% of renters.

Figure 2: Approximate annual household income (before tax)

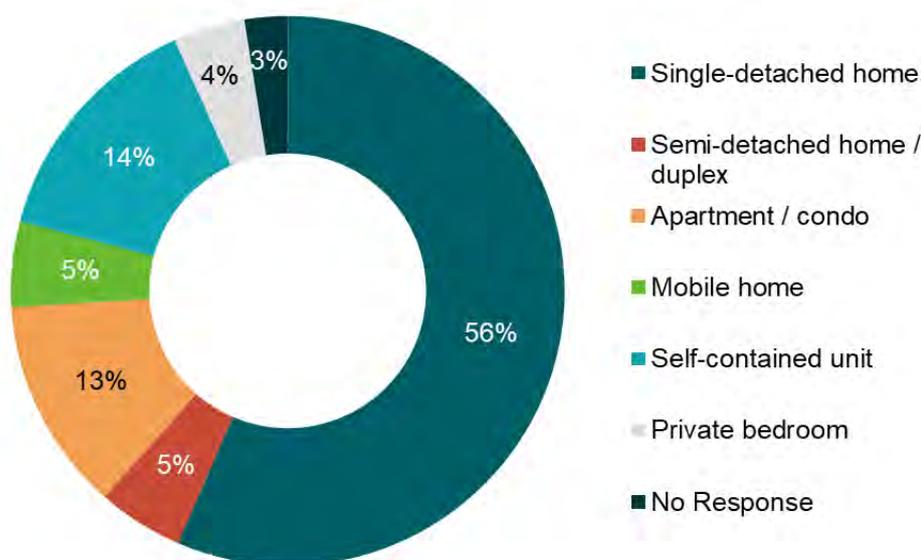


## RESPONDENT HOUSEHOLDS

**What type of housing do you live in?** Most respondents (56%) indicated that they lived in a single-detached home. Fourteen percent (14%) indicated that they lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.), 13% lived in apartment buildings or condos, 5% lived in mobile homes, 5% lived in semi-detached homes or duplexes, and 4% lived in a private room with shared bathroom and kitchen spaces. Of those who responded “other”, two lived in a camper, one lived in staff accommodation, one lived in a residential property atop a commercial property, and one was searching for a long-term rental or home to purchase. Six respondents (3%) did not provide a response.

Most owner respondents (75%) and only 24% of renter respondents lived in a single detached home. Of the renter respondents, 33% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.) and 20% lived in an apartment or condo.

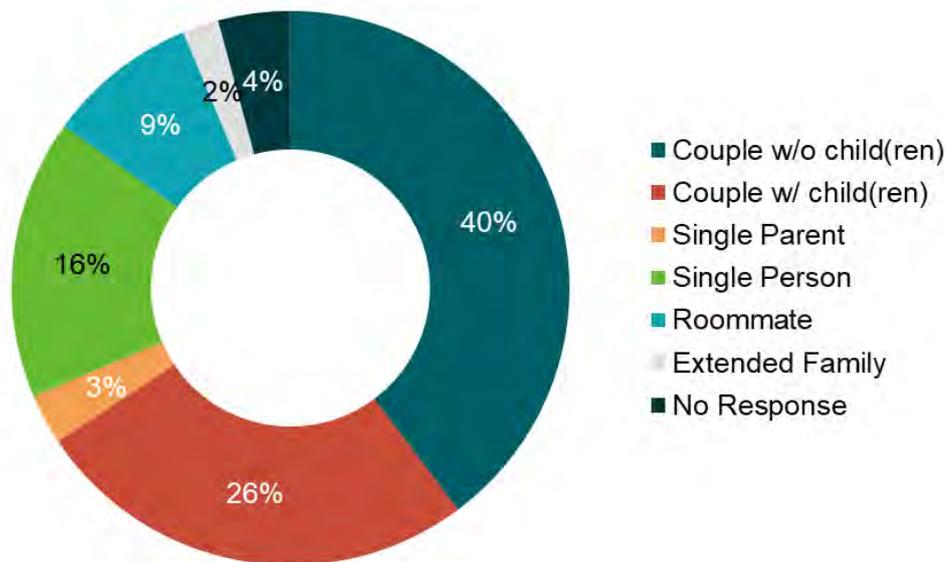
Figure 3: Respondent Housing Types



**How would you describe your household?** Most respondents (66%) indicated that they lived in a couple household. Forty percent (40%) of respondents were couples without children and 26% were couples with children. About 16% of respondents said they lived on their own (single person), 9% lived with roommates, 3% were single parents with children, and 2% lived with extended family. Ten respondents (4%) did not provide a response.

Most respondents (78%) who were owners lived as a couple with or without children, while renter respondents lived as a couple without children (28%), as a single person (24%), as a couple with children (18%), and with a roommate (17%).

Figure 4: Respondent Household Types



**Do you rent or own your housing?** Most respondents (63%) indicated that they owned, while 36% indicated they rented. One respondent was being supported and another respondent did not provide a response. This differs from the proportions of renters (30%), and owners (70%) across the District, indicating a marginal degree of self-selection amongst respondents. Renters are more likely to be in a challenging housing situation and therefore are more likely to be engaged with housing issues.

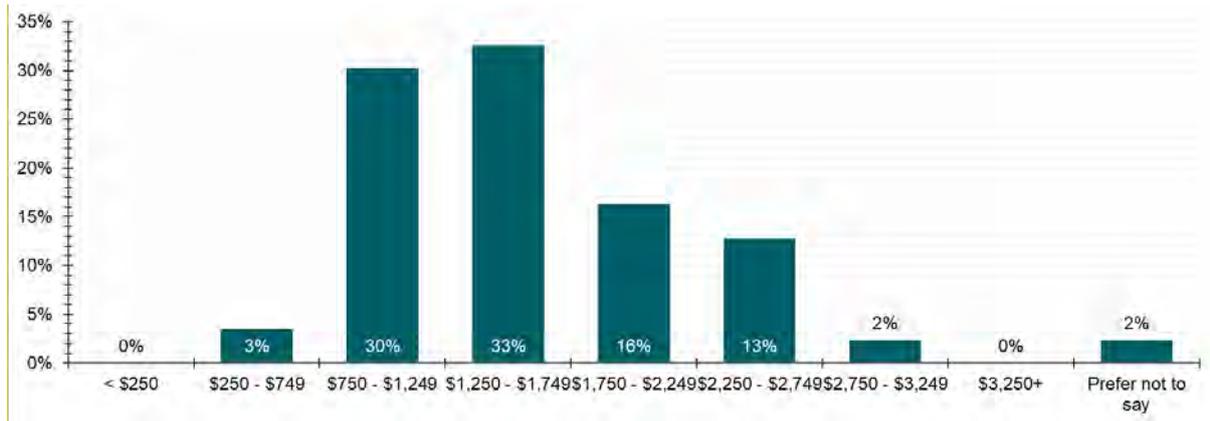
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## RENTERS

**Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?** About 3% of respondents indicated that their housing costs were between \$250 and \$749 and 26% between \$750 and \$1249. Twenty-eight percent (28%) recorded their monthly housing expenditures between \$1250 and \$1749, which was the largest respondent category for renters. Fourteen percent (14%) indicated that they spend between \$1750 and \$2249 and another 11% spend between \$2250 and \$2749 on housing costs. A less significant percentage of respondents (2%) spend between \$2750 and \$3249 and no respondents who were renters spend over \$3250 on housing costs. Two respondents, or 2%, preferred not to state their housing costs.

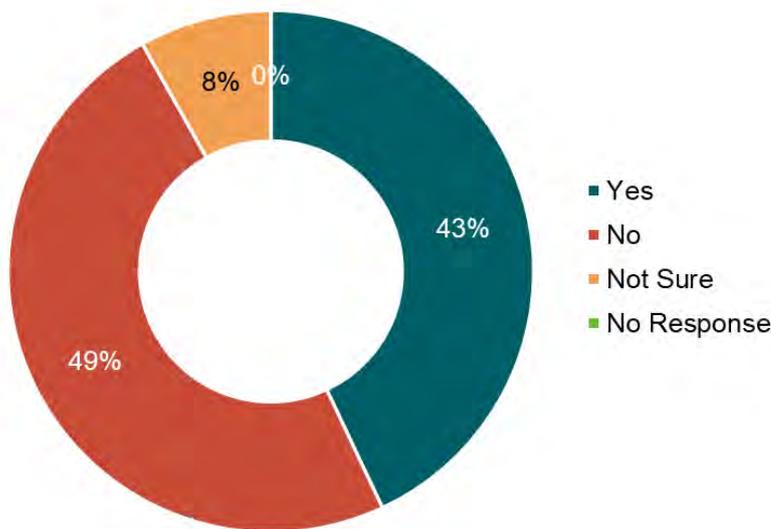
Secondary rental market data collected by the Coastal Family Resource Coalition indicates that the median rent for the West Coast Region in 2020 was around \$1,250 per month, slightly less than the median housing cost reported by respondents of around \$1,500. This indicates that available data likely underestimates actual rental housing cost in Ucluelet.

Figure 5: Reported Renter Housing Costs per Month



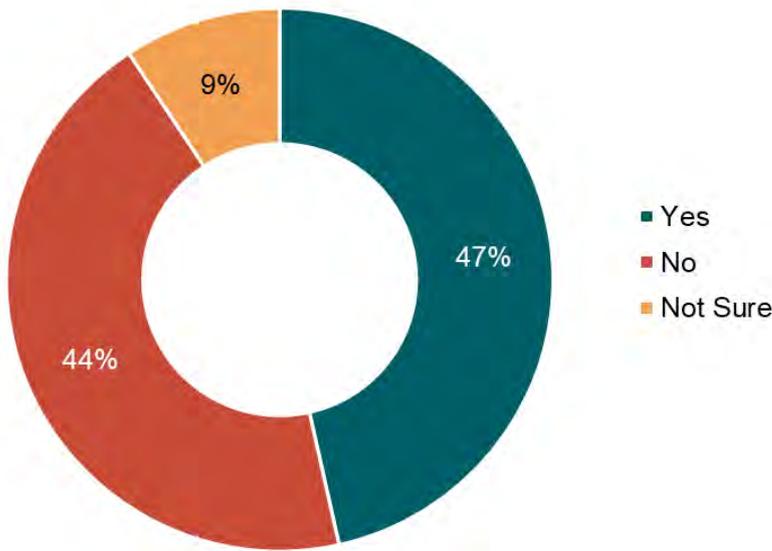
**Do you believe your housing costs are affordable for you?** Forty-nine percent (49%) of renter respondents indicated that their housing costs were not affordable to them, while 43% believed they were affordable. An additional 8% of respondents were unsure. Statistics Canada affordability data for the District of Ucluelet indicates that about 36% of renters are in an unaffordable housing circumstance. This indicated that available metrics likely underestimate perceived affordability of renter housing.

Figure 6: Renter Respondents, Do you believe your housing costs are affordable to you?



**Does your current housing meet your needs?** Forty-four percent (44%) of renter respondents indicated that their current housing did not meet their needs, while 47% of respondents believed that it did. An additional 9% of respondents were unsure.

Figure 7: Renter Respondents, Does your current housing meet your needs?



**Why does your current housing not meet your needs?** Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, in need of major repair, or too small. Affordability and size were the most common concerns. Of the respondents that answered, “other”, the following reasons were provided: not pet friendly, poor air quality, too small for family growth, no laundry or kitchen, or fear of landlord converting the rental space or selling. A renter indicated that they would like to be able to own their own home, but do not feel that they are able to purchase an affordable home due to a competitive market.

Figure 8: Renter Reported Housing Issues

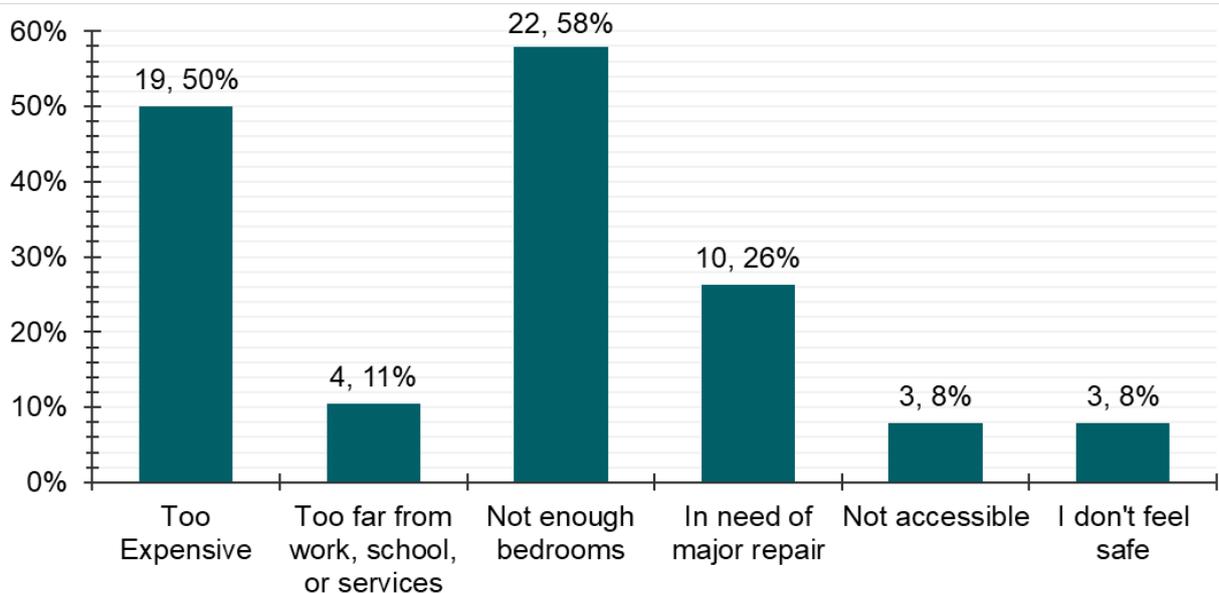


Table 1: Renter Reported Housing Issues

Option	Percent	Number
Too Expensive	50%	19
Not Enough Bedrooms	58%	22
Too Far From Work, School, or Services	11%	4
In Need of Major Repair	26%	10
Not Accessible	8%	3
I Don't Feel Safe	8%	3

Selected quotes from respondents who indicated "other":

"We can't afford a house, so our pets are with our kids."

"I was always under threat of my landlord selling in the last year, plus I have one of the last affordable rentals. If I were to move, I would likely be in a place I cannot afford if I can even find a place to rent."

"No laundry, no oven, no storage, only a bar fridge."

"We share a space with two other people but want our own space so we can think about starting a family."

**In the next five years do you think any of these will be a problem for you?** When asked which issues they expected to face in the next five years, renter respondents indicated that stability of housing (concerns about renovations, loss to vacation rentals, etc.) and costs associated with rent or mortgage were the largest concerns. Renters were understandably more concerned about stability of housing than owners. Other major concerns were the cost of utilities, the size of units, and rental units not being maintained or repaired.

Figure 9: Potential Problems for Renter Respondents in Next Five Years

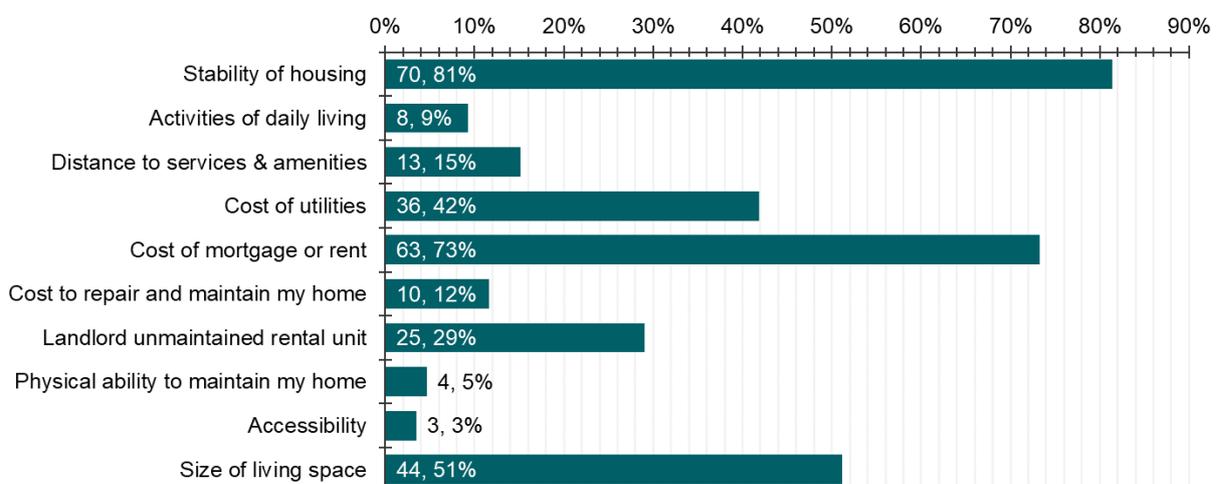


Table 2: Potential Problems for Renter Respondents in Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	81%	70
Activities of daily living (cooking, cleaning, caring for myself, etc.)	9%	68
Distance to services and amenities (groceries, bank, medical, school, etc.)	15%	13
Cost of utilities (electricity, water, internet, heat, etc.)	42%	36
Cost of mortgage or rent	73%	63
Cost to repair and maintain my home	12%	10
Rental unit not being repaired or maintained by landlord	29%	25
Physical ability to maintain my home	5%	4
Accessibility (e.g. stairs and counter height)	3%	3
Size of living space	51%	44

Renter respondents indicated they had concerns that were not listed, a short explanation of long answer responses are below. Key themes of responses have been broken out here:

- Lack of affordable, long-term rental housing

“Affordability is huge. As well, anyone who owns a residential home is allowed to airBnB it, therefore, taking up rental units that could be offered to long term residents that actually work and contribute to our tourist economy – there should be a huge crackdown on airBnB units and vacation units that owners visit 2-3 times per year.”

“We have to move because our landlords are moving in and we can’t find any rental to move to. We will have to leave town if this is the case.”

“Are my adult children/niece ever going to be able to afford to live somewhere on their own?!”

“AirBnb all over. Less residential/commercial/neighbourhood long term accommodation options. Have lost friends/colleagues/community members from Ucluelet due to housing insecurity and home prices.”

- Inadequate living conditions

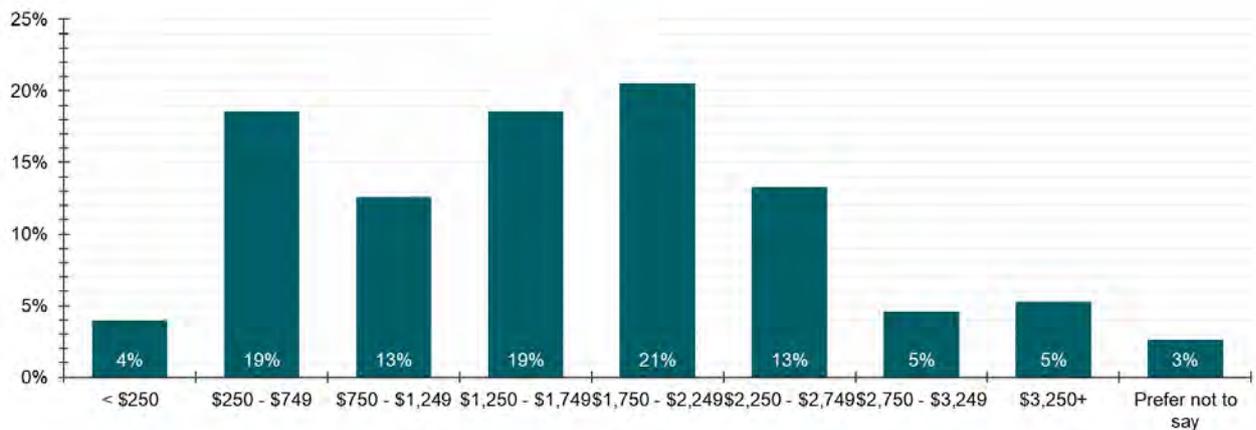
“Not a place I could start a life.”

“Not being able to find a better place to live without air quality issues because every option is too small and too expensive.”

## HOMEOWNERS

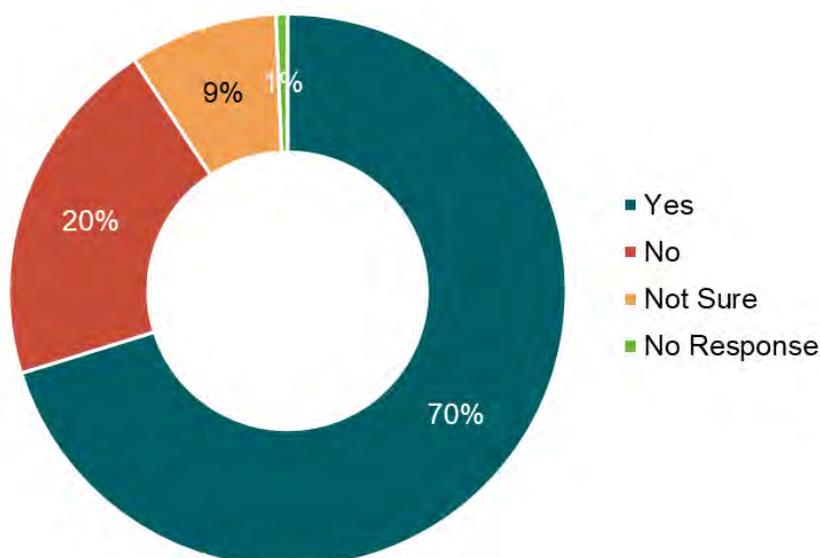
Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? The most frequent owner reported housing cost was between \$1250 and \$1749 per month (23%), but respondents were relatively evenly distributed across available options between \$250 and \$2749. About 13% of respondents spend between \$250-\$749, 19% spend between \$750 and \$1249, 19% spend between \$1750-\$2249, and 13% of respondents spend between \$2250 and \$2749. The median monthly housing cost for owners of about \$1600 was slightly higher than that of renters.

Figure 10: Reported Owner Housing Costs per Month (not including insurance or utilities)



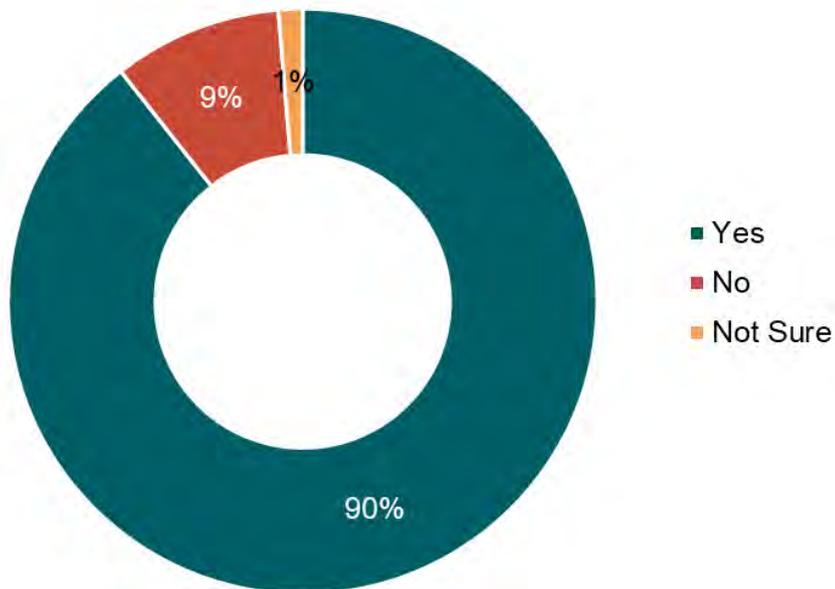
Do you believe your housing costs are affordable for you? Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 20% of owners indicated they were in an unaffordable housing situation, and 70% indicated their housing costs were affordable. An additional 9% were unsure. Statistics Canada affordability data for Ucluelet indicates that 25.3% of owners are in an unaffordable housing circumstance. This indicates that owner respondents to the survey are likely in a more affordable circumstance than some of their fellow owners in Ucluelet and may also correspond to lower-income household being pushed to rental options since the last census.

Figure 11: Owner Respondents, Are your Housing Costs Affordable to you?



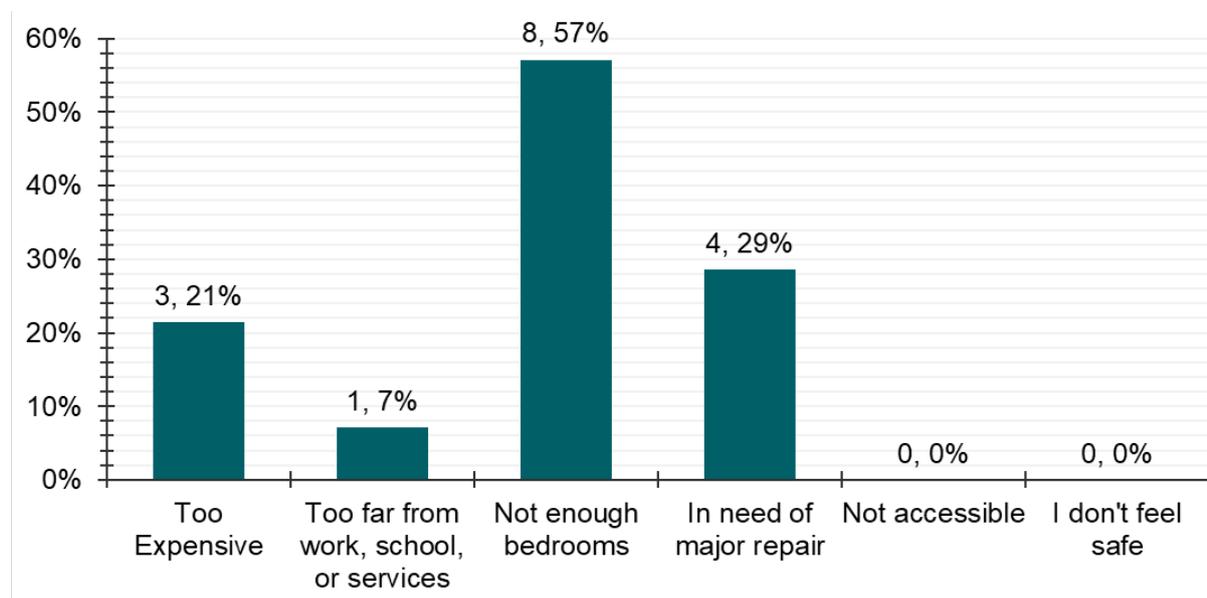
**Does your current housing meet your needs?** Most owner respondents (89%) indicated that their current housing did meet their needs. Only 10% indicated that either their housing did not meet their needs, or they were unsure if it did. Though still a high number, this indicates that by all the metrics studied in this report, owners are much more able to meet their housing needs through the market.

Figure 12: Owner Respondents, Does your current housing meet your needs?



**Why does your current housing not meet your needs?** Of those who responded “no” to the above question, most (57%) indicated that their current home was too small. About 29% indicated that their home was in need of repairs, 21% indicated it was too expensive, and 7% indicated their home was too far from work, school, or services.

Figure 13: Owner Reported Housing Issues



West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

Table 3: Owner Reported Housing Issues

Option	Percent	Number
Too Expensive	21%	3
Not Enough Bedrooms	57%	8
Too Far From Work, School, or Services	7%	1
In Need of Major Repair	29%	4
Not Accessible	0%	0
I Don't Feel Safe	0%	0

Selected quotes from respondents who indicated "other":

"Not enough indoor or covered outdoor space. Neighbours too close together."

"We have young adult children living with us because they cannot find housing here."

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, owner respondents indicated the costs of repairs and utilities (often related) were the most common expected challenges. Physical ability to maintain property and cost of mortgage were also expected to be a challenge. This is likely due to the older owner population for whom cost and stability are less concerning than housing issues associated with aging homes and residents.

Figure 14: Owner Respondents, Expected Housing Concerns in the Next Five Years

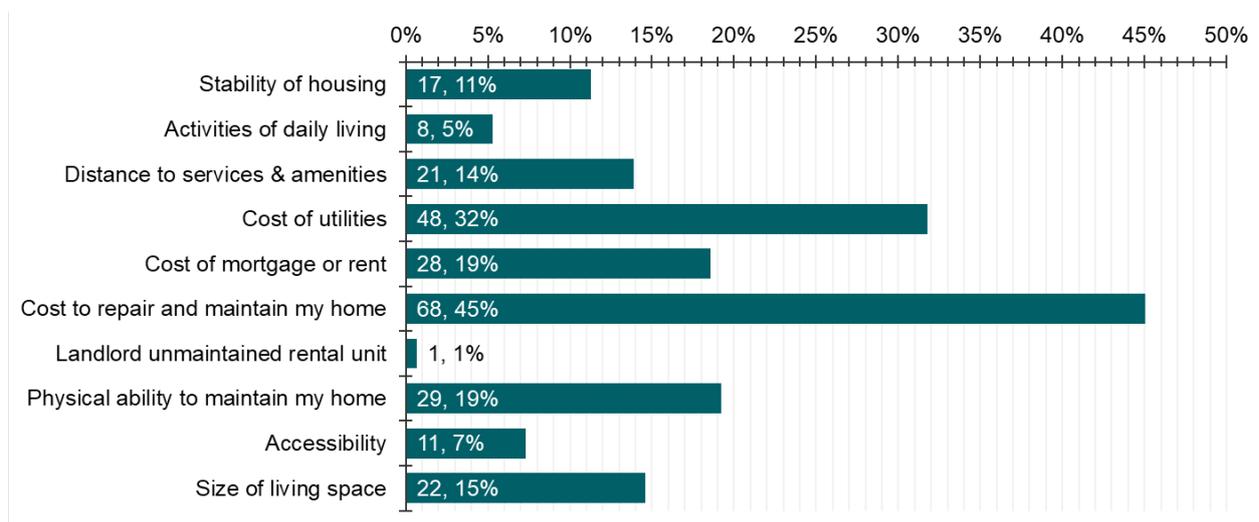


Table 4: Owner Respondents, Expected Housing Concerns in the Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	11%	17
Activities of daily living (cooking, cleaning, caring for myself, etc.)	5%	8
Distance to services and amenities (groceries, bank, medical, school, etc.)	14%	21
Cost of utilities (electricity, water, internet, heat, etc.)	32%	48
Cost of mortgage or rent	19%	28
Cost to repair and maintain my home	45%	68
Rental unit not being repaired or maintained by landlord	1%	1
Physical ability to maintain my home	19%	29
Accessibility (e.g. stairs and counter height)	7%	11
Size of living space	15%	22

Many owner respondents indicated they had concerns that were not listed and provided a short explanation. Key themes of responses have been broken out here:

- Property Taxes

" My house taxes increase every year. I am at \$300 per month now. I'm worried about all the new proposed projects that will be added to my property tax, multiplex, transit, water upgrades, etc."

"Increase of property taxes, services, and amenities in town with inflated housing prices. Locals generally can't afford the same prices as wealthy investors or tourists."

- Lack of Affordable Housing

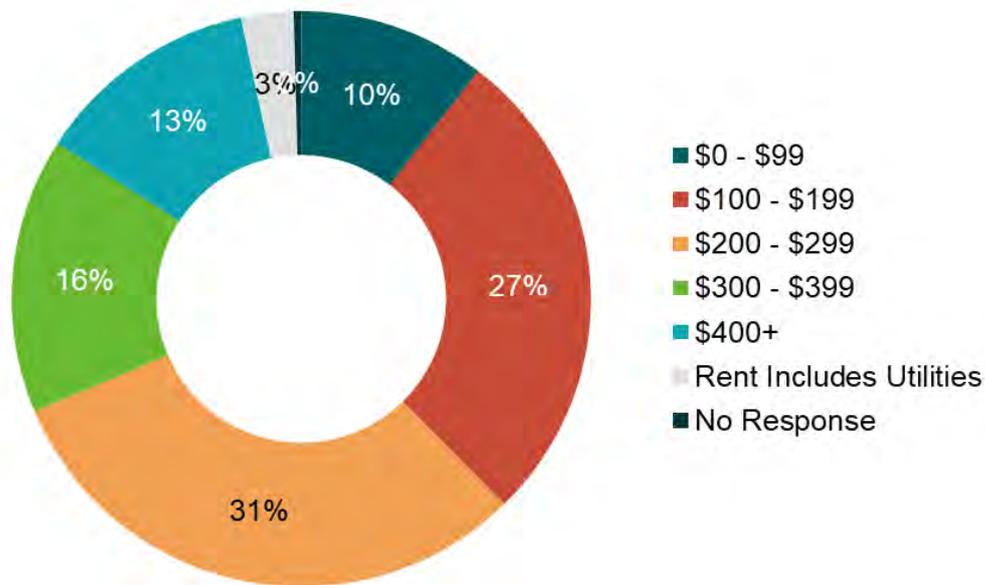
"Inflates house prices due to vacation rentals and out of town buyers buying things up, sight unseen, making buying a home under \$750,000 unattainable."

"The most significant issue is my desire to move in with my partner and have a family. Currently there is a lack of affordable housing for sale. As a professional living in Ucluelet, I would hope one day to be able to purchase a home, raise a family, and continue teaching in this community."

## ENERGY COSTS AND CHALLENGES

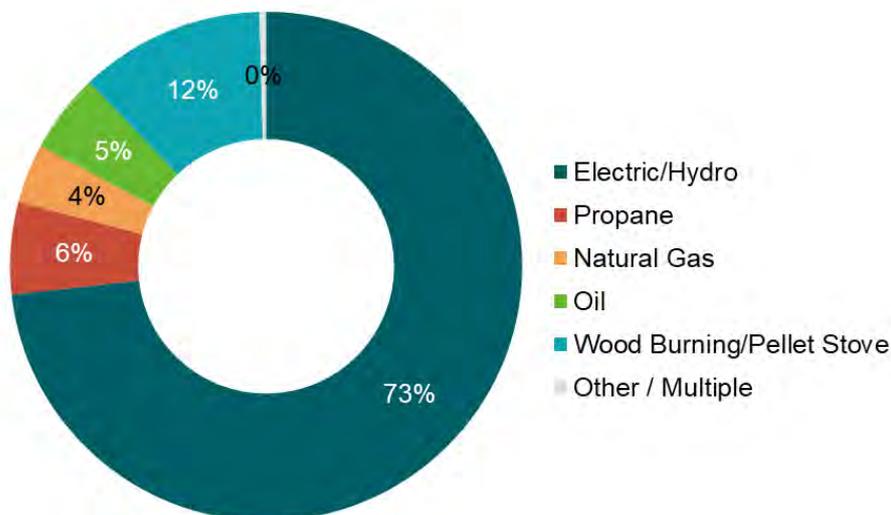
**How much per month does your household spend on heat/utilities?** About one-third of survey respondents (31%) indicated they spend between \$200 and \$299 on heat and utilities. An additional 27% spend between \$100 and \$199 and 15% spend between \$300 and \$399 per month. The median expenditure on heat and utilities was around \$240 per month.

Figure 15: Reported Month Household Utility Cost



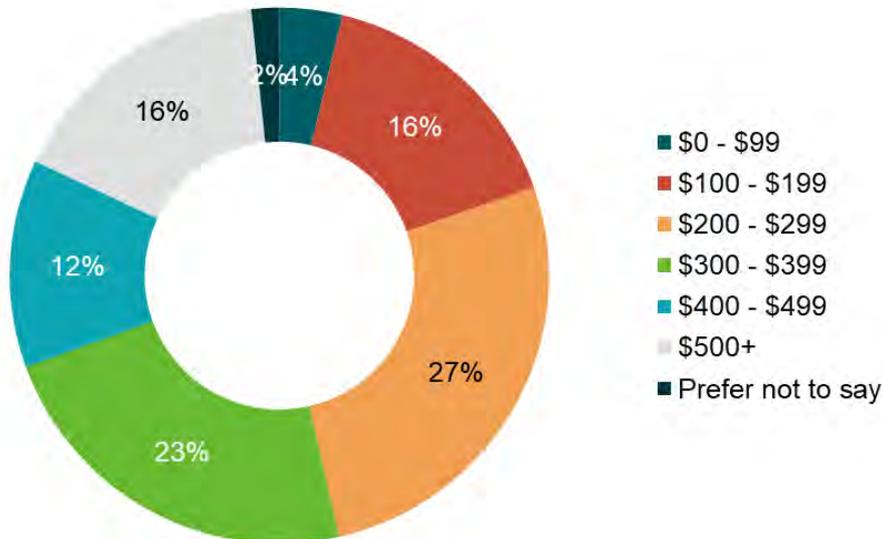
**What is your household's heating method?** Nearly three quarters of all respondents (73%) heat their home using electric/hydro, followed by wood burning/pellet stove (12%).

Figure 16: Respondents Home Heating Method



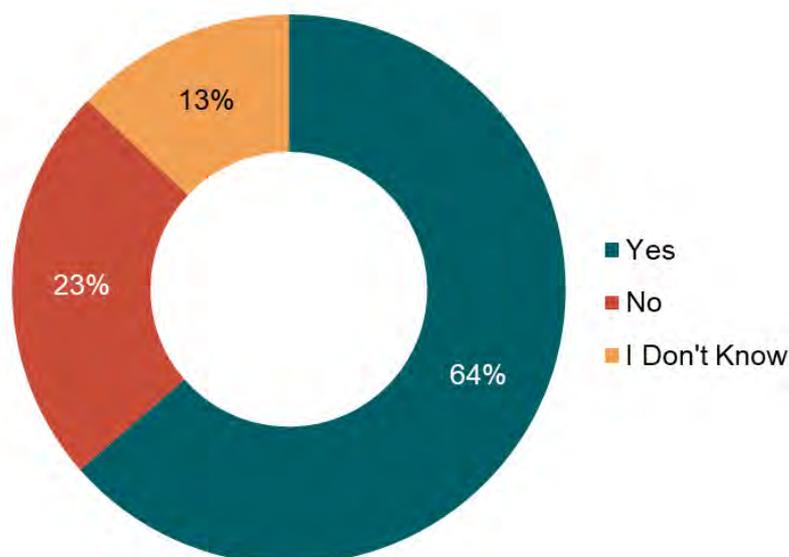
Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc. Of the survey respondents, 27% indicated they spend between \$200 and \$299 a month on transportation. Another 23% of respondents spend between \$300 and \$399 a month on transportation.

Figure 17: Reported Monthly Household Transportation Cost



In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable? A significant proportion (64%) of all respondents indicated that their energy bills were affordable to them. A greater proportion of owners (72%) reported affordable energy bills than renters (49%).

Figure 18: Affordability of Reported Energy Expenses – All Respondents



**When you or your family had difficulty paying energy bills in the past, did any of the following happen?** While 152 respondents responded that their utilities were currently affordable, only 127 respondents indicated that this question was not applicable to them, indicating that at least 25 respondents who may be able to afford their energy bills now may not have been able to in the past. Thirty-one percent (31%) reported holding off on leisure activities and an additional 23% kept the home at a temperature too cold to be comfortable. Fifteen percent (15%) said they did not pay other bills and 15% indicated that they spent less time with family and friends to save money. Another 13% reported that their homes developed mold or condensation resulting from lack of affordable heat or ventilation. Respondents were able to select multiple options.

Figure 19: When Energy Bills Were Too Expensive, Which of the Following Happened?

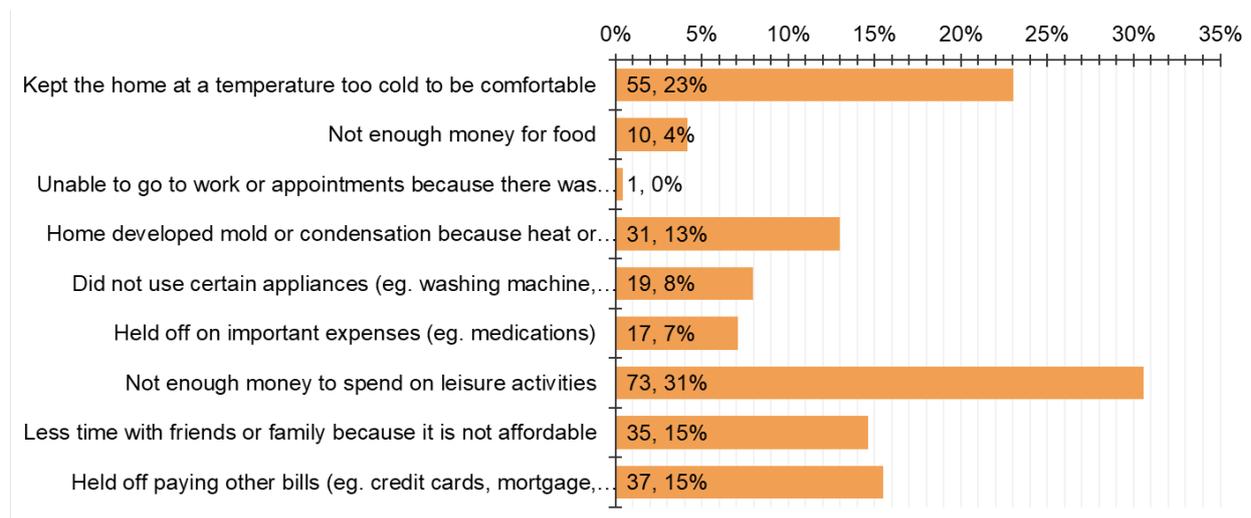


Table 5: When Energy Bills Were Too Expensive, Which of the Following Happened?

Option	Percent	Number
Kept the home at a temperature too cold to be comfortable	23%	55
Not enough money for food	4%	10
Unable to go to work or appointments because there was no money for gas	0%	1
Home developed mold or condensation because heat or ventilation was unaffordable	13%	31
Did not use certain appliances (e.g. washing machine, dryer, oven)	8%	19
Held off on important expenses (e.g. medications)	7%	17
Not enough money to spend on leisure activities	31%	73
Less time with friends or family because it is not affordable	15%	35
Held off paying other bills (e.g. credit cards, mortgage, rent, phone)	15%	37
Not applicable	47.3%	127

**What are the first things that your household goes without when money is tight?** For most respondents (70%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (14%), alter modes of transportation (11%), and cut back children’s activities (10%).

Figure 20: Expenses that are not Paid When Money is Tight

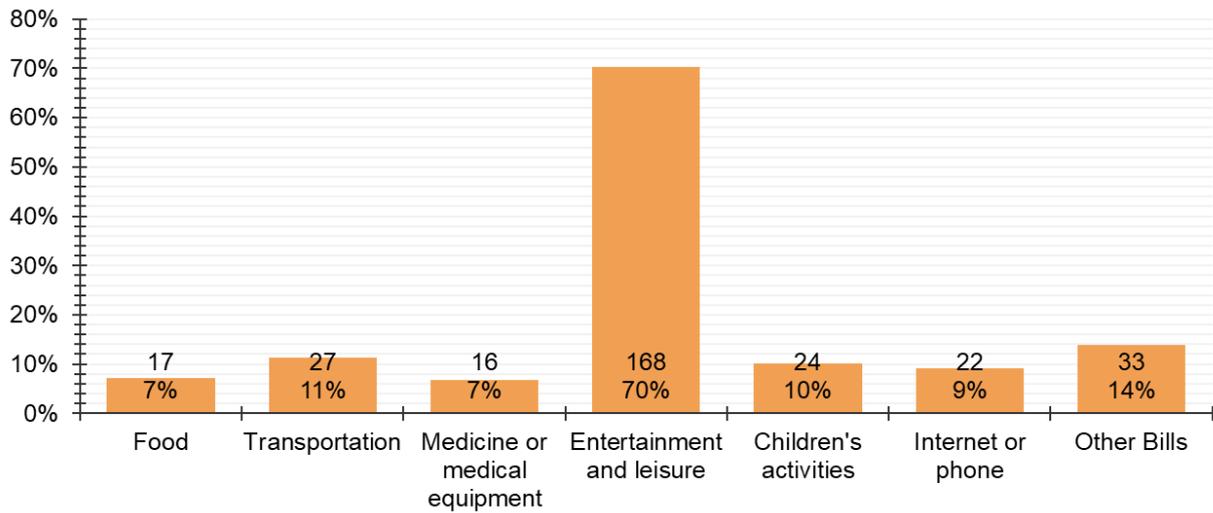


Table 6: Expenses that are not Paid When Money is Tight

Option	Percent	Number
Food	7%	34
Other Bills	14%	71
Transportation	11%	38
Medicine or medical equipment	7%	30
Entertainment and leisure	70%	212
Children's activities	10%	61
Internet or phone	9%	51
Not applicable	16.0%	43

## OPEN ANSWER QUESTIONS

Are you aware of any housing issues that do not directly affect you, but may affect members of your community? The following themes and responses have been highlighted as indicative of the trends seen across all responses.

**1. Housing, especially rental housing, is unavailable or unattainable for many community members.**

- Lack of available and affordable rental housing, making it especially difficult to find housing if you have disabilities, pets, etc.
- Cost of houses is increasing, making it difficult to purchase housing.

“There are not enough affordable rental spaces and first time buyers are finding it impossible to purchase reasonably priced housing!”

“Disabled income assistance hasn’t enough to afford proper space and layout, and that there is none available.”

“Seniors can’t afford to stay – they must leave the community to have a roof over their head that they can afford on their fixed income.”

“Lack of pet friendly spaces and spaces for singles to live affordably.”

“I know several people who lack long term, reliable, affordable housing. Some have families, some are seniors, some are youth. Many have lived in the community for years, some have built businesses, and all volunteer and contribute to the community. We don’t want to lose these people!!!”

“There is not enough housing available and those that are available are beyond regular people’s means. ...”

**2. Vacation Rentals are playing a significant role in the housing market and lead to displacement amongst residents and community members.**

- Many respondents indicated a need for regulations on Airbnb and short-term rentals.

“Local families not being able to afford rent because it is more profitable for property owners to run a short-term vacation rental than a long term. Failure to prevent the conversion of every available space into an airBnB or VRBO will lead to a shortage of workers and will kill what remains of this community.”

“Housing is hard to come by, it always has been in Ucluelet, but since AirBnB it have become insanely difficult”

“Long term locals losing their rental space to AirBnB.”

“Yes, I have many friends that live in constant fear of losing their home as it gets turned into a vacation rental. ...”

**3. Employers are facing challenges hiring and retaining staff due to housing issues.**

“Every day we can’t hire people that apply because they have nowhere to live.

Friends are always looking for a place to rent. Many friends have chosen to relocate to more affordable communities (real estate) with more of a rental pool across the province. We’re lost some good folks that cashed out too. Hoping Ucluelet can hang onto its community.”

“Yes, I see every small business owner I chat with not able to stay open, burnt out, and leaving money on the table during peak season due to low quality or a shallow labour pool. One small business owner even accepted a thief they knew would steal (and of course did – a police report was opened) just so they could attempt to have some time to run other parts of the business.”

“Housing is such a huge issue in our community. We run a small business and struggle to hire and retain staff due to a lack of housing. I spend a vast amount of time trying to secure housing for our team. We have been unable to hire good candidates due to a lack of housing (after looking for THREE months) and we have lost great team members when they have been kicked out of their homes. We have four team members who are currently in precarious situations and who we may lose, which on a team of 14 is a significant number. Unless there are housing solutions in the immediate future, I don’t know how the business will be able to continue to operate. “

**4. Alternative housing and overcrowding in available rentals are emerging from the housing crisis.**

“We see too many people living on the streets, parked on the boulevards and parking lots, often in residential areas. Our community continually encourages people to come here when we cannot handle the influx. It feels like we are losing our community, and it is not just in the summer months anymore. Sure we need tourism, but where is the balance!?!”

“Lack of long-term rentals and staff accommodation. People living in vehicles on West Main is unacceptable when hygiene is considered. ...”

“Rental houses are overcrowded with several people sharing a bedroom. People live in campgrounds and commute to work. ... People live at the landfill and in the woods and commute to work (seasonally).”

“Overcrowding of staff accommodations that offer no privacy and still charge very high rent.”

“We are very aware of people living in their vehicles. Also, some of our staff live in trailers because they can’t find housing.”

“I have numerous friends that reside in vehicles, sailboats, or have multiple people inhabiting a bedroom in order to have shelter while working in this community.”

**Do you have any comments or suggestions to improve housing in your community?** Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

**1. Increase the stock of affordable housing through a variety of mechanisms**

- Build more apartments for renters
- More senior housing
- Build affordable housing
- Allow carriage houses or detached suites on acreages
- Facilitate building permit process/ provide support in navigating the process and requirements
- Facilitate the rezoning for affordable housing
- Grant funding for home repairs to introduce long-term rental suites
- Incentivize landlords to offer long-term rentals
- Restrict condo development and encourage apartment development
- Require rental properties to provide both short-term and long-term

**2. Expand housing options for seasonal and year-round workers**

- Require new hotel, resort, or apartment builds to provide staff accommodation
- Provide creative solutions, such as village style or container homes
- Build housing specifically for staff accommodations
- Subsidized staff housing for businesses
- Dedicate campgrounds or designated areas as staff housing

**3. Improved taxation on short term rentals and nonresident owners**

- Improvements to property taxes and by laws for no resident owners
- Full time rentals should be incentive as new builds
- Property tax breaks for families who own housing
- Land trust models for affordable housing allowing people to purchase and build
- Split tax classification for short-term and long-term rentals
- Increase cost and/or cap the number of short-term rental business licenses
- Additional taxation on non-resident homes

**Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?**

Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme and by Electoral Area.

- **Alternative Housing Options**

“I plan to live in my car on the logging roads.”

“I have lived here for 30+ years, housing has always been an issue we lived in a travel trailer with no plumbing to start as there were no other options. Now the population has increased so the issue seems more dire.”

- **Short term rentals**

“There needs to be a cap on Airbnb. Ukee has a 0% rental market, and it makes it impossible for families to live and make a living here.”

“With a house in a strata area that is full of Airbnb’s, we choose to rent our basement suite to a young couple working in Tofino. Airbnb’s need limits and if we provide incentives to those who rent instead of Airbnb their place, maybe there can be some change in housing situations”

“Many homes are not bought by people wanting to live in community but by people who rent their homes out as vacation rentals.”

- **Housing is too expensive, especially for the younger generations**

“My niece has been trying to find affordable space for months. My young adult child came to me saying at this rate I am going to be living at home forever. My teen says I might as well not even consider bothering moving out. The price for rent is nuts and unreasonable if there is any rental available.”

“I have three children; all are young adults and all of them feel like they will never be able to afford to move out and live in Ucluelet. I don’t want to live in my home anymore because it is too expensive for me to afford as a single parent. I want to rent it out, but I can’t because my kids can’t afford to move out.”

“It has been very concerning to see housing prices jump to unaffordable levels, as a long time local there is no way we can compete with people coming into the community with money. Any home we could maybe afford is basically in need of serious repair and we would be forced to go into a bidding war and likely pay more than we can afford including costs of extensive repair.”

- **Supportive housing**

“We have been wanting to leave our current situation for years because of air quality issues but the rental market is prohibitively expensive, particularly for a single parent household. Also, my son is 18 so we have just lost our Canada Child Tax Benefit money, which makes the situation even more difficult. He has disabilities and is not yet ready to leave home. Affordable housing is needed to support people in these kinds of situations.”

“More senior housing would be good for those able to pay, as well as affordable for marginal income population.”

“More stay-at-home support”

- **Cohabitation or enduring poor conditions to afford housing costs**

“I have had to consider leaving my job if I couldn’t find housing. As an adult I don’t want to live with roommates but there are very few affordable options for single income persons.”

“Very hard to find housing. I am currently living in a home with a mold problem. Unfortunately, with the lack of options I feel stuck here to figure it out or need to leave town.”

- **Need for changes to bylaws and zoning restrictions**

“I see that rents are on the rise and sales of real estate often displaces the tenants. To increase the availability of rental properties, lane way houses and detached cottages need to become bylaw immediately. Any policy or bylaw regulating short term rental to provide long term rental to residents first is contra-productive and directly impacts the livelihood of those, making it a full-time business. Free up rental properties by making on-property staff housing mandatory for hotels, resorts, and other large-scale operations.”

“Relax on the zoning bylaws. It would make a difference if we could rent out our detached cottage, both financially, and with the housing shortage.”

“My main concern is the bylaws not being flexible to homeowners who are trying to create versatile properties that accommodate both tourism and long-term tenants. I’m not sure of the specific bylaw, but within the last 6 months I’ve heard of two residents submitting plans for personal dwellings with one long term and one short term unit. Their proposals were rejected and revised to include two approved short-term units. I’m afraid this creates a strain on the demand for long term housing and is left to local goodwill to provide accommodation for our residents. With the cost of housing increasing and having to compete with short term rent, cost of living continues to rise. ... If properties were allowed more built-in versatility (I’m not talking trailers in the yard) I think town would be more aesthetically pleasing, create more comfortable homes for our tenants and an integrated community experience for our guests. I believe a positive spin off from this would be more locals creating and investing in opportunities for our community, perhaps expanding businesses and services that would benefit all.”

- **Loss of community resulting from the unreliable housing market**

“There is a constant looming fear and instability living in this housing market, which takes a substantial day to day mental toll. It prevents a feeling of safety and security living in this community. That, in turn, begins to disintegrate the community foundation – when community members and families are constantly uprooted from their living situation, and there is literally nothing available more

affordable, it becomes easier to move out of the community than to continue struggling.”

“Our town is dying due to lack of housing; businesses are having to cut hours or close because there is no staff due to no available housing.”

“Being a renter in Ucluelet is a very uneasy feeling. If something were to change for my landlord, I am pretty sure I would have to leave the community because the housing shortage is so high. It is uneasy to connect to a place where you feel like you probably don't have a future because it is so expensive to buy, and rentals are unreliable. I have a major concern about the community being able to house essential workers. It makes me sad.”

- **No stability in the rental housing market**

“Needing to find a new place to live every year for the last four years due to houses selling or being turned into Airbnb.”

“I live in constant fear that if my landlord decides to move back to town I will have nowhere to live”

“Too many vacation rentals, very difficult for long term locals to find stable housing. My partner and I have moved 3 times in the past 15 months.”

“We had to borrow money from family in order to afford to buy. We chose to buy as we had a son and could not handle the stress of moving again (we moved 6 times in the last 5 years due to unsuitable living situations and our rental turning into a vacation rental.”

“Our property got sold in August and we do not know yet if the tenancy will be kept intact or if we have to move out. If that is the case, we are most likely to leave Tofino (after 10 years) as we cannot find suitable housing for the two of us. But even if we can stay, how do we know that the new landlords are not selling again next year? You feel like you are always in limbo as you cannot predict what will happen next. My spouse and I have decent jobs in town with a reasonable pay but we cannot afford to buy our own (small) house and we are not willing to pay an outrageous amount of rent to pay someone's mortgage.”

“With the instability of renting/the constant risk of being kicked out so that more and more places can be turned into nightly rentals, it would be nice to see the districts looking at solutions for the long-term locals that just want to be able to buy a home to live in or a property to build on.”

## TOURISM AND HOSPITALITY HOUSING NEEDS SURVEY

Date	Location	# of Engagements (approx.)
August to September 2021	Online via TalkTofino Website	28

The tourism and hospitality housing needs survey received **28 responses** from individuals throughout the West Coast Region. Available online beginning in August, most responses were collected between late-August and early September.

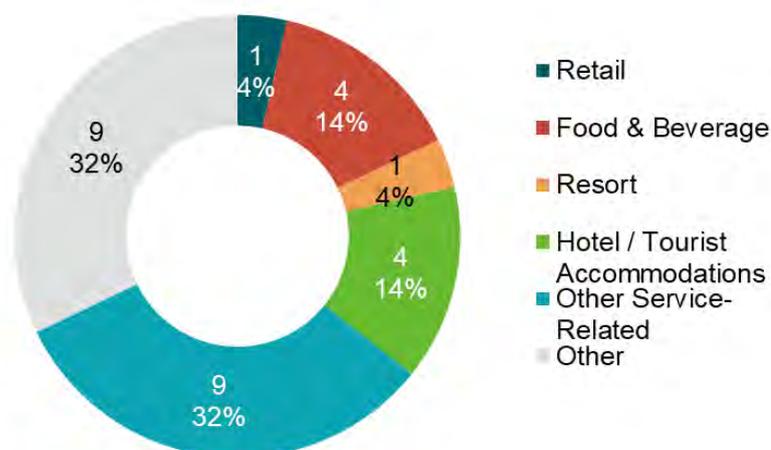
It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

## INDUSTRY OF EMPLOYMENT

**How would you best describe your work in the tourism and hospitality sector?**

The tourism and hospitality sector contains many employers and industries and a variety of working conditions and environments. Respondents were asked to describe their work and were given a series of broad categories. Few respondents indicated their work was at a resort (4%), in food and beverage service (14%) or in hotel and tourist accommodations (14%). Of the 32% that responded “other”, most indicated that they worked in a smaller sub-industry of tourism and hospitality (e.g. spa, photography, tourism marketing, etc.) or that their work was best described by a combination of given categories (e.g. “I work in food and beverage services at a resort.”)

Figure 21: Responses by Industry



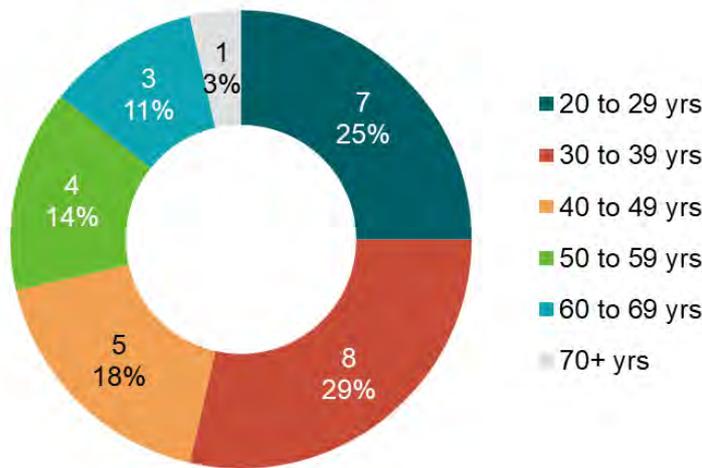
28 Responses Total

RESPONDENT DEMOGRAPHY

**To what age group do you belong?**

Respondents from the tourism and hospitality sector skewed significantly younger than respondents to the general survey. Of the 28 responses, 54% of respondents were between 20 and 39 years of age. An additional 32% were between 40 and 59. Only 14% were older than 60. The largest respondent cohort was from individuals aged 20 to 39.

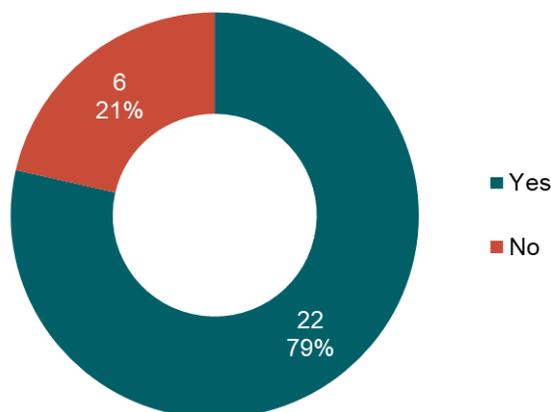
Figure 22: Tourism and Hospitality Respondent Ages



**Do you live in the West Coast Community year-round?**

This question was asked to get an idea of the different needs of mobile, seasonal workers and permanent employees in the tourism and hospitality sector. The vast majority (79%) of respondents indicated they live in the West Coast community year-round and do not move to other communities to work in the off-season.

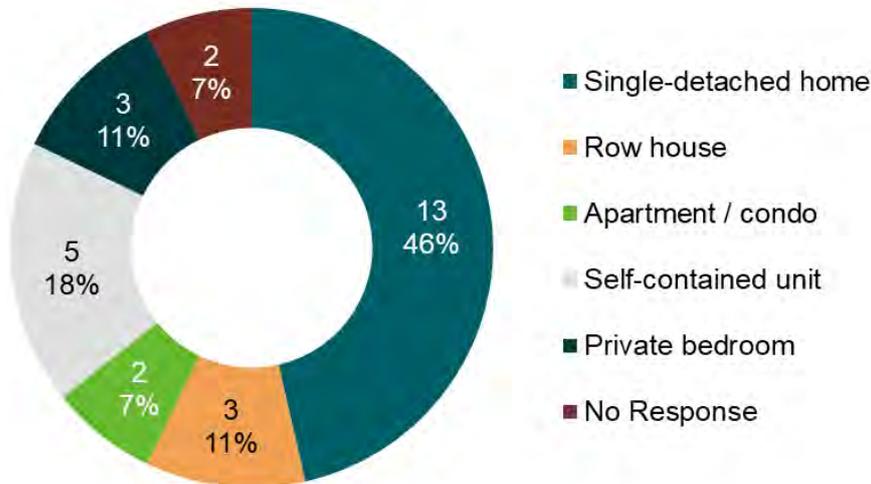
Figure 23: Rate of Permanent Residency in the West Coast Region



**What type of housing do you live in?**

Survey respondents were much more likely to live in a row house or apartment (18%) or self-contained unit (18%) than the general population of the West Coast Community, though the largest number of responses were still from residents in single-detached homes (46%).

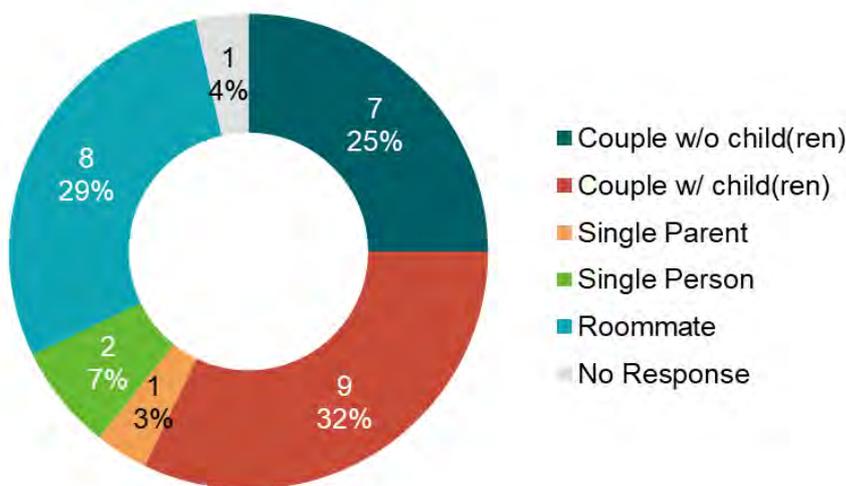
Figure 24: Type of Housing



**How would you describe your household?**

Tourism and hospitality sector workers also had a large variance in household composition. The largest number of responses came from couples with children (32%), but 29% of respondents live with roommates, a much higher number than the regular survey. This is likely indicative of the younger respondent pool.

Figure 25: Household Composition



HOUSING NEEDS

**Does your current housing meet your needs?**

Most respondents (66%) indicated that their current housing meets their needs, however, renters were far more likely than owners to report that their housing is not adequate. More than half of renter respondents (56%) said their housing did not meet their needs compared to only 19% of owners. This is likely indicative of the competitive and difficult to navigate rental market, as well as the challenges renters face saving to purchase a home.

Figure 26: Housing Needs Met - All Respondents

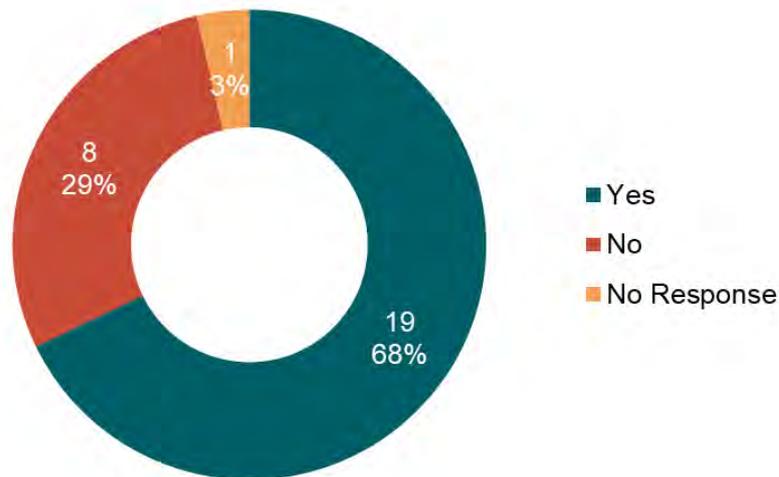


Figure 28: Housing Needs Met - Renters

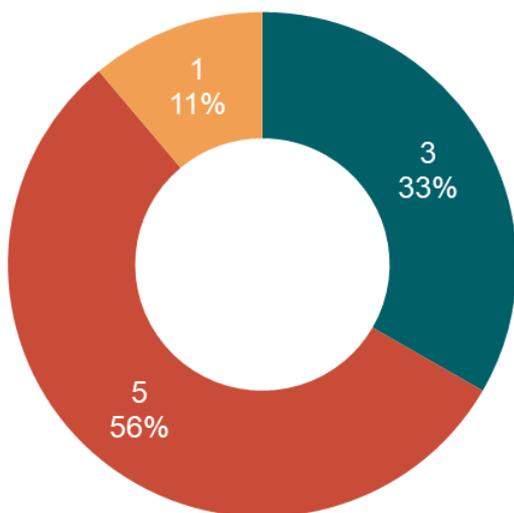
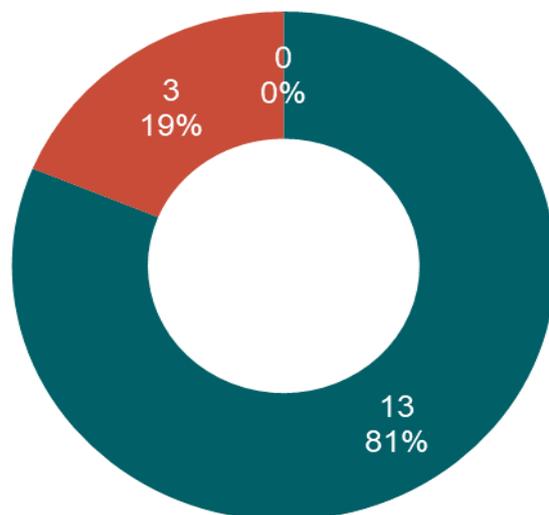


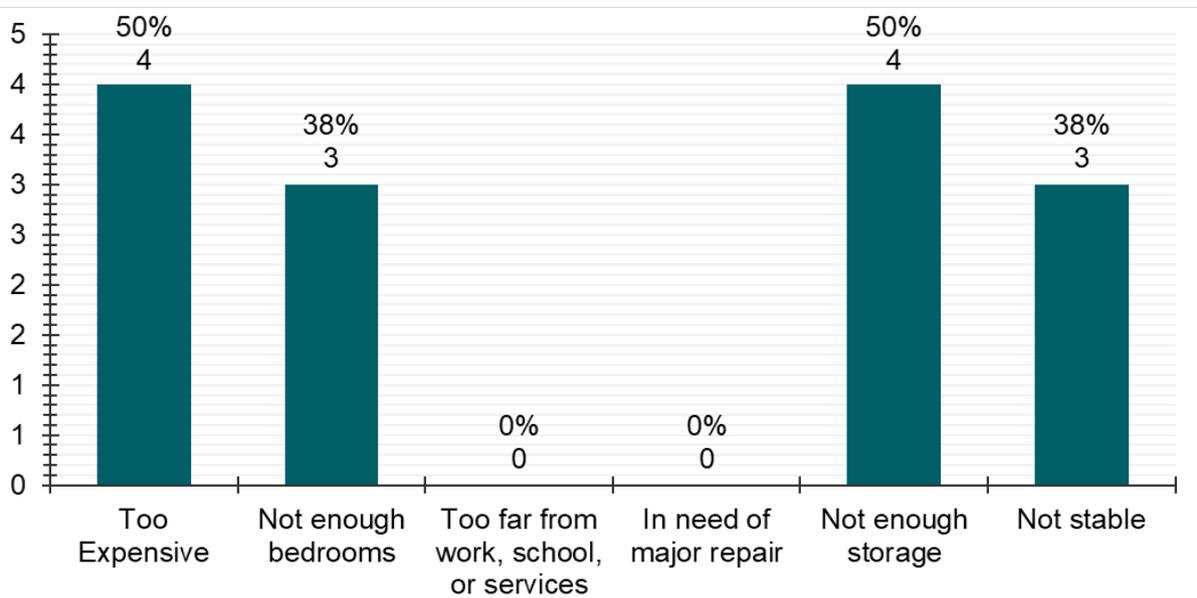
Figure 27: Housing Needs Met - Owners



**Why does your current housing not meet your needs?**

For those that responded their housing was not currently adequate an additional question was added to the survey. Half of all respondents (50%) reported that cost was the largest issue and 50% indicated that storage space was a challenge. Most employed in the tourism and hospitality sector are active participants in the sector and have the added housing challenge of finding a unit with appropriate storage space for associated gear. Condition and location were not major concerns. Reasons did not differ appreciably between owner and renter respondents.

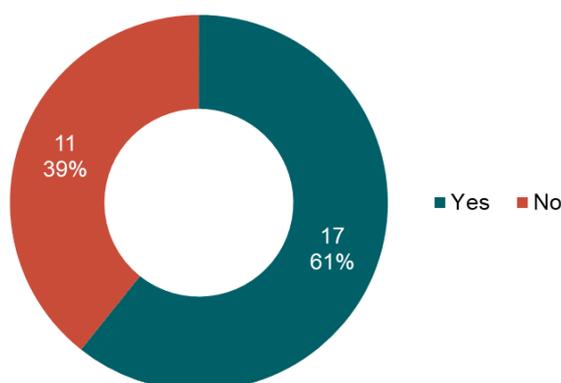
Figure 29: Reasons Housing Does Not Meet Needs



**Have you had difficulty finding or maintaining housing on the West Coast?**

Owners and renters reported having difficulty finding and maintaining housing at similar rates. Thirty nine percent (39%) of all respondents indicated that they have had or are currently having challenges finding or maintaining housing indicating that even those who are currently appropriately housed likely faced challenges finding that unit. This speaks to the challenging overall housing market across the West Coast.

Figure 30: Difficulty Finding or Maintaining Housing



Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)

This question received 14 responses, often generously and thoroughly answered. Most answers touched on the key theme of accommodation for staff and challenges with short term rentals:

- **Quality and Availability of Staff Accommodation**

“The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.”

“I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.”

“Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.”

“I find it difficult to find housing for our staff”

- **Short Term Rentals**

“Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through.”

“I am a 34 year old entrepreneur in the tourism industry and had to change accommodation 3 times over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in”

“you find a place to rent, it sells, and becomes an airbnb - again and again and again”

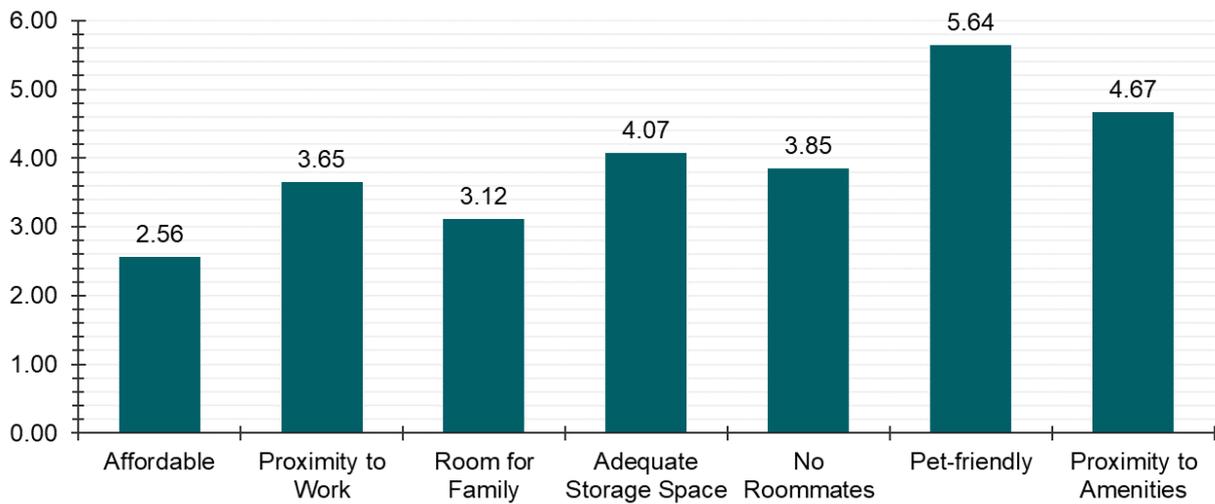
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## PREFERRED HOUSING FEATURES

When looking for housing, how would you rank the following in order of importance with 1 being MOST important and 7 being LEAST important?

Affordability was the most important housing feature for most respondents, followed by room for family and location of amenities. For renter respondents, the order was nearly identical, but affordability was rated even higher at 1.33. It is clear that, though the tourism and hospitality sector have unique needs and challenges, none of the other aspects of housing matter if the unit is not affordable.

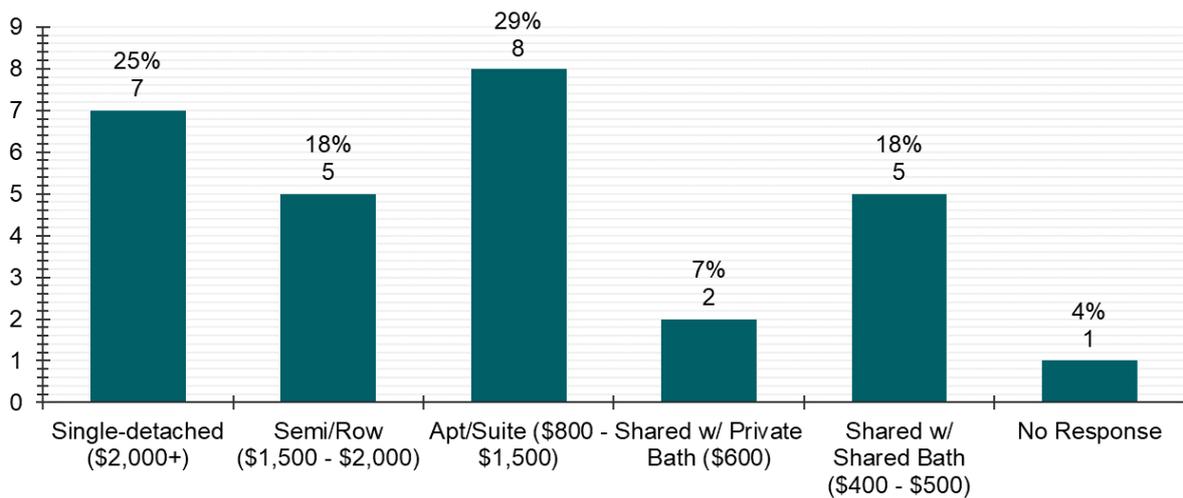
Figure 31: Important Housing Features



If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.

This question was asked to get an idea of which housing typologies the West Coast and its partners should be encouraging. Nearly one-third (29%) of respondents indicated that their needs could be met by a relatively affordable apartment or suite. An additional 25% indicated they would be best served by a single detached home. Though 18% indicated they would prefer a shared house or a semi row house, that number was lower than expected given the number of respondents currently living in detached housing.

Figure 32: Preferred Housing if Available



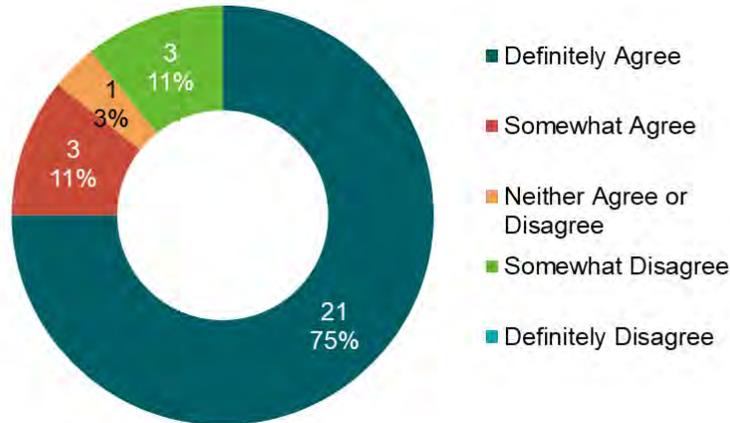
SUMMARY QUESTIONS

Please respond to the following statements:

**Housing affordability is a barrier to living on the West Coast permanently.**

Eighty six percent (86%) of respondents either agreed or strongly agreed that affordability was a barrier to living on the West Coast permanently. Only 11% disagreed or strongly disagreed.

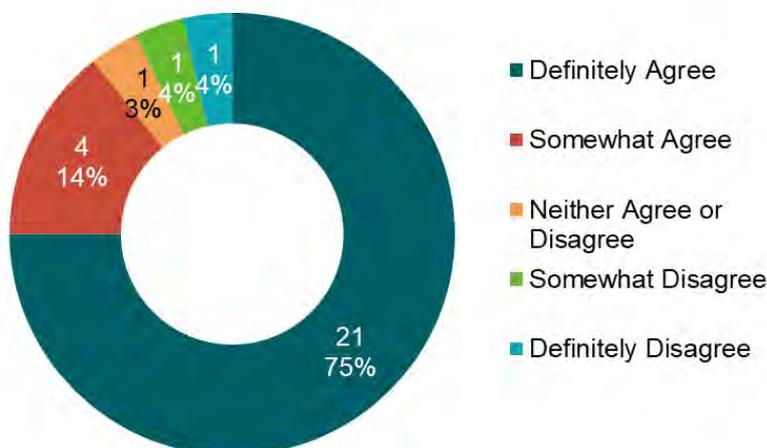
Figure 33: Is Affordability a Barrier?



**It is difficult to find appropriate housing on the West Coast.**

Eighty-nine percent (89%) of respondents either agreed or strongly agreed that it is difficult to find appropriate housing on the West Coast. Only 8% disagreed or strongly disagreed.

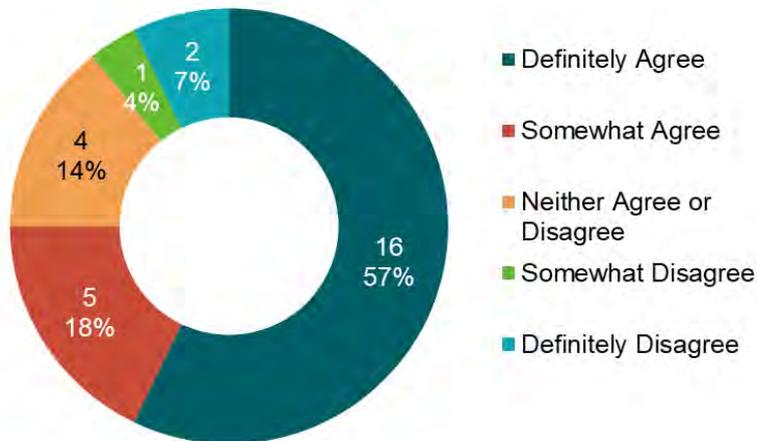
Figure 34: Difficult to find housing?



**If housing costs and availability were not an issue, I would consider living permanently on the West Coast.**

Most respondents (75%) indicated they would consider living permanently on the West Coast if housing was not an issue. Only 11% disagreed or strongly disagreed.

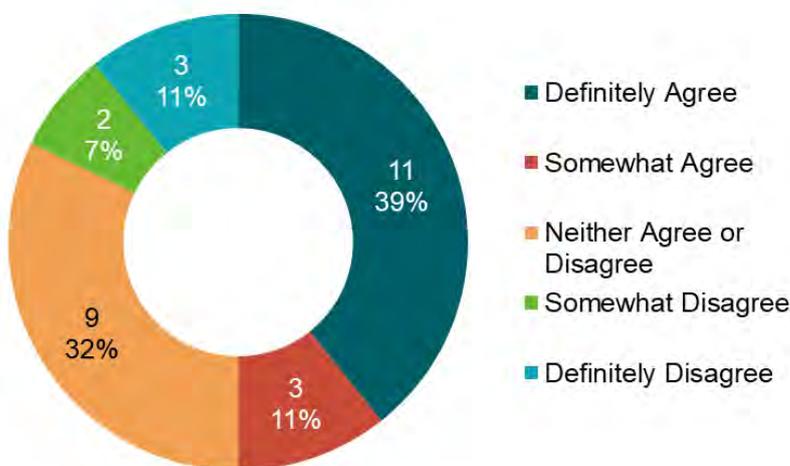
Figure 35: Permanently live on West Coast?



**Housing has affected my decision to stay or work in the region.**

Many respondents (50%) indicated that housing has directly impacted their personal decision to stay or work on the West Coast. This indicated the degree to which the housing and labour markets in the region are deeply interrelated. Only 18% disagreed or strongly disagreed.

Figure 36: Housing affected decision to stay on West Coast?



**Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

The survey received 14 responses to this question. The following themes and responses have been highlighted as indicative of the trends seen across all responses.

- **Housing, especially rental housing, is unavailable or unattainable for many community members.**

“I just have concerns about young families, workers in the service industry.”

- **The housing market and labour shortages are directly linked.**

“We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.”

- **Housing costs are outpacing wages in the tourism and hospitality sector.**

“I’m in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.”

“There should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.”

- **Short-term rentals are exacerbating existing issues.**

“There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.”

“We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated”

“Closing all the vacation rentals operating in zones where vacation rentals are not allowed. There are a lot!!! Imagine all the housings that could suddenly become available to workers.”

“Illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both Ucluelet and Tofino will not be able to function which is currently showing in the number of businesses shutting down”

- **Bylaws changes could improve unit availability.**

“Due to high cost of building and owning real estate, with recent tax hikes as high as 50% in Tofino, property owners are forced to ask high rent. To offset the

housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc.). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses."

## KEY INFORMANT INTERVIEWS

Twelve key informants were interviewed from July to September 2021, including key representatives from regional health organizations, local housing developers, social service providers, and related fields. In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Though all participants were comfortable sharing quotes with researchers, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements (approx.)
August to October 2020	Via Videoconference	12

Location	Position or Organization
Tofino	Fish and Loaves Humane Society
Regional	Alberni Clayoquot Health Network
Regional	Clayoquot Biosphere Trust
Tofino	Tofino Housing Corporation
Regional	Vancouver Island Health Authority
Ucluelet	Ucluelet Chamber of Commerce
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Tofino	Tofino Hospital
Toquaht	Toquaht Nation
Tofino	Tofino Chamber of Commerce
Ucluelet	Pacific Rim Development Cooperative

## KEY THEMES

**1) Lack of Housing Availability**

There is a very real and drastic supply shortage across the West Coast region. Every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people, and that reduced availability of long term rentals is impacting the social, economic, and cultural fabric of their communities. One trend seen as being amplified by COVID has been the prevalence of wealthy homeowners - realizing that they can work remotely in a scenic destination rather than in a bigger city - purchasing properties on the West Coast and driving up real estate prices, while further depleting the already low housing stock. Interviewees frequently remarked on the increasingly large, and often employed, population living in tents, cars and RVs as a key indicator of the lack of housing. Young families in particular struggle to find appropriate rental or ownership opportunities that meets their needs and are moving to other communities as a result. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available.

“There is more housing, but demand has definitely outstripped supply, and a significant chunk has been lost to Air BnBs.”

"We've seen residents have to leave the region because of a lack of housing. Particularly families because of affordability and size. It's effecting the social fabric of the community."

“A new modular home in the trailer park...was the only thing on the market for less than \$500,000!”

“Housing has been an issue for a while, and supply has not increased. Saying the need has become more ‘acute’ is an understatement.”

“Demand has always been high. It’s always been a challenge to meet demand for citizens. It’s probably gone up a little bit in the last couple of years as Citizens are choosing to move back and there are a lot less options in Tofino and Ucluelet.”

## 2) Need for Affordable Rental Housing

Interviewees agree that there has been a steadily growing need for affordable rental housing, especially over the last five years. This need is partly driven by the booming tourism economy, which has increased the demand for rental units by both workers business owners desperate to accommodate seasonal employees to keep pace with the volume of tourists. At the same time, the high cost of living and owning property in the region has given way to a reduction in affordable long-term rental supply as more and more existing and prospective homeowners turn available bedrooms into short term vacation rentals in order to maintain their mortgage.

Rental vacancies are so hard to come by that residents are increasingly being forced to remain in unsafe living conditions. Multiple interviewees shared stories of vulnerable residents dealing with predatory landlords or living in housing conditions that are physically hazardous to them due to mobility challenges, all because there are no other options available to them locally, and they can’t afford to move. Where rental vacancies do emerge, rental rates often price out most residents, especially those earning less than the median income, single-income households, and seniors.

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Prices have definitely gone up in the past 5 years. \$900-\$1,200 used to get you a 1-2 bedroom. Now it’s close to double.”

“Unsafe living conditions because people are crammed into suites or living too many people to a house.”

## 3) Housing for Essential Workers

Closely tied to the rental supply shortage, the theme of workforce housing is worth highlighting separately as it was frequently identified as a key challenge for participating communities as a broad range of workers that are striving, often unsuccessfully to find housing. Informants indicated that essential workers, many of whom earn higher than average wages, are frequently leaving the community or not accepting positions due to a lack of housing. Doctors, nurses, childcare staff, and teachers were specifically mentioned. Many workers who would have been able to afford a stable home a few years ago are struggling to maintain appropriate accommodations.

“Nurses and doctors are very vocal about how they can’t afford to rent or purchase in the community, even with a physician salary!!”

“I’ve lived here for 4 years and I’ve definitely seen the demand increase. Especially on the facebook posts. Nurses, marine biologists, etc. not able to accept their job offers because they have no place to live.”

“An affordable rental is relative. For some “affordable” is \$375, but it’s also causing shortages for high-paying positions – occupational therapists, physiotherapists – these people can’t afford \$3500 a month in rent! This is going to impact our healthcare team, and therefore the community.”

“I know someone who bought 3 years ago at 750K and sold at 1.5M this year when they decided to move. Where is (their replacement) supposed to go if that’s the price of entry?”

#### 4) Staff Shortages and Housing for Tourism and Hospitality Sectors

Another category of workers that was frequently identified as facing disproportionate housing challenges were those employed in the tourism and hospitality sectors. Many positions are seasonal or pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply.

“Anybody in the service industry is very at risk.”

“It’s getting so that you can’t have workers unless you have staff housing. I know one owner who lived in her garden shed and showered with a bucket so she could use her home for staff housing.”

“No more cheap/temporary housing for workers or new residents.”

“The most desperate needs I’ve seen are for both seasonal staff and longer-term staff. We have management-level positions living in illegal trailers because they can’t find rental or ownership options.”

#### 5) Housing for Seniors and Elders

There is minimal housing for seniors and Elders across the West Coast Region, including homes on the ground floor, homes with elevators, and homes with interiors that are properly designed for individuals with mobility issues. Once seniors become less mobile, they are often unable to age in their own home, and in some cases unable to age in their own community due to the lack of options available locally.

In particular, participants identified the need for more rancher-style homes as well as supportive and semi-supportive care options. Supportive housing does not need to offer a full spectrum of supports and services, but some supports such as cleaning services would be very desirable. Persons with a disability would benefit from similar housing options. As a result of this need, seniors are having to move to locations where more comprehensive care options are available.

Though still a relatively young region, housing for Seniors and Elders is expected to grow in importance as the population of the West Coast ages. Older residents want to remain close to their community but feel there are too few options for them to downsize, and that they cannot afford the units that would meet their needs. This leads to people living in larger homes that are too challenging for them to maintain. Accessible units, affordable for those on a fixed or single income can enable older residents to live in their community longer and free up larger homes for younger residents.

“A lot more need for seniors, particularly urban seniors who would like to move home to be closer to government services.”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

“There are a number of older adults who have the financial ability to support themselves to stay in their home, but for the seniors who are on a “fixed income” it is very, very difficult.”

“It would be nice to have more communal living options for Elders and seniors.”

## 6) Condition of Existing Stock

While much of the housing stock in Tofino and Ucluelet is relatively new and well-maintained, interviewees from Toquaht Nation, Yuułuʔiłʔatḥ Government - Ucluelet First Nation, and Electoral Area C indicated that many homes are of substandard quality and are in need of major repairs or replacement. In Indigenous communities it can be very difficult for individuals to secure financing for renovations and in general, cost of construction is often prohibitive.

“Financing is also an obstacle for people who do own homes in the community. Trying to get a loan to finance renovations is extremely difficult.”

“Mould is a major issue.”

“Huge problem with both quantity and quality. Many of the unites transferred to us through treaty agreement were absolutely substandard.”

“I would replace unlivable houses that are being lived in. And I want to see the housing list cut down to nothing. The reality is that only 20 units would support half our community.”

## 7) Need for More Stable, Non-Market Options

In response to the lack of affordable market rental options, interviewees identified stable, secured affordable housing as a key component for meeting the most pressing needs in the West Coast Region. Often referred to as non-market housing and typically funded by BC Housing or the Canada Mortgage and Revenue Corporation (CMHC), these types of units were suggested as an important way to improve housing options and secure rental costs at an affordable rate while the market fluctuates. Families, seniors, and elders were identified as priority populations for non-market intervention. All communities in the study area are exploring how to attract more senior government funding for non-market development and in many communities, co-ops, land trusts, and other non-market models are being brought forward to address housing shortages. The District of Tofino, through the Tofino Housing Corporation is already developing a number of “resident restricted” units and both Toquaht Nation and Yuułu?it?at̓ Government - Ucluelet First Nation operate subsidized units as part of their housing portfolios. Partnering regionally to expanding these offerings will be critical to maintaining affordability while market housing remains out of reach for many.

“The ability to rent in Ucluelet or Tofino is out of reach. A home that would work for them is 1500/2000 just for rent. They can’t afford that  
- I can’t afford that!”

“Affordable housing. Multi-unit housing/subdivisions. Carriage homes. Smaller homes. More density/affordability is really important.”

“If you’re in hospitality or business in Ucluelet and you don’t have housing you are at the mercy of the market.”

“Challenge providing “very affordable” housing – at subsidized rate.”

## 8) Stigma Around Affordable and Supportive Housing

When asked about barriers that make working to address housing on the West Coast a challenge, interviewees often commented on the frequent pushback from community members in opposition to new affordable and supportive housing projects that came forward in the past. There is a keen awareness of a vocal segment of the population that favour resort and seasonal staff housing development over long term, affordable and supportive housing. Many interviewees suggested there is a need for education and awareness-building in the community around the lack of investment in affordable and supportive housing in the region, and how it is now being felt in communities. Youth and individuals with mental health and addictions challenges were identified as the two most underserved population groups in greatest need of housing in the community, however, local organizations have struggled to make traction in addressing this area of need due to a lack of understanding and motivation among stakeholders.

“There’s no safe place or protocol for youth, and any existing units are very informal”

“There’s definitely a divide around affordable housing.”

“There is a force against having any kind of affordable community housing.”

“Right now, people have to move away for acute services, but there are no after-care or ongoing services here. When people come back they are often “jumping into the deep end” and it can be very difficult to maintain sobriety.”

## 9) Development Challenges

Interviewees highlighted limited land availability, servicing pressures such as local water supply quickly reaching its carrying capacity, and the high cost of building as significant barriers to delivering new and affordable housing on the West Coast. The cost of building was especially constraining in Indigenous communities which are located off the highway and often quite far from Tofino and Ucluelet. This brought up an additional affordability challenge as transportation costs can make living in your traditional community very expensive.

Interviewees are very aware of what their community’s needs are, but organizations often do not possess the up-front funds or the tools required to initiate housing projects. Two interviewees expressed the view that the permitting process in Tofino is prohibitive to new and creative housing options, remarking that slow permitting times and significant fees contributed to the barriers of delivering new units.

Interviewees from Toquaht Nation and Yuułuʔiłʔatḥ Government - Ucluelet First Nation identified internal capacity as a critical constraint to developing more units. Though a priority for both governments, staff ability to maintain current government functions while expanding housing development is a challenge. Both Treaty Nations indicated a desire to build and operate new units in the near term to provide needed housing for Members and Citizens who would like to return to Treaty Lands.

“The District is right on the edge of running into a real challenge; it has happened in the past and this year might be one too because of a real shortage of rainfall”

“We live in a remote community 40 minutes from the closest town. The cost of fuel is quite extensive. As an example, I pay \$600 a month in gas to go to work and back and to run errands.”

“We’re in a very interesting place in the history of our community. We are the founding mothers and fathers of our new nation. We’re setting out the building blocks and housing is going to be one of the keystone pieces.”

## 10) Funding is Needed from Senior Levels of Government

There is a growing recognition among local housing stakeholders that communities are being tasked with providing housing services to larger populations and taking on larger burdens, without additional funding to compensate. Most key informants understand the limitations of Municipal, Regional, and Indigenous Government to address housing issues and feel their work is reasonably supported in that context. However, nearly all interviewees feel that more support is necessary from higher levels of government to address housing needs across the West Coast Region. The form and function that

support can take ranges from increased direct housing subsidies through BC Housing, to more comprehensive programs to support Treaty Nations.

“Getting rents that even serve the median income requires government support; to offer rents that serve lower wage jobs like those offered at restaurants and surf shops requires even more.”

### 11) Strong Non-Profit Culture and Local Government Commitment

The West Coast’s non-profit community is an incredible asset. Informants repeatedly stated how proud they were of the support services that are offered and the well-connected networks that have been formed and maintained. Though resources and supports for non-profits are limited, the West Coast has the ability to expand its community and non-profit driven housing options. Similarly, most interviewees mentioned the willingness of the local, regional, and Indigenous governments to partner on housing issues and development projects. While there are areas for improvement, including greater regional housing partnership and supplementing non-profit capacity, the West Coast is clearly a strong, committed community.

“THC has been able to do some good work with a good budget, but there is a place for more non-profit models.”

“There are enough people and organizations, we just need some direction and some concrete places to put our collective efforts!”

### 12) Regional Housing Collaboration

Almost every informant suggested increased regional housing collaboration as a productive way to address housing concerns. Most were glad this study was being conducted regionally and many suggested that each community could contribute differently to housing shortages. For example, some communities may have more developable land, while others may have expertise and ability to manage non-market projects. In addition to conducting future housing studies through a regional lens, many informants would like to see a Regional Housing Corporation established to collectively offer new non-market units and grow the non-market portfolio more quickly. This would reduce competition for new funding, prioritize critical shortages, take advantage of dispersed regional resources, and increase operations efficiency.

“We each have something we could contribute together. There is an opportunity for collaboration that benefits all communities.”

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

“A regional housing management group would be great. The scale for housing management to be run efficiently is not there right now; uncomfortable in a small community when you’re making housing decisions for your friends, coworkers, neighbours.”

## FOCUS GROUPS

Ten focus groups were conducted from August to September 2021, with representatives from health and social services sectors, local chambers of commerce, planning advisory committees, and municipal, regional and First Nations governments and staff. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights into housing needs, opportunities, and challenges across the region were collected. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the West Coast Region.

Group Theme	Invitees/Participants
Regional Health, Community Housing Needs, and Impacts of Covid-19	Vancouver Island Health Authority <ul style="list-style-type: none"> <li>Public Health Physicians</li> <li>Public Health Staff</li> <li>Environmental Health Officers</li> </ul>
Chambers of Commerce	Executive Directors and/or Staff from Municipal and Alberni Valley Chambers of Commerce
Housing Issues in Electoral Area 'C'	Electoral Area Directors, members of Advisory Planning Committee
Housing Needs and Social Services – West Coast Focus	Coastal Family Resource Coalition members
Housing Needs and Social Services – Regional Focus	Alberni Clayoquot Health Network members
Ucluelet Housing Needs and Policy Interventions	Members of Ucluelet Council
Tofino Housing Needs and Policy Interventions	Two sessions with members of Tofino Council
Toquaht Nation Housing Needs and Development Goals	Staff and Elected Officials from Toquaht Nation
Yuutu?i?ath Government – Ucluelet First Nation Housing Needs and Development Goals	Staff and Elected Officials from Yuutu?i?ath Government – Ucluelet First Nation

Date	Location	# of Engagements
July and August 2021	Videoconferences	6
September 15, 2021	Ucluelet Community Centre	1
September 15 and 16, 2021	District of Tofino Municipal Offices	2

The focus group selections were developed to meet the following engagement goals:

1) Vancouver Island Health Authority (Island Health)

Though mostly associated with acute care, Island Health regularly engages with housing issues through its environmental health positions. Staff also understand the importance of housing as it relates to broader community health and Island Health provides in-home and in-facility care services to seniors, Elders, and other population groups that need ongoing health

support. This group also discussed the impacts of Covid-19 on housing supply in West Coast communities.

## 2) Health and Community Services

This encompasses organizations whose mandates go beyond housing and focus on broader issues of poverty-reduction, health, and community building. Though not necessarily involved directly in housing provision they can provide better idea of who is struggling to find and remain in housing across the region. The project team held focus groups with both regional health and social providers and local providers through the Alberni-Clayoquot Health Network and Coastal Family Resource Coalition.

## 3) Chambers of Commerce

Lack of housing, especially low-end market rentals, disproportionately affects key industrial, service sector, and even public sector employers who struggle to find housing for staff. Determining what types of housing are most needed to attract and retain quality employees will factor into future land use decisions at municipal and regional levels. Chambers of commerce are often acutely aware of the issues local hospitality, sales, and service industries are facing and provide valuable input about the realities of housing insecurity across the income spectrum.

## 4) Municipal and Indigenous Community Staff

Municipal and Indigenous Community staff deal with the ramifications of affordable housing on a daily basis and can provide key insight into the tools that are working for local government and policy challenges they are facing. They also work with elected leaders and interact with community members with writing or revising key planning documents and making recommendations. In Indigenous communities, staff often additionally responsible for housing portfolio management and housing development.

## 5) Electoral Area C Focus Group (Long Beach Electoral Area 'C' Advisory Planning Commission)

Municipalities are often well represented in housing studies as data is more available and can be expressed with higher definition. Municipalities in this study also had higher rates of participation in surveys and were well represented in key informant interviews. This focus group was designed to capture experiences specifically from Electoral Area C, with input from the Long Beach Advisory Planning Commission, and the housing issues faced by residents.

## 6) Elected Officials

Ultimately, elected local officials are responsible for framing their community's response to housing issues. They regularly hear from the public about challenges facing residents and can provide key insight specific needs. In addition to discussing needs and project findings, these sessions highlighted potential policy responses that had been outlined in other engagement activities.

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### KEY THEMES

Many of the key themes discussed in focus groups were repeated in key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

#### 1) **Lack of Available and Affordable Housing, Especially Rental Housing**

All focus groups highlighted the need for housing and a lack of vacancy across the West Coast region. Municipal representatives spoke about rental housing for young families, electoral area representatives commented on rental housing for semi-permanent or seasonal workers, young families, and those with pets, and health and social service providers stressed that affordable temporary and long-term housing was desperately needed across the spectrum, but particularly for youth, those with mental health and addictions issues, and essential workers.

Many commented on the poor condition and increasing scarcity of existing affordable options. Social service and health professionals are finding it more and more difficult to help the clients they serve while they remain in the community as their current situations are unhealthy, but safe and affordable living situations are unavailable to them unless they leave the West Coast. As discussed in key informant interviews, affordable and available housing is equally imperative for those making the median income or less, and for those who may only have one earner in their household. Holding taxable value at purchase price, adding restrictions to short term rentals, and creating more incentives for homeowners who offer long-term rental housing were suggested as a potential solutions to protect and grow local affordable rental stock.

Focus group participants commented on the impact of limited affordable rental and ownership options on the ability to attract employees and retain staff for key community services, including retail and hospitality, healthcare and educational services. In First Nations communities, this lack of availability was emphasized as a barrier to bringing members home who want to live on Nation lands, contributing to long waiting lists for available units that have seen little movement in recent years.

## 2) Increase in the Number of Residents Needing Non-Market Housing and Housing with Supportive Elements

Focus group participants made it abundantly clear: those with the greatest need across the West Coast region are those with the least supports available to them. Supported housing is difficult to develop, not only because of false community perceptions about below market housing, but also because of limited funding and available land. Participants suggested that local governments should prioritize non-profit, affordable, and supported housing through zoning, fast tracking, and development cost waivers or reductions when possible.

In Tofino and Ucluelet especially, emergency housing for people experiencing homelessness or fleeing violence is overwhelmed and under supported. Comments from social service providers suggested heightened concern about the condition of housing for young adults, children and single parents who cannot afford safe rental through the market. Increased support for organization and institutions working with low-income families and those with mental health and addictions issues was indicated as a priority by focus group participants, especially in the wake of Covid-19 which has hit underhoused populations especially hard.

As the costs of rentals outpace incomes and people from wealthier markets move to communities like Ucluelet and Tofino, residents will increasingly need stable, secure, non-market housing, with and without supports. In most municipalities, a relatively small number of units should make a big difference to those who need housing the most. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

## 3) Housing for Essential Workers

Housing for workers is a key issue in Tofino and Ucluelet that impacts the entire region. A booming tourism economy is putting additional stress on an already limited rental stock as hospitality sector employers desperate to fill seasonal staff shortages have been pre-emptively purchasing the few available properties suitable for renting. Some participants highlighted the need to address businesses seeking to grow and expand their businesses to meet demand from tourists, without acknowledging the constraints the town is facing and lack of infrastructure to support such growth.

Health care was emphasized as a key industry under significant pressure in the region due to increased demand for patient care arising from an influx of visitors and seasonal workers in recent years, coupled with diminished capacity to retain the qualified professionals needed provide care due to lack of housing. As the few remaining reliable rental units previously contracted to house healthcare professionals new to the community have been sold off or converted to short term vacation rentals, hospital administrators are finding it more challenging each year to staff units and programs due to the lack of affordable rental and home ownership opportunities. Similar concerns were raised about schools in the region, with participants noting a growing trend of families leaving the community when their children reach high school age, a move attributed to the poor quality of local high school programs and related to a shortage of teachers.

#### 4) **Development Difficulties and Where to Start**

Several key development factors make it more difficult to develop affordable in the West Coast region than in other parts of the province, a reality that was touched on by a number of focus group participants. As mentioned in the interviews, limited land availability within Tofino and Ucluelet poses a significant up-front challenge to getting any residential development constructed, and even more so for a larger multi-unit complex. Across the region, local governments are also facing a lack of servicing capacity to accommodate even the next 2-3 years' worth of development. Factors such as the local water supply soon reaching carrying capacity, to sewer and other utilities upgrades required but needing additional funding and/or time in order to complete were also noted. At the same time, the cost to build on the West Coast is higher than ever; even for those with land, focus group participants shared stories of being quoted near \$500 per square foot to construct smaller residential infill projects. These development pressures have certainly contributed to rising housing costs and make affordable projects difficult to get off the ground.

#### 5) **Downloading of Responsibilities from Higher Orders of Government**

Some focus group participants mentioned feeling that the Federal and Provincial governments have downloaded the responsibility for creating affordable housing to municipal and non-profit organizations who lack the resources and expertise to build and manage housing. Though many felt encouraged by their Municipalities taking steps in recent years in response to the shortage, some elected officials felt they were faced with similar housing challenges as larger urban centres in BC, but with much fewer resources at their disposal to meaningfully address the issue.

Regional collaboration was a suggestion for how to leverage different communities' assets in order to see more affordable units built and address internal capacity issues to manage complex development projects. Several participants also suggested the need to prioritize "gentle density" or lower density forms of infill on already developed land and allowing dwelling in RVs as potential tools to overcome building challenges.

#### 6) **Change in Mindset/Stigma Reduction Around Poverty and Mental Health**

A commonly noted barrier to addressing housing need in Tofino and Ucluelet in particular was a need for understanding of housing as a basic human right in order to counter local resistance to developing affordable housing. Several participants noted significant pushback from community members when policy changes in favour of affordable and/or supportive housing development or actual projects were proposed in recent years. Some attributed this to stigma associated with housing for people living with mental health challenges and/or with lower incomes, while others attributed it to the “financialization” of housing, or a view of housing as a commodity rather than an essential social good. In many cases, participants who have encountered such resistance feel this is one of the fundamental issues to address related to housing on the West Coast, and see it as an important area for growth. Clearly, there’s an opportunity here for some education about the need to and importance of housing vulnerable population groups like youth aging out of care, families living on low incomes, and people struggling with mental health and addictions.

#### 7) Challenges Developing on Treaty Lands

Participants from Toquaht Nation and Yuułuʔiłʔatḥ Government – Ucluelet First Nation stressed that the development challenges faced by other West Coast communities are more acute for building housing on Nation lands. Though available land is less of an issue than in other parts of the West Coast, Treaty Nations see additional barriers to funding new housing projects due to more limited government revenue sources, and the numerous obstacles associated with securing bank mortgages on Nation lands, including the requirement for the Nation to back individual citizen’s mortgages which forces government to carry additional risk for any form of housing.

A strong demand from Elders looking to move back to their ancestral territory, but who require or will soon require housing with social supports will be a challenge to facilitate. Supported and semi-supported housing necessitates additional funding to construct and operate, and a lack of servicing capacity poses further challenges in meeting local First Nation housing needs. Transportation was also highlighted as a barrier to seeing additional housing built on Treaty Settlement Lands, attributed to the remote location of several First Nations communities and challenging road conditions which adds a premium on to construction costs, as well as to the cost of living in Macoah or Hitacu. Participants felt this would be less of a barrier if more services such as childcare and schools were available on lands, but such programs aren’t anticipated to be viable without more housing in the communities.

Finally, internal capacity raised as a common concern among West Coast First Nations, which tend to have fewer staff and more centralized control over housing issues than off-Nation authorities. First Nations participants suggested that more housing could be achieved by decoupling housing from the Lands department, adding staff dedicated to housing specifically, and devolving the responsibility of approving housing applications away from executive leadership.

## APPENDIX A: COMMUNITY HOUSING NEEDS SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) Which community do you live in?**

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Other (please specify): \_\_\_\_\_

**2) What is your gender?**

- Male
- Female
- Non-Binary / third gender
- Prefer to self-describe: \_\_\_\_\_

**3) Do you or anyone in your household identify as First Nations, Inuit, or Métis?**

- Yes
- No

**4) (DISPLAY IF "YES" TO QUESTION THREE) Please tell us what Nation or family your household member(s) identify as a member of:**


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**5) To which age group do you belong?**

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

**6) What is your approximate annual household income (before tax)?**

- Under \$10,000
- \$10,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$89,999

- \$90,000 - \$109,999
- \$110,000 - \$149,999
- \$150,000 +

**7) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with my extended family
- I live with roommates (living in same dwelling, sharing common areas such as kitchen, bathroom, etc.)
- Living with other tenants (living in same dwelling, but little or no shared indoor common space)
- Other - please describe: \_\_\_\_\_

**8) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, staying with relatives) - please describe: \_\_\_\_\_

**9) Do you rent or own your housing?**

- Rent
- Own
- Live with family or friends and pay reduced or no housing cost
- Other - please describe: \_\_\_\_\_

**10) Approximately how much does your household spend on heat and utilities each month on average?**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400+
- Utilities included in rent

**11) How do you primarily heat your home?**

- Natural Gas

- Electric
- Wood Burning/Pellet Stove
- Oil
- Solar
- Diesel
- Geo-Thermal
- Other - Write In: \_\_\_\_\_

**12) In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable?**

- Yes
- No
- I don't know

**13) Approximately how much does your household spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?**

- Less than \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749
- \$2,750 - \$3,249
- \$3,250+
- Prefer not to say

**14) Do you believe your housing costs are affordable for your household?**

- Yes
- No
- I'm not sure

**15) Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400 - \$499
- \$500+
- Prefer not to say

**16) If you or your household had difficulty paying your energy bills in the past, did any of the following happen? Check all that apply.**

- Kept the home at a temperature too cold to be comfortable
- Not enough money for food

- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (e.g. washing machine, dryer, oven)
- Held off on important expenses (e.g. medications)
- Not enough money to spend on leisure activities
- Less time with friends or family because it is not affordable
- Held off paying other bills (e.g. credit cards, mortgage, rent, phone)
- Other - Write In: \_\_\_\_\_
- Not applicable

**17) If money is tight, what are the first things your household goes without? Check all that apply.**

- Food
- Other Bills
- Transportation
- Medicine or medical equipment
- Entertainment and leisure
- Children's activities
- Internet or phone
- Other - Write In: \_\_\_\_\_
- Not applicable

**18) Does your current housing meet the needs of your household?**

- Yes
- No
- I'm not sure

**19) (DISPLAY IF "NO" OR "I'M NOT SURE" TO QUESTION EIGHTEEN) If not, why is this the case? Please select all that apply:**

- Too expensive
- Not enough bedrooms
- Too far from work, school, or services
- In need of major repair
- Not accessible
- I don't feel safe
- Other - please describe: \_\_\_\_\_

**20) In the next five years do you think any of these will be a problem for you? Check all that apply.**

- Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Cost to repair and maintain my home
- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)

- ( ) Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)
- ( ) Size of living space
- ( ) Other - please explain: \_\_\_\_\_

**21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

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**22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?**

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**23) Do you have any comments or suggestions to improve housing in your community?**

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## APPENDIX B: TOURISM AND HOSPITALITY HOUSING NEED SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) Which participating West Coast community do you live in or are you a member or Citizen of? Please select all that apply. For example, if you live in the District of Ucluelet, but are a member of Yuuʷuʷiʔath̓ Government – Ucluelet First Nation, please select both responses.**

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Tla-o-qui-aht First Nation
- Toquaht Nation
- Yuuʷuʷiʔath̓ Government – Ucluelet First Nation
- Other, please describe: \_\_\_\_\_

**2) Do you live in the West Coast Region year-round?**

- Yes
- No, I live in the West Coast Region seasonally.
- Other, please describe: \_\_\_\_\_

**3) What is your age?**

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

**4) How would you best describe your work in the hospitality industry?**

- I work at a resort
- I work in food and beverage service
- I work at a hotel or with other tourist accommodations
- I work in retail
- I work in another service-related business (e.g. whale watching, surfing, etc.)
- Other, please describe: \_\_\_\_\_

**5) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse

- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, living with relatives), please describe: \_\_\_\_\_

**6) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with other tenants (living in a same dwelling, but little or no shared common space)
- Other, please describe: \_\_\_\_\_

**7) Do you rent or own your housing?**

- Rent
- Own
- Housing Provided by Employer (i.e. Staff Housing)
- Other, please describe: \_\_\_\_\_

**8) Does your current housing situation meet your needs?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**9) (DISPLAY IF ANSWER TO Q8 IS “NO” OR “OTHER”) If not, please select all that apply:**

- Too expensive
- Not enough bedrooms / not big enough for my family
- Too far from work and services
- In need of major repair
- Not enough storage
- Not stable
- Other - Write In: \_\_\_\_\_

**10) When looking for housing, how would you rank the following in order of importance? (1 - most important, 7 - least important)**

- { } Location - close to work
- { } Location – close to services/shops/restaurants
- { } Adequate storage space
- { } Enough room for my family
- { } Affordable
- { } No roommates
- { } Pet-friendly

**11) If it was available, which of the following would be an acceptable housing situation for you?  
Please select only the most appropriate option.**

- Single-detached home, \$2,000+/month
- Townhome or semi-detached home, \$1,500 to \$2,000/month
- Apartment or suite, \$800 to \$1,500/month
- Shared accommodation with private bathroom, \$600/month
- Shared accommodation with shared bathroom, \$400 to \$500/month
- Other, please describe: \_\_\_\_\_

**12) Have you had difficulty finding or maintaining housing in the West Coast Region?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**13) (DISPLAY IF ANSWER TO Q12 IS "YES" OR "OTHER") Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**


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**14) Please respond to the following statements:****Housing affordability is a barrier to living in the West Coast Region permanently.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**It is difficult to find appropriate housing in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**If housing costs and availability were not an issue, I would consider living permanently in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree

Strongly Disagree

**Housing has affected my decision to stay or work in the West Coast Region.**

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

**15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

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## APPENDIX C: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

**Thank you for your interest in housing across the District of Tofino, District of Ucluelet, Alberni-Clayoquot Regional District (ACRD) Electoral Area 'C' Long Beach, Tla-o-qui-aht First Nation, Toquaht Nation, and Yuułu?it?ath Government!** Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

#### Interview Questions:

- 1) **Can you please tell us:**
  - About your organization
  - How you hear about housing need through your position?
  - If you offer any housing or housing related services?
  - Do you serve any specific population groups? If yes, please explain.
- 2) **Why do you feel housing is an important issue in the West Coast Region?**
- 3) **Are there specific groups you see facing more housing challenges?**
  - Seniors
  - Families
  - Renters
  - Individuals with disabilities
  - Women and children
  - People with an Indigenous identity or who are part of a visible minority
- 4) **Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?**
- 5) **If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?**
- 6) **Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?**
- 7) **What are some barriers that make working to address housing in your region or community a challenge?**
- 8) **If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?**
- 9) **How can we make this report more useful to you or your organization?**

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

## APPENDIX D: FOCUS GROUP QUESTIONS

Each focus group consisted of a 20- to 30-minute presentation of preliminary data and engagement findings followed by a facilitated discussion around key questions:

**1) What are the critical housing needs you see in your region?**

Prompts:

- Rental Housing
- Ownership Housing
- Housing for Specific Populations
- Housing with Supportive Elements
- Specific Housing Services or Supports

**2) What is working in your region?**

Prompts:

- Strong Market Demand
- Supportive Policies
- Responsive Local Governments
- New Infrastructure
- Culture of Collaboration
- Non-Profit Housing Sector

**3) What is not working? What challenges or obstacles are you facing?**

Prompts:

- Funding
- Land
- Partnership
- Supportive Policy
- Community Perspectives/Stigma

**4) Are there specific resources or strategies that would help you address need in your communities?**

Prompts:

- Policies
- Partnership Models
- Additional Studies
- Examples from Other Communities

**5) How can we make this report more useful for you?**

Prompts:

- Reporting Structures
- Highlighted Geographies
- Public Events

## APPENDIX E: COMPLETE "OPEN ANSWER" RESPONSES, COMMUNITY SURVEY - UCLUELET

Provided without analysis, the complete list of all "open answer" responses given for questions 21 through 23 of the Regional Survey from Ucluelet respondents.

**21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

**Responses**

My house is also a rental income property. The main level is a two-bedroom rental. I heat with electricity and wood fired insert - blows heated air through the house.

There is a constant looming fear and instability living in this housing market, which takes a substantial day to day mental toll. It prevents a feeling of safety and security living in this community. That, in turn, begins to disintegrate the community foundation- when community members and families are constantly uprooted from their living situation, and there is literally nothing available nor affordable, it becomes easier to move out of the community than to continue struggling.

District doesn't make it easy enough to create new affordable housing such as converting a backyard shop to long term rental.

There is not enough rental unit available in town for the population and the price for buying is just way too high for the average wages paid in town

We are extremely lucky to be employed in good jobs that allow us to live here. Not everyone who provides the services needed in this community are so lucky, and we consider ourselves privileged. We fully support community housing initiatives that would result in more obtainable housing option for community members.

Purchased a home larger/more expensive than needed because there were not a lot of options. Cannot help feeling guilty for taking up space that could be used by a family or even two. We are also spending more than we would like to maintain the house

I have been lucky with housing since I have lived out here but I am one of the people that bought a house when it was affordable..

Planning to buy in the next few months.

If I didn't live in staff housing I simply wouldn't be able to afford to live in Tofino

After 20 years of living in ukee I have been evicted for landlords family moving here.. with the housing crisis I very well can be homeless

Stop allowing vacation rentals market is already flooded  
More long term rentals in residential area is required for people to live and in town

Allowing short term accommodation in RVs is not the solution in fact it embolden visitors or van lifers to camp in all sort of public or private areas with no recourse .

Public areas like shopping center parking lots or Hotels and motels parking lots become over night free parking areas as these businesses do nothing to stop from occurring no penalty to anyone .

Public drunkenness , public and private areas turning into latreans and property damage and theft.

No enforcement of bylaws

I am curious about the clearing of land by the log sort  
And wonder if it could host tiny/3d printed homes and a bit of community structure. It's close enough to town.

We're lucky to have purchased a long time ago and even still struggled to make it work at the start. The real estate prices raising with each sale now it seems. Short term rentals have now taken over monthly/long term rentals that once existed. Friends and colleagues taking jobs where rentals are easier to find. No idea how anyone in hospitality, labour, etc will be able to get their feet on the property ladder. Would be nice to see residential areas more residential than constant stream of tourists accessing air b and b homes/units. Could there be incentives for homeowners to rent year round to locals working? Maybe not enough to make a difference due to mortgage payments?

Very few options

Just the rental cost of being in ukee, some people don't understand what affordability is

My niece has been trying to find an affordable space for months. My young adult came to me saying at this rate I am going to be living at home forever. My teen is I might as well not even bother considering moving out. The price for rent is nuts and unreasonable even if there is any rental available.

I have had to consider leaving my job if I couldn't find housing. As an adult I don't want to live with roommates but there are very few affordable options for single income persons.

I wish there were more rentals for local long term tenants to live in rather than all the Airbnb's. If only there were more incentive for home owners to rent long term.

Would love to set some longterm roots in this community but have been playing musical chairs with housing rentals since living here. I paid \$1000+ to live in a moldy converted garage because "that's what you have to do in this town" for housing. We'd love to purchase a home but given the income we make plus the fact a starter home goes for over half a million here, that will never happen. We even considered buying in the trailer park but after mortgage, pad rental and utilities it would be over half our income, especially in the slow season.

I think you need to include property taxes when you address housing costs.

We have been wanting to leave our current situation for years because of air quality issues but the rental market is prohibitively expensive, particularly for a single parent household. Also, my son is 18 so we have just lost our Canada Child Tax Benefit money, which makes the situation even more difficult. He has disabilities and is not yet ready to leave home. Affordable housing is needed to support people in these kinds of situations.

Needing to find a new place to live, every year for the last 4 years due to houses selling or being turned into Airbnb

There are no long term rentals anywhere on the coast for residents, those that are available are at price points consistent with a city like Victoria.

We got very lucky finding a room in our friends house. However it will not fit our needs forever. We will need to move to a more affordable community because rent prices are going up to steeply as well as the cost to buy homes.

I have three children all are young adults and all of them feel like they will never be able to afford to move out and live in Ucluelet. I don't want to live in my home anymore because it is too expensive for me to afford as a single parent. I want to rent it out. But I can't because my kids can't afford to move out.

Indo not want my tax dollars going towards affordable housing initiatives

I feel immensely lucky to have a house in Ucluelet but find the housing and rental market to be very concerning for the future of the community. The housing market and the vacation rentals affect many around me.

Too many Air B and B at the expense of homes for people committed to living and working in the community.

Due to unresolved issues with the park owner and the District, improvements are difficult and/or impossible and there is a definite concern for continuing tenure.

Too many houses built non the waterfront. This should be reserved for the public trail

More senior housing would be good for those able to pay, as well a affordable for ,marginal income populcation.

We feel very lucky to have found a space in an apartment building.

I would like to see zoning flexibility for duplexes and secondary suites.

What is deemed affordable housing in this district is laughable. A trailer being sold for 200k + is ridiculous - that is not affordable or reasonable

I would like to see small “carriage houses” permitted on properties that have the space. It would add value to properties and help with low cost rentals.

I see that rents are on the rise and sales of real estate often displaces the tenants. To increase the availability of rental properties, lane way houses and detached cottages need to become bylaw immediately. Any policy or bylaw regulating STR to provide LTR to residents first is contra-productive and directly impacts the livelihood of those, making it a full-time business. Free up rental properties, by making on-property staff housing mandatory for Hotels, Resorts and other large-scale operations.

We are lucky to have entered into the housing market early. Today’s families are challenged However, I do not feel that today’s home owners should be penalized by home equity taxes or other forms of tax on principle residences.  
Government need to address home prices by other positive means, other than penalizing those who made choices when times were more positive

Dog feces is a plague around our building

I have to move soon and there are zero options for me and my family. My children are thriving in this community and we will likely have to leave due to lack of affordable housing.

The region needs to stop focusing so much on ownership and more on affordable, decent rentals.

No housing options available.

Canadian governments have collectively dropped the ball on affordable housing for over 30 years and now everybody's scrambling to try and patch the problems. How can housing be so expensive

in the 2nd largest country in the world? It looks like government will have to start mandating housing prices, like in Europe!

The use of propane to heat our place and to heat our water is a VERY expensive option when compared to natural gas.

No.

It has been very concerning to see housing prices jump to unaffordable levels, as a long time local there is no way we can compete with people coming in to the community with money. Any home we could maybe afford is basically in need of serious repair and we would be forced to go in to a bidding war and likely pay more than we can afford including costs of extensive repair.

middle to upper income working families can no longer afford to own their own home in Ucluelet

I think more medium density areas should be included in Ucluelet and even a few low rise apartments to offer more affordable rental housing. The district should consider starting a housing corporation to just own and maintain rental apartments to help local industry struggling to find accommodation for employees.

I plan to live in my car on the logging roads.

We were lucky to buy and build when it was affordable. We have friends and family that would also like to transition to Ucluelet, but it's financially out of reach now. Cost of living is high in general -Makes me sad when 40+ year olds can't afford to buy a home.

no

i have lived here for 30+ years, housing has always been an issue ,we iived in a travel trailer with no plumbing to start as there was no other options. now the population has increased so the issue seems more dire.

I own my trailer and addition, but rent the pad space. As often as the landlord is allowed, the pad rent goes up the amount that is allowed. So far, for me, it is manageable, but I worry that unless there is a final limit, beyond which it cannot get higher, it may be a problem in the future... I guess this might be something that the province would be responsible for setting a legal limit on...?

In my experience housing in Ucluelet is the NUMBER ONE issue. The fact that there are ZERO affordable lots available, no land being opened up (even the developers who want to open up land are being held up by so many regulations and opinions), all housing going to rich people who don't even live here. It is a disaster to put it lightly. The community is suffering, families and people who want to live and work here are being forced out because there are NO affordable housing options.

We are losing valuable people in the community because of airbnb's and lack of development to expand the housing market. The people who own property have all the power and the community will fall apart at the seams without providing options for lower income families. Open up more land so the market can even out, regulate WHO has first priority on purchasing homes, and stop allowing airbnbs to dominate the rental opportunities for residents. Whistler implemented a housing model where you had to live and work in the community to own a house in the town, why are we not taking bold steps like this to strengthen the core of our community?

I am extremely fortunate to be renting a well maintained, clean and affordable unit in town the price is so good it is hard to leave. As my landlords age and the prices rise I am starting to be anxious about prospects - there is none. My work has stabilized here on the coast and I make a great living but there is nothing that I would be able to or want to buy here.

Specifically for me, I am concerned about lack of affordable housing for interns who work with our non-profit. It is challenging for them to find places, even in Feb and March, and especially in summer. Many resort to living in their vehicles which they say is okay. I imagine it would be okay over the summer but much more challenging and less pleasant in winter. The Crabapple place in Tofino seems like a good idea with bathrooms, showers and a communal kitchen but the price seems inflated!

I would like to know: With the additional tax income in the community from the increase in real estate markets where is this extra money being spent

We are able to live within our means at the moment and hopefully our health will maintain. there are no issues that directly affect us at the moment.

Although I have a carport, the lack of parking in the downtown core can make it difficult - and at times unsafe - to exit and enter Peninsula Road from my home. The District needs to provide more off-street parking options in the downtown area, particularly on Peninsula Road. The limit of one free garbage can pickup per week is not realistic, particularly for larger families. I see a lot of folks trying to over-stuff their garbage can, making it difficult for the pickup folks. Recycling only goes so far in reducing garbage output.

I am one of the lucky ones that bought a house before prices became truly unaffordable to someone of average income. So other than some specific concerns relevant to me, I and my housemate do not have any housing issues.

I live in constant fear that if my landlord decides to move back to town I will have no where to live

I was able to get into the housing market before things got out of control, so I consider myself really lucky. I would not be able to afford the mortgage of my condo at its current market value otherwise. I've had to get a roommate to cover special levy fees relating to the maintenance with the building.

In the last two years I've moved three times due to cost of rental units and poor quality apartments.

We have looked into purchasing affordable housing lot 13. But after reading the requirements realized we fit all the criteria except our income bracket is too high to be able to apply. Which as a family working in tourism/hospitality seems ridiculous. There needs to be more options. We can't afford as first time home buyers a \$600,000 home and don't have help from family with a down payment

Too many vacation rentals, very difficult for long term locals to find stable housing. My partner and I have moved 3 times in the past 15 months.

not enough affordable housing (or any housing) for local workers.

I'm one of the few that are lucky enough to have stable housing and good income to support it. However I know this is not the case for the majority of people.

I am an RN at the hospital, and I have lived in Ucluelet for 17 years. I have always thought I'd live here and buy property. But the way the housing is I fear I'll have to leave town to buy a property.

The demand for employment in a tourism town is not nearly supported enough by the housing market and puts people in incredibly stressful and compromising positions. My housing situation is not ideal but it was my only option and I fear for future housing opportunities.

We are able to afford our home by having a suite that we rent out, but since having a child, strongly wish we could really use the space. Still we are thankful for the pure luck that allowed us to buy our home, (it was the only affordable option for us), since without this we likely wouldn't have felt the security and space (even if a little cramped) to start a family.

We have had precarious housing for the last 8 years. Only by luck we were able to buy a home privately, and have secure for the first time. There are no rentals and the market is outrageous.

we literally just got into the market last year here, after returning from the west coast, and had we been a year later, we would not have been able to buy the home we own. inflation and speculation have driven mid-market housing out of reach for the typical west coast family

I was lucky to get into the market in 2018, if I had waited any longer I would have not been able to get into home ownership.

As I previously stated, as a teacher in this community, it is my hope that affordable housing will be available for purchase so I can raise a family and remain in this community.

We are being pushed out of our community because of lack of affordable appropriate housing.

I just find that the amount of energy and money needed to continue to maintain the house is limited because we have to work full time to even be able to have funds to make our regular payments. There is so much wear and tear on our houses because of our geographic location that it is costly and exhausting.

I am very privileged, I was able to build a house here in the 2000s because of being able to live in affordable staff housing when I first came to Ukee.

R1 STRs should pay commercial tax.

Very hard to find housing.. I am currently living in a home with a mold problem. Unfortunately with the lack of options I feel stuck here to figure it out or need to leave town..

Land is precious so let's be super smart how we develop it and keep affordable for all

We had to borrow money from family in order to afford to buy. We chose to buy as we had a son and could not handle the stress of moving again (we moved 6 times in the last 5 years due to unsuitable living situations and our rental turning into a vacation rental.

I've been concerned of housing since I moved to Ucluelet in 2015. I was hopeful that more would be done by now, including a survey like this years ago. I am grateful that it appears council is now listening and prepared to act with swift and direct action.

We are extremely fortunate to own our home and have good paying employment. I wouldn't want the results of this survey be based on pple like us, we are in the minority in ukee. We NEED affordable housing for this living off of minimum wage or a wage that is close to 50k/year. Supporting housing for those who need it will support the overall economy and well being of our community.

Need for affordable seniors housing and low income housing (rental units) is very high

I'm concerned we will start losing business owners and excellent employees of local businesses due to the housing shortage.

Relax on the zoning bylaws. It would make a difference if we could rent out our detached cottage, both financially, and with the housing shortage.

I, as long as many others like myself, are in constant fear of having to be added to the extremely long list of locals looking for housing. My roommates and I are only on a month to month basis and are not able to sign year long leases.

Due to landlords converting homes to B&B units to earn more dollars, we have to move at least one to 2 times a year. This is so stressful and disrupting to lives. There is nothing affordable for the average couple - they have no choice but to buy a home and B&B it out in order to make the mortgage payments, or else charge high rents to renters. (\$3200/month rent for a 4bdrm) There needs to be some Government level to control the rising costs of home prices to make it more affordable to everyone. This housing crisis is an issue all over Canada right now.

Our town is dying due to lack of housing, businesses are having to cut hours or close because there is no staff due to no available housing.

No

Being a renter in Ucluelet is a very uneasy feeling. If something were to change for my landlord, I am pretty sure I would have to leave the community because the housing shortage is so high. It is uneasy to connect to a place where you feel like you probably don't have a future because it is so expensive to buy and rentals are unreliable. I have a major concern about the community being able to house essential workers. It makes me sad.

The sense of community will slowly dissappear which may eventually lead to me leaving. Overtourism, gentrification, and remote worker trends which have raised costs of living are destroying our communities.

Tofino is a class system and Ucluelet is close behind. Without coming from a rich family or having high paying jobs that do not really exist here, it is almost impossible to purchase a home (or find something to rent at a reasonable price).

I think everyone on council and in the Tofino Housing Corporation already owns their own home so where is the real incentive.

This community is dying because of bad local government, greed and over-tourism.

People used to tell me that once I purchased a home I would probably vaca rental and change my stance on this. I purchased a home and I am making a point of not doing short term rentals.

Please stop building any more tourist hotels and campgrounds. We already cannot handle what it has done to our communities.

PUT YOURSELF IN THE SHOES OF THE LESS FORTUNATE

Prpperty lines are not definitive.

My housing concerns are not specific to my situation but they are concerns related to the shortage of affordable housing in our community as a whole. I fear that without increased access to affordable housing, businesses will continue to face extreme challenges retaining employees and will be forced to close. In my opinion, recent housing developments that have been approved are still not affordable and are not solving the issues but are only going to add greater strain on our infrastructure.

I was raised in Ucluelet and I am actually a true local. I have found myself and family almost homeless twice over the past 3 years due to lack of housing available. I have applied for many new affordable housing projects but they have all fell though . It is frustrating and sad for the families who have lived her longer than anyone to be left in this situation. I feel like I am constantly on edge knowing my landlord can sell any minute or make a vacation rental. It is not ideal.

I will probably have to leave the community. I have a well paying job, but due to expenses rent, student loans, gas, groceries etc. How can a single professional ever afford to live here if they did not come from money, or didn't have debts prior to being here like student loans. I can barely afford rent, let alone a mortgage and or down payment on housing here because it only favours the rich and not the people that actually live in the community. I can barely put money away every month because i'm to worried about making ends meet.

House s to close Together as a Result of Increased Density . Loss Of Green Space between Houses as areas too small between and global warming impacting small vulnerable vegetation island with exposed Roots .I have seen overlapping roofs as / Bylaws not enforced

The “affordable” housing being presented to our community is not affordable. Many in my situation agree - for us affordable starts below 100k

We have a good income but the cost of housing has run away from us. We were hoping to be able to buy a home but we were a year too late and now we can't see how it would be possible.

We need neighbourhoods that are for housing: not AirBnB's and investments.

More stay at home support

We need a larger house for our family however the housing prices for purchase are too above us

There needs to be a cap on airbnbs. Ukee has a 0% rental market and it makes it impossible for families to live and make a living here.

In 7 years living in Tofino I lived in 5 different houses (but one house was for 3 years and another was for 2 years, so 3 other houses in two years). Twice during that time we were almost homeless and housing was a constant stress. If we did not have the opportunity to buy our business and commercial property in Ucluelet, with a residential apartment included in that purchase, we likely

would have had to leave the coast as we were not in a position to purchase a home and we were once again facing being homeless. Whilst we are now secure in our housing, we are constantly looking for housing for our staff and have been unable to hire great candidates and lost good team members due to a lack of housing.

Our town needs affordable housing for the people who are young and wanting to live and work here! This shouldn't be such an issue. Everyone starts out somewhere and we need people to work in the tourist industry here.

Match housing to community needs, the rest is vacation rentals. Accept it and build for it.

We feel so lucky to own our home given the rise in real estate values and lack of housing stock.

We were very fortunate to buy seven years ago. I couldn't imagine being in the position to buy a home at today's rates.

I run a B&B to help with the cost of a large dwelling

No thank you

Our unit is being sold so we will be evicted. We will most likely be able to find affordable housing and will likely leave the community. Rent keeps increasing and we cannot afford to buy here.

I don't want my tax dollars spent on affordable housing for others.

It's all about who you know in the community, everyone helps each other, I've had to move too many times, and ppl always try and help.

I am so worried a lot about having to move and not being able to find a place. My son has grown up here and I would like him to finish high school here.

Workers here can't find places to live. Too many houses are being rented out as B&B's and our tiny town is full every summer with nowhere decent for workers to afford.

- '-many out of town people buying where it's their second+ home, and there is many vacant homes, if there is any way to regulate or tax higher against non-primary residence homes if they don't have someone living on site.
- many of the type of buyers now don't need roommates or a long term suite income to pay their mortgages, if there is any way to give incentives to people to have long term rentals or roommates.
- people without high incomes can't afford to buy or fix up properties and the cost of living even with roommates or long term rentals and need the higher

Income from vacation rentals.

- the district seems to prioritize and favour developers over locals
- the amount of proposed development isn't a sustainable amount for the resources in town and will change the core and culture of the community.
- many locals feel the need to sell as the property values rise and the community changes dramatically.
- feel like we are living a zoo as tourism overwhelms the town and loads of people are moving in from other areas, many with very high incomes and work from home or don't need to work.
- the town needs to commit to and drive harder low income living accommodation and other safeguards.
- more creative solutions for the town than looking to out of town developers to fix our problems or regulating low income people. take seriously ideas from locals and look towards local builders and people in town to get involved and be able to help fix the problem. Small scale worker accommodations, Summer worker rv living areas, incentives, working with businesses to take on rentals for staff, diverse community living style spaces.
- this issue is at a tipping point and needs to be seriously dealt with both with multiple short term solutions and long term ones. Long term locals need to feel more support and trust in the town as the lack of is leading to larger problems and everyone really needs to come together to work on this.

I know many people who cannot find housing who do had jobs lined up but weren't able to find housing

I moved 4 time in 2 years. Moved to ucluelet because of housing shortage in tofino

We currently rent a 2 bedroom home for \$2,800 and the lease was only for 4 months so we will be looking for another home in November. Moving all the time and searching for new housing with the seasons becomes stressful.

Our property got sold in August and we do not know yet if the tenancy will be kept intact or if we have to move out. If that is the case we are most likely to leave Tofino (after 10 years) as we cannot find suitable housing for the two of us. But even if we can stay, how do we know that the new landlords are not selling again next year? You feel like you are always in limbo as you cannot predict what will happen next. My spouse and I have decent jobs in town with a reasonable pay but yet we cannot afford to buy our own (small) house and we are not willing to pay an outrageous amount of rent to pay someones mortgage.

With a house in a strata area that is full of air b&bs we choose to rent our basement suite to a young couple working in tofino. Air b&Bs need limits and if we provide incentives to those who rent instead b&b their places maybe there can be some change in housing situations

I would like to be able to purchase an affordable home so I can continue to contribute to this community as a teacher and have housing stability

I think you should discount my information because I'm in government provided employee housing.

Many homes are not bought by people wanting to live in community but by people who rent their homes out as vacation rentals.

Love the temp campsite idea brought up for Sea Plan Base so small businesses can attract a large labour pool. Canmore has done similar: <https://canmore.ca/projects/safe-overnight-parking-pilot-program>

With the instability of renting/the constant risk of being kicked out so that more and more places can be turned into nightly rentals, it would be nice to see the districts looking at solutions for the longterm locals that just want to be able to buy a home to live in or a property to build on.

We are lucky to have bought our home when we did (9 years ago). There is no way we could afford it at current market value.

My housing concerns relate to how quickly the community is expanding, and whether the infrastructure can handle it. I am also concerned that many long-time residents have lost their rental accommodation and cannot find affordable options to replace what they have been displaced from.

May have to move away to have access to optometrist, dental , eyeglass retailers and senior services

Lack of availability

Unable to buy a house!

I do not want to lose my home due to circumstances such as I presently face where as I live in staff housing and retire and I need somewhere to live or I. The last experience with landlord choices.

The situation is out of control. Affordable housing doesn't exist, and won't exist here because the ball was dropped years ago. Now like every other government in Canada, we're trying to play catch-up

We are happy with everything.

I worry that the natural surroundings that make Ucluelet a special place to live will be sacrificed or destroyed as the housing issues are addressed. It seems that variances and setbacks get reduced

for developers - some lots are cleared and sit empty (like the one on Peninsula) while other lots that are treed get cleared like lot 13 and the plans for lot 16. I know there needs to be a balance but once a tree is cut it's gone. I'd also like to see more options for flexible seasonal housing (not resident driveaways) and tiny housing

Ucluelet will continue to lose it's small town charm with every large development being approved, most especially the Lot 16 and the Terrance Beach developments which will bring urban-style density to this small community. Further to this, the District needs to undertake a summer census to determine if the town can support more growth before approving any more developments. Local families can't find a place to rent in this sea of vacation rentals. Focus on the needs of the community and families raising kids here, not the needs of short term visitors who stay for a long weekend.

We are lucky to own a home - if we hadn't moved here 5 years ago we would not be able to afford to buy in Ucluelet at current market rates. We pay much less for our mortgage than we would if we had to rent.

I was lucky to be able to move into staff accommodation, but it is not a long-term solution. Moving is really stressful and renters should not have to live in fear of losing their housing, or the cost of rent being far too high

Lack of stable long-term housing is a major concern. I have lived in tofino and now ucluelet for 2 years and have never found a lease longer than 8 months. Bounced in and out of staff accommodations and short term lease situations. This lack of stable long-term housing is causing a lot of stress on the working class of this town.

When the pandemic hit in 2020 both our businesses had no income because they are both tourism based. No relief was offered by BC Hydro (other than postponing 3 payments which had to be made up for) or Telus. Huge corporations like those should have offered some relief to those hardest hit.

I have three rental units in my house that are used to vacation rent and I have converted them to be long term rentals.

What is considered affordable housing by developers is not. Affordable would be based on a percentage of the average income for the area.

My main concern is the bylaws not being flexible to homeowners who are trying to create versatile properties that accommodate both tourism and long term tenants. I'm not sure of the specific bylaw, but within the last 6 months I've heard of two residents submitting plans for personal dwellings with one long term and one short term unit. Their proposals were rejected and revised to include two approved short term units. I'm afraid this creates a strain on the demand for long term housing and is left to local goodwill to provide accommodation for our residents. With the cost of housing increasing and having to compete with short term rent, cost of living continues to rise. Another factor is the subpar living conditions this leaves our locals with, and while some

people do choose a more simple lifestyle, I think it would be beneficial to have more options other than properties not fit for tourism. If properties were allowed more built in versatility (I'm not talking trailers in the yard) I think town would be more ascetically, pleasing, create more comfortable homes for our tenants and an integrated community experience for our guests. I believe a positive spin off from this would be more locals creating and investing in opportunities for our community, perhaps expanding businesses and services that would benefit all.

**22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?**

**Responses**

Really high cost of rent in Victoria.

Overcrowding in homes. Un-affordable rent, even with a decent salary and multiple jobs.

In the past year, we've lost several friends to Port Alberni and elsewhere on the island who will not be captured by this survey. All are in their mid 30s, some with children, some without. All left because of a lack of affordable housing for purchase.

No

Same as above. Not enough places available.

Yes, many of our neighbours and friends have hard time either maintaining stable and adequate housing for themselves. They also have a hard time recruiting and retaining staff because of the lack of housing.

Lack of affordable, quality housing for all

It's obvious. There's nowhere to live for many people. Create a license cap for vacation rentals; at least 25% must be for regular rentals in the town out of every group of rentals.

The rental market is absolutely ridiculous. There are simply no choices for people that cannot buy a home and it seems there are no restrictions on Airbnb's which further exacerbates the issue!

The lack of available housing for rent or purchase is concerning.

Yes. Disabled income assistance haven't enough to afford proper space and layouts and that there is none available

Everyday we can't hire people that apply because they have no where to live. Friends are always looking for a place to rent. Many friends have chosen to relocate to more affordable communities (real estate)/and more of a rental pool across the province. We've lost some good folks that cashed out too. Hoping ukee can hang onto its community.

Not affordable unless sharing with random roommates

Yes

As an employer the housing situation actually scares me. If we don't find a sustainable affordable way to have people live and grow in our community there are not going to be viable businesses here.

Staff accommodation for transient/seasonal workers

In general, having your quality of life seriously affected by all the unknowns, settling for unideal situations, stress, financial stresses, etc.

Yes of course there's very little options for people to rent and very little low income options.

There is not enough rental housing anywhere on the west coast and what there is not affordable for the wages people receive...many do not earn a living wage.

a need for housing for staff. housing for mature single people and elderly but not infirm people who are not prepared to live with room mates.

Lack of housing in general

Limited rentals as air bb and other nightly rentals are poorly regulated. Additionally, long term rentals impose significant tax increases whereas there are no addition water/garbage taxes for nightly rentals.

You already know we are desperately short of permanent resident housing for everyone from young single people and families to retirees.

Yes, it has become increasingly hard to rent or buy a first house for long established, yet middle class community members and business owners seem to have a hard time staffing their lower wage positions for lack of affordable housing.

Lack of rental or affordable housing for people living and working in the community - retail workers, hospitality workers, community care workers, health and education etc.

Overall cost.

There needs to be more affordable housing especially for essential (teachers, health care) and seasonal workers. Too many businesses have had to cut their hour due to staff shortage as the potential staff cannot find accommodations

lack of seasonal rental housing for workers

Friends and coworkers are leaving the community as they cannot find affordable housing or housing at all. I worry about our community life fading away.

There are not enough housing available and those that are available are beyond regular people needs. This is a tourist town with many working in the service industry who struggle to make ends meet. How are we supposed to accommodate all these tourists if the people who need to work to serve them have no where to live without putting themselves into debt

I really don't like the idea of people renting out recreational trailer in their driveway. The RV and district will look derelict after a short time.

Yes we have children entering the overpriced housing market. Only interest rates are the salvation; however inflation is threatening that stability.

Lack of affordable housing. It's a crisis here.

The lack of good quality, affordable rental housing

No housing available, can't find housing for employees.

Yes, there is a general lack of affordable housing in the area

Lack of affordable housing for individuals and families. Too many tourist rental and Air B&B units in comparison to long term housing.

I have watched many friend need to leave the community over the last few years. My Mother is aging and we are hoping to move her here from Port Alberni as it is getting difficult for her to live alone, but we are still struggling to be able to buy a home, that is three adult incomes combined. We likely will need to move her temporarily to the east coast to stay with family while we continue to try and save.

Affordable housing needs be addressed as a whole, not simply low income. Affordable, attractive and appealing 3-bedroom middle income homes with back yards for growing families are essential to community health.

There is not enough affordable, good condition, local, and not overcrowded housing for people who work in low paying but essential jobs.

Businesses cannot staff appropriately for the amount of tourism we bring in because nobody can find housing or afford to live here in minimum wage. Also with all our housing being sold off to outside "investors" many of my friends are having to leave the community they grew up in because they cannot afford to buy. As well the people buying and moving here don't get jobs locally because they work remote and or are so wealthy they don't need or want to work but want all the services that low wage workers provide... but those people have been driven out of town because housing is non existant.

Mainly cost and availability of housing.

'Yes, I have many friends that live in constant fear of losing their home as it gets turned into a vacation rental. At the same time, my partner as a home owner and I are struggling to pay our bills for the house (mortgage, utilities + repairs / maintenance) and are contemplating renting out on a nightly basis which would involve kicking out our three long term tenants and friends and important members of the community. The only other option we see right now is to sell the house which would most likely mean moving away. The housing market in this town is very challenging for low to medium income households which I feel like most locals are as we are working hard to meet the growing demands of the tourism industry. I hope we can come up with a solution for this problem and I wish you all the best, strength and stamina in finding a way for affordable housing that works for the community. Thank you!

- Kat

There are home owners who rent out suites or rooms for the off season. But when it becomes tourist season. You have to leave because these home owners can make more renting out on a per night basis than renting for a month. This leaves those who work out here year round in a difficult situation. I know as I work at a resort and I hear the stories. Or you have several persons crammed into basement suites. Do to housing shortage. But are still charged a lot for rent.

Absolutely. I think housing affordability is becoming a global problem. Many of my friends/family don't own a home and are at the mercy of the landlord.

no

Not enough truly affordable housing for those on government pensions or working only seasonal and/or part-time jobs. Tiny houses for those who do not want to share, or apartments or houses that can be shared by several people would be solutions for some. More money from the government for those on allowances or pensions, to give them enough to actually have a decent life would help too!

Every single person I know has an issue with housing.

NO rental units

Out of town buyers purchasing and converting to Air BnB or just taking housing stock out of commission. Also driving up prices, bidding wars, etc.

Very little available for our middle demographic to purchase, they are our entrepreneurs, young people and families so we need to keep them.

I know several people who lack long-term reliable affordable housing. Some have families, some are seniors, some are youth. Many have lived in the community for years, some have built businesses, and all volunteer and contribute to our community. We don't want to lose these people!!!

there is an obvious shortage of low income shelter options for the people who work in the tourist service industry, ironically the town strongly relies on tourists being looked after and coming back

It is sad to see many long-time residents unable to find housing, let alone affordable housing. Are there too many air b&b's allowed?

There obviously needs to be more low income housing available for Ucluelet residents. Seniors can have difficulty navigating the sidewalks and roads. There is a lot of broken pavement and a lack of ramps at the intersections.

We need optometrist and ability to get glasses as well as dental care closer than Port Alberni. If my eyes change dramatically as they can I would have trouble driving down to get tested and besides it can take quite a while to get new glasses and more trips back and forth.

Yes, of course. Aside from the well known and discussed problems for seasonal workers I know of several existing residents with permanent key positions or businesses that are or will be un-housed. Our community is in danger of losing these valuable community members.

Lack of pet friendly spaces and spaces for singles to live affordably

Housing costs for young people

Right now there is a local family that needs a house. They contribute to the community in so many ways AND they offer daycare services. The fact that they can't find a home or afford to buy a home is a real tragedy. We can't lose a family like this... But like many others before they are considering going to Port Alberni if nothing pops up.

I feel very lucky to have a permanent full-time job which pays me a nice amount of money bi-weekly. However, I have has to work two minimum wage jobs at once in Ucluelet in order to pay rent and have left over money to save or spend.

Long term locals losing their rental space to air b&b

We need affordable staff housing on the coast to help with staff retention.

Residential lots in neighborhood are being re zoned commercial

There appears to be a great lack of housing for local workers.

yes. cost and availability.

Yes, there's no stable housing, even for people who have good job and good income, even for people who provide essential services to the community. In fact, there is a lack of essential services on the coast because the workers cannot find or maintain affordable housing here. As such, the workers who do work here are doing double duty and burning out. This negatively impacts the community wellbeing. Our town cannot grow without having enough people to provide the necessary services. The influx of tourism businesses is creating bigger and bigger problem every year because the infrastructure is not in place to support it. The longer we don't address the issue, the more costly it will be down the road.

Shortage, cannot house staff, cannot staff businesses or essential services such as nurses and physicians

I got very lucky with housing but there are many, many people who are not nearly as lucky as I have been. I worry with transitions to so many Airbnb's that I won't be able to maintain my housing or find a reasonable alternative. I know many people struggling to find housing after being displaced so it affects the entire community and causes a lot of turnover at many establishments.

I spend weeks each year trying to find housing for summer employees as well as our year round staff. Not only is this incredibly stressful, it takes away from important operations that I should be working on.

Additionally many of our friends have left, moving across island or across the country to areas where housing is more affordable, which lends to feelings of isolation out here.

Many of my peers have had to move away after having their first child because of lack of housing.

conversion of long term rental suites (both registered and non-registered) into short term rentals, lack of rental housing capacity and options, affordability

There is almost nowhere to live.

Social housing and affordable rental housing

I have numerous friends that reside in vehicles, sailboats, or have a multiple people inhabiting a bedroom in order to have shelter while working in this community.

There is no housing! Period! Is affects everyone who does not yet own their own home.

I know that people who are long time locals and renters have an almost impossible time trying to find a home to purchase or a home to live in--while at the same time houses are empty. It's disgusting.

Very aware of the difficulty of finding reasonable housing for anyone coming into the community.

We need to set aside 25% of all development as non-market and set up a land trust.

Lack of housing.

Skyrocketing prices. Lack of opportunity for ownership ...who wants to recycle there paycheck to employer for housing and be doomed to never own anything ..we have to develop a way for people to become owners and taxpayers so they care and feel a part of community and fiscally tied to it ... not just passing through or renting renters cant feel that same sense of community when you invest your self financially as well your perspective inevitably will change

Overcrowding of staff accommodations that offer no privacy and still charge very high rent

I know dozens of people struggling to find a good place to call home and manage their work life so they can enjoy this beautiful place we all call home.

Same answer as question 22.

The municipalities need to work together to support the continued growth of the community.

Seniors cannot afford to stay - they must leave the community to have a roof over their head that they can afford on their fixed income

Multiple families that are long-time residents of Ucluelet are being evicted from their rental units due to sale of the property and are now unable to find a place to live in the area.

We all know there's a lack of housing. I feel for young families trying to get their foot in the door.

The cost of buying is out of reach for many people working in the community.

Affordability is the biggest issue. Average people can not afford a \$1 million mortgage. They must get help from parents for down payment and qualification purposes. To many young people are relying on their parents assets and income to support.

Finding suitable long-term housing for people on minimum wage is a real issue. The restaurants/retail within our community cannot keep up with demand due to staffing issues since there is no affordable housing for these individuals to live.

Same as above

Yes, lack of affordable housing for low paid essential workers.

There is definitely a lack of family housing and the developments currently considered are very small and, dense with inadequate parking

Major shortage of employees for local shops.

Under supply of affordable rental accommodation

Ucluelet requires more rental units. The balance between B&B's and rental units is out of balance.

Again, affordable housing needs to be prioritized over other housing development. As a year-round resident, I am concerned that our community is evolving into a resort town full of (often vacant) vacation homes with nothing affordable for local residents and businesses will be forced to close/relocate because it is impossible to retain a stable workforce. I am also concerned about the

impacts the lack of affordable housing options is having on our natural environment as workers are more frequently living in tents or vehicles in surrounding areas.

Cost of housing too expensive

it is difficult to find housing that allows pets

Teachers living on back roads due to no housing

Yes, its horrible what has happened to both Ucluelet and Tofino, it only serves the upper class, there is no middle class working people left cause they can't afford life here.

No

There is a lack of affordable rental housing in Ucluelet.

People losing housing to short term rentals.

Lack of housing, being evicted because houses are being sold because it's a buyers market and there is nothing available for long term locals who contribute to this community and it's success

Lack of affordable housing for support services staff

Two tenants are being renovicted off this property at the end of the month - they're both long-time Ukee community members and they're struggling to find housing.

Transport and home support eventually

Many friends have had trouble finding adequate housing, regardless of cost.

Many friends with families that rent and are constantly dealing with searching for new rentals or having to move away because they can't afford to rent or can't find a rental. Friends that had to leave a job and because they didn't have staff accomodation anymore and couldn't find a rental- they had to move away.

Housing is such a huge issue in our community. We run a small business and struggle to hire and retain staff due to a lack of housing. I spend a vast amount of time trying to secure housing for our team. We have been unable to hire good candidates due to a lack of housing (after looking for THREE months) and we have lost great team members when they have been kicked out of their homes. We have four team members who are currently in precarious housing situations and who

we may lose, which on a team of 14 is a significant number. Unless there are housing solutions in the immediate future, I don't know how businesses will be able to continue to operate.

Yes see above. The schools need on call staff and affordable housing for staff as well as the tourist industry mentioned above.

monthly utility and tax payments please...owners cant keep up.

Lack of housing supply and rising costs of rent are unaffordable for families. Larger homes are rented by the room at a higher cost rather than priced for families that are looking for monthly rentals.

I have friends and family that are having a difficult time finding adequate rentals.

House is too expensive.  
It's hard for young people to afford rent

Housing is hard to come by. it always has been in Ucluelet but since AirB&B it has become insanely difficult.

Lack of housing

We are very aware of people living in their vehicles. Also some of our staff live in trailers because they can't find housing.

Lack of affordable housing

Cost of housing is too expensive to rent or buy. I'm fortunate with my job I have had many raises but the wage is so low for other ppl, cost of living is so expensive.

many friends have had to leave our community. I am working here full time and have a business but I am over working constantly with the concern that I may not be able to afford when we have to move, also I feel very sad that I will never be able to afford a home here.

As above...

Lower income people can't compete in the current market and don't have stable places to live, we need to put regulations and safeguards in place. The tourism and development isn't at a sustainable pace and I don't think the districts vision of town growth matches what their community wants and needs, especially long term locals who make up the core of the community.

We have people camping in their vans on our road

Affordable prices

Ucluelet desperately needs townhomes/condominiums and apartments. In the past, it seems that developers desires have been more important as multi family zoning has been changed to single family units.

Limitations in student and summer employment housing - instead of full apartments- look at dorm style facilities

There is a shortage of rental housing in Ucluelet. Vacation rentals have replaced long term rental housing for residents of the town.

Rental houses are overcrowded with several people sharing a bedroom.

People live in campgrounds and commute to work.

Community members have had to leave because their long-term rental was no longer available and no viable options were present.

People live at the landfill and in the woods and commute to work (seasonally)

Yes. There are plenty of people with jobs in the community who can't find a place to live.

Not enough affordable housing for the younger generation who are employed in areas that keep our community running.

No affordable housing for younger people. Housing prices have skyrocketed in the past 10years. Very few rental homes.

Yes I see every small business owner I chat with not able to stay open, burned out, and leaving money on the table during peak season due to low quality or a shallow Labour pool. One small business owner even accepted a thief they knew would steal (and of course did - and police report was opened) just so they could attempt to have some time to run other parts of their business.

Lack of long term rentals and staff accommodation. People living in vehicles on West Main is unacceptable when hygiene is considered. There needs to be less (and a cap on number of) AirBNB/vacation rentals and more long term rentals.

Lack of affordable rental housing, lack of seasonal housing

We see too many people living on the streets, parked on the boulevards and parking lots, often in residential areas. Our community continually encourages people to come here when we cannot handle the influx. It feels like we are losing our community, and it is not just in the summer months any more. Sure we need tourism, but where is the balance!?!

Housing options available affecting people's ability to live and work

Real estate is too expensive, not enough low-income housing.

None available

Limited housing stock and options

There are not enough affordable rental spaces & first time buyers are finding it impossible to purchase reasonably priced housing!

Yes, we are lucky but we hear many, many stories from friends and colleagues about unaffordable and insecure housing. Local employment does not support the current cost of housing. When we built our home, we wanted to build a secondary suite but could not afford it - maybe there could be incentives for those residents who build housing to support long-term rentals

Local families not being able to afford rent because it is more profitable for property owners to run a short term vacation rental than to rent long term. Failure to prevent the conversion of every available space into an AirBnB or VRBO will lead to a shortage of workers and will kill what remains of this community.

Very little housing stock and what becomes available is out of price for many families. Families have been split up (one parent here, another in another city) due to no rentals available. Young families do not stay. Very little housing for seniors. Medical care is far away.

Yes- no housing for seasonal workers, cost of housing way to expensive for first time home owners. Way too many non- residents taking over the market.

Yes, many friends, some of whom are long-term locals, are renting and feel they have no housing stability. Several have been forced to move (or leave town) when a property sold or was renovated and turned into an airbnb or short term rental. It affects your sense of community when houses in your neighbourhood are not lived in by residents, or sit empty for a large part of the year.

More security for renters

Appropriate housing for intergenerational families with at least 3 bedrooms.

Not exactly, but I would be interested to learn more.

### 23) Do you have any comments or suggestions to improve housing in your community?

#### Responses

We need more people willing to rent month to month versus nightly rentals.

Stricter enforcement on number of vacation rentals/air bnbs. Incentives for landlords to provide long term housing to year round residents, rather than short term rentals. Somehow address the number of vacant properties and vacation homes that sit empty the vast majority of the year.

Approve incoming rental projects and small scale multi family housing developments. I'm generally in favor of relaxing parking requirements in return for more affordable units.

Continue lobbying for split classification of short term rental properties by BC assessment to encourage long term rentals/make sure these businesses pay their fair share of municipal tax.

Encourage the Chambers of Commerce to pool resources and ideas for staff accommodation - this should not be a responsibility borne by the municipalities.

No

Enforce the vacation rental laws in town and stop letting international buyer to buy houses

Cap air bnbs  
Credits and/or perks for renting long term.?

More co-op based housing, and looking to other tourist-based industry towns for solutions (for example, programs like the Whilster Housing Authority may provide useful models).  
<https://whistlerhousing.ca/>

Stop allowing Vacation rentals ad endum.

See 22

Council should engage developers to build apartments/ condo or townhome style building .  
Insuring that affordable housing is included in the development process and adheard too

I would love to see 3dprinted homes or tiny prefab home community added I scout land sort of in my free time and envision spaces for locals vs tourists

Restrictions on nightly rentals somehow. Penalties for operating without license/zoning?  
Incentives for those offering long term rentals?. Staff housing mandates? Affordable developments that aren't meant to sell for unachievable amounts for the clerks, servers, cleaners, etc. That we need to keep entertaining visitors. Not sure what has worked for Whistler and Banff etc but this didn't happen overnight so surely other communities have had some good ideas?  
Another apartment building ? Good for you folks for looking at it. Hope you come up with something that helps some people out. Sorry I don't have any answers just grateful we bought when we did, even though it was tight then too. Lucky to be in a better established position. We're fortunate.

We need more low income and long term housing

Hep landlords out to help their tenants out with the cost of living here, losing good employees due to the cost of transportation and work

If a home is already a residence don't allow it to be turned into a vacation rental. If a home is being built as plans to be a vacation rental make there need to be a "care takers suite" Any development of hotels, resorts or similar also must provide a space for staff accommodations.

Business owned community housing NOT built with taxpayer dollars.

Air BNB needs to be less convenient for everyone! \$150 a year to operate an airbnb is unacceptable, that cost needs to be much, much higher (~\$10,000) and the funds allocated to affordable housing /community needs. Rezone areas to be multifamily residential and increase the requirements AND standards for developers to produce affordable housing.

A camp ground for short term summer staff may be an idea. This would be closer to town and more easily accessible to emergency responders RCMP EMS and the fire department as well as Bilaw. Maybe more incentive for home owners to rent their suites long term rather than Airbnb?

My husband & I would love to set roots in this town, but unfortunately with the average price of housing being around \$800,000 that's never going to be possible.  
We even considered buying a new trailer but with the mortgage + pad rental \$400 + monthly bills, it would be a struggle in the winter time to pay bills since we both work in restaurants.

It would be great to have some type of agreement that make it affordable to buy a house for the local community. Like a proof of living in ucluelet for the last 5 years per example.

Affordable has to actually be affordable to people outside of the two parent middle income bracket. Some affordable housing options are still well beyond the ability of a person earning minimum wage or a single parent. People in all financial situations deserve the dignity of being able to maintain a healthy and comfortable space in which to be independent and maintain their lives.

More long term rentals for residents of the coast, better regulation of air bb and other nightly rentals, more affordable houses for sale for first time buyers.

Restrict the The short term vacation rental housing market more strictly. Home owners should not be allowed to provide vacation rentals when there are many hotels for tourists to choose from. Who will be left to work service jobs and clean up after tourists when there is no affordable housing left and everyone who is willing to work those jobs moves away.

Build affordable houses that will actually be affordable to buy or rent for proven community members. Build a coop type town house complex, tiny house complex, apartment buildings, or other but build something.

Build affordable housing intended for people living and working in the community. Nothing wrong with tourism as a means of making a living on the coast, but without affordable housing for all residents, how can a community thrive? Including tourism as one employment sector...

Have a rental housing planning specifically for seasonal use or workers paid in part by the businesses hiring seasonal employees.

Thank you for this survey. I'm looking forward to hearing about the resulting statistics.

Actually build affordable house or more apartment type units with subsidies for those who live and work here.

The district should encourage development of multi-unit housing. Dormitory type.

Developers should be required to provide affordable amenity contributions. Albeit at the expense of more collective amenities that meet the needs of everyone, including home owners who get no benefit from affordable homes.

We need more affordable housing. And by affordable I'm not talking \$500,000 cause that's not affordable at all.

Restrict the building of more condo's. We are in desperate need of rentals. If the private sector will not meet our needs, the government needs to step up.

Business coop housing for staff ,employees unable to work here for lack of.

Open up more land and so allowing absentee landowners from driving up prices until your community is properly taken care of and able to service the tourist economy properly! Build actual affordable housing!

Look at alternative housing methods such as container housing units, tiny home villages and carriage homes for existing property owners.

Provide affordable housing for individuals and families - for rent or purchase.

There should be more control on air bnb, I can see 5 units from my house alone, and I live in a neighbourhood that is not necessarily commercial. Also there should be more controls on who buys and lives here, many homes are being bought by people who have money and are just using it as an investment, this makes it impossible for people who live here to compete. I would really like to see movement on opening up land sales as well, I have been hoping in the near future we would be able to buy a lot, but it is a waiting game to see what will open up.

Lower the hugely expensive property taxes.

NIMBYism is a problem in my neighbourhood. I support affordable housing in my neighbourhood, even though most of my neighbours are actively against it. As a community, we cannot function without essential workers. They too need a decent place to live.

We need affordable rentals

Build homes so workers can rent and not have to sleep in bunkbeds together

Make it easier to get a permit for short and longterm rental options in one home. Make it mandatory for home owners if they have more than one suite to rent out to rent out at least one longterm. In general, loosen the regulation in favor for affordable long term rentals for local workers.

Instead of building condo's that are marked for low cost housing, but you have to purchase outright. Build Apartments that can be rented. Persons who come to work at resorts do not want

to buy. They just want to rent. Or persons who are single and older who can not qualify for loans or mortgages. Just want to rent, not have to buy.

Some type of local tax on Airbnb. We purposely rent our 2br suite long term instead of nightly bnb to try and help the housing crisis

no

A B&B could add an extra suite if they also provided an additional year round accommodation

See last two sentences of #23.

Take BOLD action to provide for those who need it. Business cannot find employees, we have a massive lack of services all because the voices of the rich and already privileged home owners are taking precedence. Stop allowing airbnbs to dominate the landscape, open up more land and remove all the red tape that prevents developers from wanting to develop housing here. We need development to stabilize the market.

Examine and focus on density issues - lane way homes, new small lots, townhouses, etc  
Bylaw and zoning assistance/greater ease for locals and independents looking to develop so its not all developer based  
Encourage increased development of units/homes for 'missing middle' for locals  
Staff accom solutions  
Education to assist in reducing nimbism around housing developments which are needed!

We need to find a way to provide good quality rental housing with 2-bdrm units that could be shared for \$500/month/each, and 1-bdrm units that cost \$750/month. Perhaps more of the taxes from the exorbitant profits made from house sales in our region could be made available to local governments to provide affordable housing. We also need temporary housing for students who come to visit and learn. We need to find a way to regulate the price of campsites which have become super inflated! No wonder people are camping on the logging roads in huge numbers. We need to provide more vehicle camping areas with proper sanitation facilities.

Be open minded and provide incentives for proper housing options, not tax breaks or land access for affordable housing that just gets marked up a year later. Look abroad to higher density communities and learn from their successes and failures.

as above. Note that our utilities are about \$250/month and the cost of housing is the same because we own the home and there is no mortgage, etc. The answers to those questions did not allow me to make that clear. Thank you.

Communities on the West Coast should ease restrictions on development. With a lack of affordable labour in the region I'm concerned that the businesses in area may not be able succeed

with the lack of workers. That may lead to having to source more and more of our daily essentials from Port Alberni or beyond.

There just needs to be more of it!

More services and recreation options for seniors.  
With the pandemic we have been doing left out in the cold, lonely and alone.

I think it is very important that CREATIVE solutions are found for 2 crucial sectors, the people who already live here and the seasonal workers. Just allowing or promoting the building of more housing (particularly large developments) without any control/oversight/conditions/restrictions will simply serve to increase our population but not solve the housing problems we face.

Less air b and bs. More condo/apartment units

Local or provincial help for low income people

I would like to see a moratorium on any new Air bnb accommodations until new AFFORDABLE housing is secured. Stop pushing through new, short-term condo developments until the housing is built.

In Tofino and Ucluelet, there is not a shortage of housing, there is an imbalance of rental suites. What about offering RMI top ups to people that opt to rent out their suites to local workers instead of AirBnB?

\*\* Raise the price of Air bnb business licenses;  
\*\*If you don't live and contribute to the economy in Ucluelet, you should not be able to rent out your secondary residence as a vacation rental;  
\*\* Offer reduced property taxes to people who rent long-term instead of short-term or some sort of incentive.

I would like to see a new apartment building built with 20 to 30 one and 2 bedroom apartments

Less nightly rental and more monthly rental. New zoning to allow detached secondary dwellings.

More affordable housing for families.

More affordable apartment complexes for non transient individuals

Stricter by law enforcement on illegal vacation rentals

cut down on air bnb/vacation rentals/illegal nightly rentals. tax people who are making money off these rentals and not feeding it back into the communities. some housing in this town must be saved for local workers/families and people who want to be a part of the community here. not just vacationers.

I do not know what the answer is to our housing problem. However I do know that this requires commitment from different levels of government and organizations and people. Please look up CAEH. There has been other cities in Canada that has achieved functional zero homelessness after DECADES of hard work. We are late to the party but that means we don't have to reinvent the wheel.

Actual affordable housing, regulation on bnbs, actual options for people who work here, want to buy houses, and prevent essential workers from leaving due to inability to secure housing

A long-term, affordable (because everything is expensive and wages are not nearly high enough to contribute to the current housing market) housing option/staff accommodation would be incredible. Whether it's dorm style or an apartment complex...doesn't matter. Just some form of housing either for seasonal or permanent staff is necessary to maintain these communities and help them continue to thrive.

I'd like to propose an empty homes tax mixed with a caretaker benefit which would alleviate the empty home tax cost.

Those unable to prove year round residence of their homes, or if those homes are secondary homes (not primary residence) would pay a separate tax fee. If they proved that someone lived on site in a caretakers suite, they would receive a benefit that would greatly reduce this additional tax.

Some things to add:

The tax would need to be aggressive enough to have an impact. Tax income would be invested in affordable housing initiatives. Caretaker suites would have to be at least of a certain size to avoid local workers living in outrageously cramped spaces.

Another option would be to require developers investing in affordable housing as part of their development permits. They would need to prove construction before being allowed to start on their own projects.

Lastly, communities could begin aggressively rezoning areas to reduce what homes are allowed to have nightly rentals, putting pressure on landlords to rent to longer term tenants. Could we stop issuing business licences for private nightly rentals in certain areas while maintaining that it is illegal to operate without a business licence? Tough work. Looking forward to seeing the results of this survey and the work to come!

Limit Air BnB's

Affordable housing is not over \$500,000!

non-market housing options need to be promoted, particularly with regards to business community supported models

Affordable housing (like actually affordable not only for those with rich parents)  
Stop Air B&B in town.

Allow carriage homes for long term rentals in Ucluelet.

Cap on air bnbs/vacation rentals. More subsidized housing, more affordable single family housing

'Providing affordable housing for sale for residents of this community. Qualifications for affordable housing include:

- must have worked in the community for "x" amount of years
- must not own another property
- must make under \$100 000 per year

No. We are leaving.

I wish we could put a cap on things. A cap on price inflation. A cap on how many people can live here. A priority list for long locals. For all the time and effort that hardworking families put into their homes and communities, we should be able to enjoy the fruits of our labour. Not just barely make it.

Stop marketing the west coast as a tourist destination - we're on the map, no need to promote. Use that money to support the community. Add a Resort Municipality Initiative, or up what accom-user-pay taxes we have if we have one. Create legislation that prevents people using long-term rental spaces as short-term rentals. Provide support for locals wanting to buy houses here (short-term grants/mini-loans, that enable them to buy instead of being out-bid by out-of-towners who then just do short-term rentals for the \$\$\$). Decide as a community to change how this place is run from an exploitative to a sustainable model, by having conversations about what "making enough money/sustainable development" looks like, rather than seeing this place as a place to "make a quick buck, because they'll always come". Thanks for asking for feedback.

We need to stop allowing non-full-time residents' STR licenses. We need to CAP STR licenses.

Limits on industry use of land and stop treating tourism as exempt status of heavy industry the vehical traffic it drives to our town alone qualify it as heavy impact to infrastructure and air quality ect its industry the same as any other and should be accountable for its waste

Business of a certain size need to provide adequate staff housing to take more pressure off long term rentals. Maybe a subsidy for home owners who rent long term rather than vacation rentals, an annual incentive that increases the longer the tenant stays

Change the laws. A choice between 1 secondary suite or 3 nightly rentals is a terrible choice. I've been asking for years and apparently asking the wrong people. 1 secondary Suite with 1 or 2 nightly rentals would be a game changer for myself and I believe it would be for the rest of the community as well. We would be wise to balance this equation asap.

Low income affordable housing built well and set aside for local people to buy.- Whistler has done this and so can we! Stop talking about it and just DO IT!

The District could take control of the MRDT funds and use the revenue towards affordable housing solutions.

Affordable long term housing is needed.

Landlords kicking people out to B&B (or rather renovate first then B&B) should not be allowed, price of resale of homes should also be capped, Governments and banks should be working together to allow for tiny home builds, container home builds (these are very cost effective and very durable and take up less space) - limit home sizes in our area so that people are not building unnecessary mansions for tourists unless zoned for Vacation/Guest Suites only...

The district should be helping provide subsidized housing by donating the land and building a mixed use development somewhere. There can be strata retail below which can help pay for maintenance and property taxes. Clean water is also an issue. Ensure that we have the infrastructure to support additional housing prior to the development.

We need more affordable housing, not bnb units.  
Apartment buildings, town house complexes etc

None

Affordable housing for working locals. Use lottery system for airbnbs like Squamish does, hopefully this would encourage more rental suites. Offer incentives for homeowners to rent to locals over airbnb.

NO MORE NEW TOURIST ACCOMODATIONS, MORE AFFORDABLE HOUSING FASTER!

God damn greed...

Have a nice day

Carriage homes zoning would be great. Tiny home villages and container housing would be a reasonable option.

I suggest working with local businesses and residents to find the best solutions for our community and truly defining what is "affordable" from the perspective of a service industry worker rather than approving housing developments that are only in the best interests of the developers.

I think it would be good to allow a homeowner to provide both short term and long term rentals so they can provide unique vacation options but also provide a much needed living space for a renter. There should be more apartment buildings, townhouses, duplexes etc. built to help reduce the housing shortage.

Affordable housing!! Creating some stability for families. Local Realtors caring more about the community and people in it.

I don't think it can serve low to middle class people anymore, Tofino and Ucluelet have changed to support only the wealthy and upper class and has lost its soul and what made this area what it is today. But now its turning into a Canmore or Banff. Soon, even the middle class will be gone and it will continue to be a Whistler Village where only the elite can live.

There is a real Danger of Loosing the green areas that make Ucluelet special . The existing quiet trails have now been exposed to large box like houses that can take up most of the lot .I realize more high density housing is required but large buffer green Spaces and Max house size to small lots, large upper stories could be reduced so the Vulnerable green Islands have a chance to regenerate and the house is not overwhelming the lot or the other houses nearby . I see some houses for sale on St Jacques ave all at once and I'm thinking it is the Green space and privacy has been taken away by a large development on the hill as a reason .Also the trail to Rainforest lane has been impacted as the space between the trail and development is too small .A suggestion of Conservancy areas that are not just a few metes wide would be an idea . Fast Growing Microforests as they now are starting in Europe is another sustainable idea in already impacted spaces . Driveways down the side of Properties seem to be making the green space smaller as well .Indirectly Improving green space will improve peoples quality of life with more development as something to keep in mind for a healthier future

Limit Vacation rentals in the community. For every vacation rental on a property there must be a dwelling for a permanent resident as well.

Limit vacation rentals to a lottery system. Build more apartments.

There needs to be more leniency to get projects approved and moving. There needs to be restrictions on who is able to purchase the lower cost homes, not people looking for a second home who are not contributing to the community but just putting excess strain on our resources.

Smaller houses - 1000 sq ft accessible as we age

We don't need one housing solution - we need them all. Cap B&Bs. Allow rental cottages. Create small lots with small houses. Encourage small rental apartments. Get a percentage of affordable housing built in each new development. Make sure any expansion of town creates housing that locals can access and afford.

Stay at home support  
Seniors activity  
Medical and transport

We need to find a way to properly monitor housing that is being used for vacation rentals/ sitting empty as vacation homes. We especially need to make sure we are carefully planning out future housing developments, there is no need at the moment for more vacation rentals, but housing for sale/rent to grow the community is needed. We can't just stick our workers in trailers and over-shared housing and pretend that they are going to be long term/returning workers that actually care about our community.

The affordable housing proposals for both communities are great but of course slow to get off the ground. The community staff housing idea for Ucluelet looks great also and is something we as a business would be interested in being involved in. The enforcement of the correct zoning for nightly rentals is important. The temporary permits for RV's for staff housing for Ucluelet was a good idea, but it doesn't seem to have made much of an impact.

Build some staff accommodations.

support locals who have a job in town,with affordable housing.Leave the market to sort out the rest.Whistler couldnt contain it,nor can you.Free up all forms of vacation rentals,tourisim will be long term income.Embrace it.

Duplicating any wins sooner than later in the housing arena. If one apartment starting planning now let's get planning the next one that could start breaking ground in the next four or five years let's not wait a decade

Think of workers with families

Stop allowing new builds or change zoning to put a moratorium on vacation rentals.

Apartment buildings ltr only would be an obvious help.

Build more apartments to rent, if own, the owners should have to live there, not rent at higher rates. Owners should have to maintain their rentals example water damage, leaks, yard maintenance etc

More restrictions on vacation rentals so that there is housing available to residents, also I hope to be able to get access to the affordable housing development, it is really my only hope to have stability here. I have lived in the community for 20 years.

Subsidized staff housing for seasonal and year round businesses would be good.

'More creative solutions- use of the Rec hall site for short term worker housing, approach old fish plants or other unused spaces to be used as short term accommodation sites. Slow large scale development to keep up with resources and retain community. Regulate non-primary residences and vacant houses, incentivize for long term rentals and roommates, work with business to develop staff accom in more creative ways, build trust with community to be able to work together especially with long term locals, look to what other areas with these issues have done. - on a personal note I didn't think I would leave ukee but with the drastic changes it often feels unlivable and that I need to leave as there is so many reasons that I won't be able to stay- housing prices, locals leaving, district hard to work with, tourism is overwhelming, mass amounts of new people moving here from higher income demographics, priorities of the town around development, non-primary homes and vacant properties owned mainly by the very wealthy, high cost of living, workforce is burnt out and is becoming less of a healthy place to live for all of these factors.

slow but steady development not like Lot 16 here in Ukee, which hopefully will not happen to the extend it is proposed which the community and facilities are in no way ready to support in a healthy way.

Affordable prices

More houses/units

More multi-unit housing - apartments

Regulate air bnb's and guesthouses. I understand that homeowners need the additional income to pay their mortgage but maybe there should be a cap on how many rooms people can have as short term rentals. That might free up some units for long term locals.

Town needs to prevent out of town and foreign buyers from purchasing housing period. Housing for local residents should be the main priority.

Please provide affordable housing options so members of this community can afford to live and work here.

There is not enough housing to meet demand. Especially lower income apartment style housing.

Provide a large basic camp area for tents, vans, rvs so that there is somewhere legal to go and so that these people can plant roots of some sort. Cost should be affordable. Proof of employment must be mandatory. Area should be regularly monitored by drive thru village staff and RCMP. Those who don't comply with rules should be evicted. This area does not need to be. club med...just an empty lot with basic amenities. In doing this we can continue to enjoy our restaurants, coffee shops, hotels, etc. Rather than having them shut down due to staffing issues. Win win for both locals and tourists.

Property house taxes are extremely high in Ucluelet but taxes are minimal for people who rent their homes for vacation rentals. Need to increase business taxes and decrease property taxes for individual homes.

We need to allow some level of development so our town can grow a bit to not only have more residents, but for example a dentist could possibly make a business case to open here.

More affordable housing for new families, something they can build from for equity and asset.

Incentives for long term rental suites and higher taxes for vacation rentals suites.

This survey is a good start. Please consider carefully the wishes of the long-term residents, rather than the "fast" buck" developers who come, get their money and leave.

More medical and senior services  
Better selection of opportunities available at community centre

People say affordable housing but what does that mean. When on or facing on living with a pension, it means I have to be able to eat and have the ability to have some life enjoyment!

Unfortunately for those that are making money with them, Airbnb's are the problem. Cut them out and you've got less tourists and more space for long term housing for tourist providers!

We are not really interested in having more affordable housing in our community.

Increased housing options

Just to plead with council NOT to give in to developers that want to create housing that is too dense!!

Consultation on important housing issues in the summertime is unfair as so many locals are so busy.

Reject/suspend all major development proposals until the Official Community Plan is adopted. Put a limit on the number of AirBnB permits. Focus on families and community, tourists' needs should be secondary to those who reside here full time.

Build affordable housing!

Extra taxation for non- resident homes or some disincentive for people who do t live here to buy. so our community doesn't become a soulless community. Low income housing that actually ends up being affordable for young people and first time buyers.

Limiting the amount of airbnb units would open up more rental units, as would limitations on property ownership by non-residents (like in PEI). Most small communities on the Island have more apartment buildings than Ucluelet, so encouraging the development of higher density housing would also help. A seasonal campground for transient workers would also reduce the amount of people looking for short-term rentals. Finally, allowing small homes/carriage houses to be built on existing properties would also increase housing options.

It seems like there should be a cap on percentage of homes that can be rented out for airbnb or similar, and that that cap should be reasonably low because there are options for hotels and places that are specifically designed for short-term stays. Working members of the community should not have to live in dire situations or pay exorbitant amounts to live in a decent place

Perhaps if instead of all vacation rentals. The city made people have one long term rental for every vacation rental there would be more secondary suites available for housing

We need more apartments for both the general population and senior independant living over 55.

See question 21. Also is there a way to ensure home owners are community members? It's challenging seeing empty properties throughout town knowing active community members can't afford homes and are being displaced due to the high demand on real estate.

## APPENDIX F: COMPLETE "OPEN ANSWER" RESPONSES, HOSPITALITY SURVEY

Provided without analysis, the complete list of all "open answer" responses given for questions 13 and 15 of the Tourism and Hospitality Housing Needs Survey.

**13) Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

Responses
Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through
I actually own my house but I am unique and fortunate. People are desperate for housing. Living on people's couches, sharing trailers, living in their vans, camping. There is literally nothing available and if you are lucky you can work somewhere that has housing (even if it is not the place you want to work at)
I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.
The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated, or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.
I find it difficult to find housing for our staff
affordable housing for senior, and a handicapped person both on fixed income
you find a place to rent, it sells, and becomes an airbnb - again and again and again which then limits the number of rentals forcing the rates to increase to a level that is not affordable by anyone working in the hospitality sector
Usually places only available until Spring time, short leases, really hard to find something else after a lease ends (lots of competition), landlords spontaneously decide to use the space for airbnb, staff accoms are too bustling and noisy with party kids, rent is outrageously high (I got asked to pay \$1600 for one small room in a shared house once)

We had to hop from vacation rental to vacation rental until something finally came available to buy

I am a 34 yo entrepreneur in the tourism industry and had to change accommodation 3 toimes over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in town but even with my network I am not offered suitable/heathy/ reasonably priced accommodation. I was offered a \$1500/month basement bachelor with no natural light, or a garage humid and cold for \$1000 for example. Those are not decent conditions to live in.

I now live in a 1 bedroom that has only one window and no storage. I am not allowed to have guests, or bring my own furnitures. I think that it is not decent condition to live when you are 34 and an independent and respectful full time worker. Unfortytunately most landlords in this town know the housing shortage and abuse of their power and/or rule the rent market. I found this place very last minute and really thought I would have to move in the bush to sleep.

We need places for workers. Air b&b number keep growing, we have more and more tourists in town but nowhere to keep the staff that is needed to offer services to the tourists.

We have moved every year since moving here four years ago as year round long term tenants. Firstly was because of living conditions, second home the rent went up and was no longer affordable, third because the home went up for sale, and now we are in a new space but paying more than our budget allows

trades men are very difficult to find

Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.

The quality of the accommodation I have stayed in has been okay, but extremely expensive! And very difficult to secure long term options. Additionally storage options are extremely limited.

**15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

**Responses**

I'm in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.

Although my experience is somewhat different than others' in that my living situation is made possible by my partner who was born/raised here and now owns property, I see very clearly how

the current state of the market affects the community negatively. It is unfortunate to see a dwindling community (of a certain population) when the hopes are that it thrives when those individuals are able to live here full time.

We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.

I think people in area C should have the opportunity to rent to campers and seasonal workers.

Please expand options for affordable living, such as spaces like CrabApple and similar trailer parks. This is by far one of the most affordable and sustainable living situations in town.

some of these questions don't apply to me, I will send this out to our staff to complete

illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both ucluelet and tofino will not be able to function which is currently showing in the number of businesses shutting down

I just have concerns about young families, workers in the service industry,

Due to high cost of building and owning real estate, with recent tax hikes as high as %50 in Tofino, property owners are forced to ask high rent. To offset the housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc etc). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses.

"We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated. Few ideas:

-Closing all the vacation rentals operating in a zones were vacation rentals are not allowed. There are a lot !!! Imagine all the housings that could suddenly become available to workers ...

-Nobody needs 2, 3 , 4 and more air b&b ....

-Maybe putting a place limited amount of ""vacation rental permits"" would help to regulate the problem..."

"There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.

There also needs to be a district led seasonal staffing solution to support all local business owners who are struggling to find staff due to the housing crisis. "

there should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.

n/a

provide infrastructure to continue organic development in tofino to the extent that it's sustainable.



## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

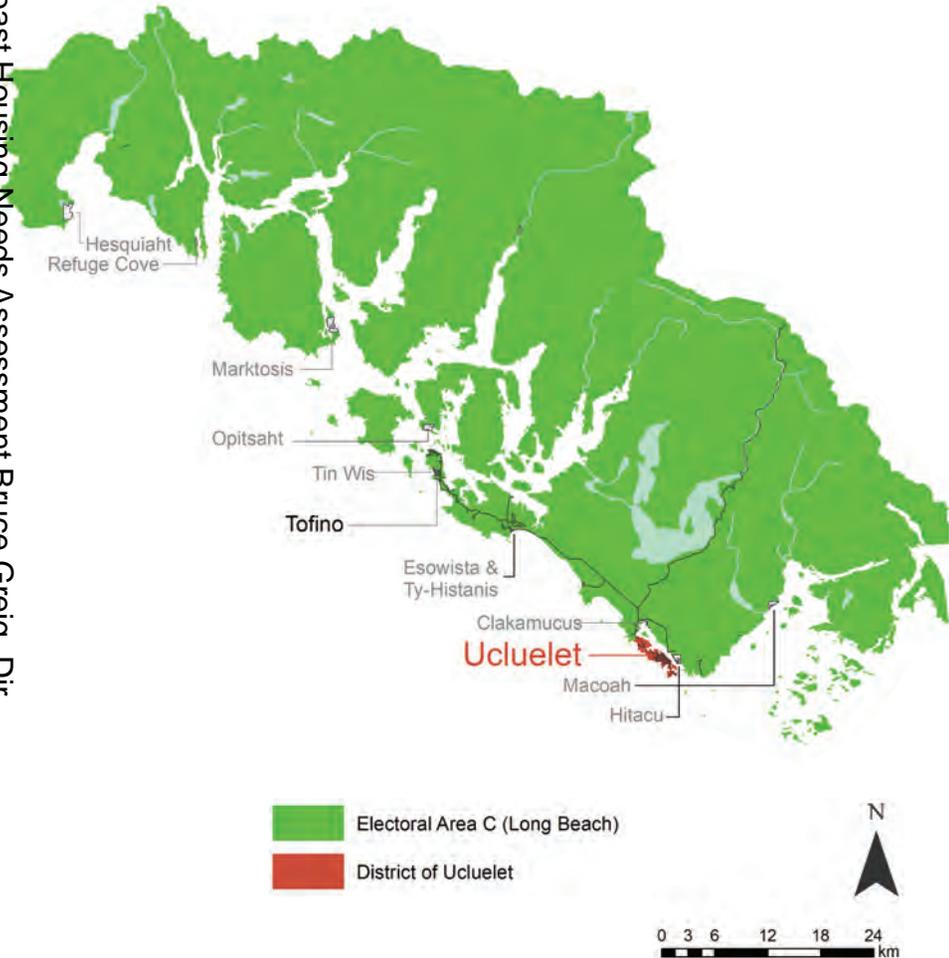
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# APPENDIX B: DISTRICT OF UCLUELET COMMUNITY PROFILE



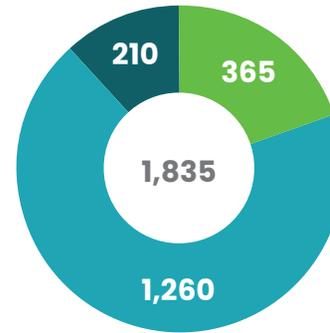
# UCLUELET

## Community Profile

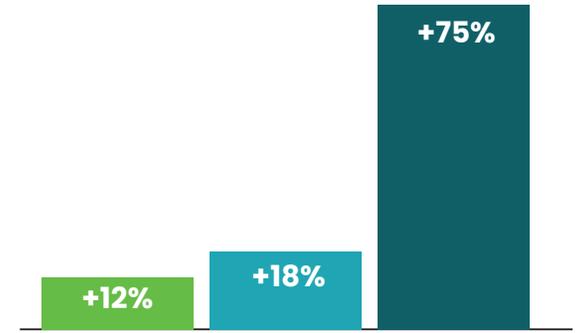


### POPULATION

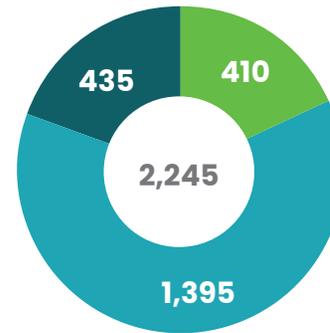
2016



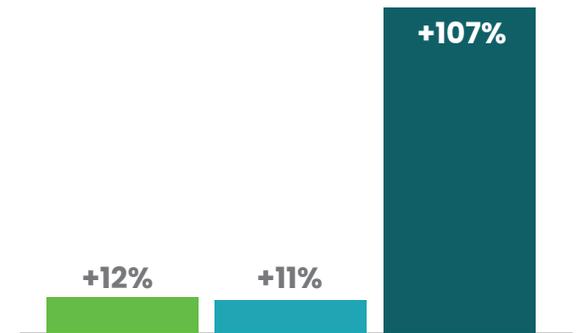
Change: '06-'16



2026



Change: '16-'26

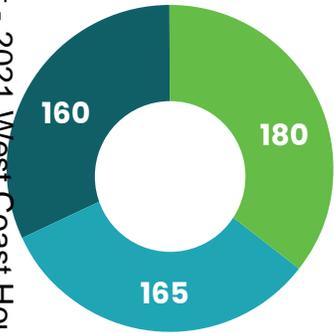


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

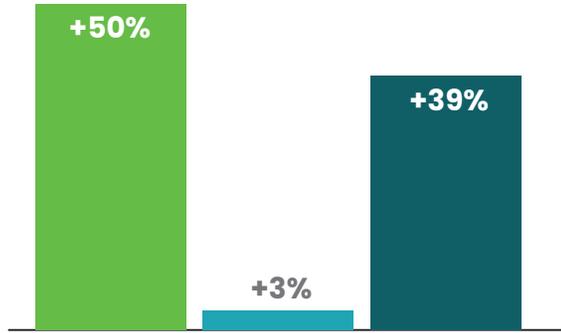
- Ucluelet's population grew 21% from 2006 to 2016 to about 1,835 people. Total youth, working age adults, and senior residents all expanded over the decade.
- Projections anticipate that the total population may expand by similar magnitudes between 2016 and 2026, possibly 22% to 2,245 people.
- With an expected rise in senior residents, the median age may grow from 39.2 (2016) to 40.5 (2026).

# FAMILIES

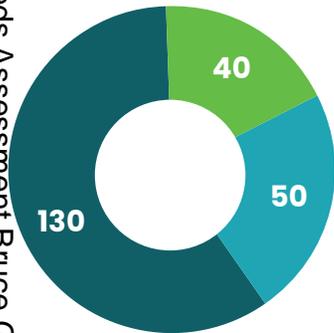
## Owners 2016



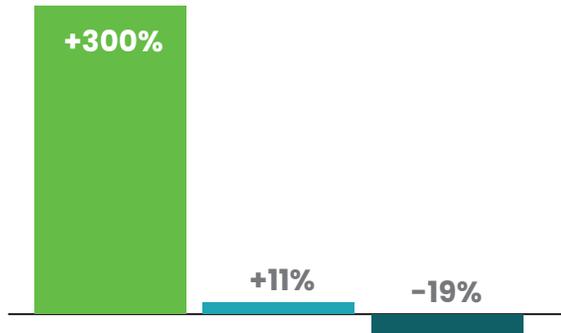
## Change: '06-'16



## Renters 2016



## Change: '06-'16



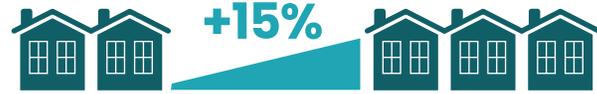
■ Families w/out Children 
 ■ Families w/ Children 
 ■ Non-families (e.g. singles/roommates)



Total renter households shrank 4% 2006 and 2016, while total owner households rose 25%.

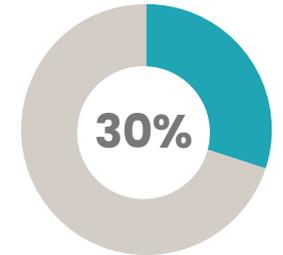
Overall total families without children exploded 67%, while total with children grew only 5% (with increases among both owning and renting households).

# HOUSEHOLDS



Total permanent households grew to 740 from 2006 to 2016

Households that Rent in 2016



Household Rental

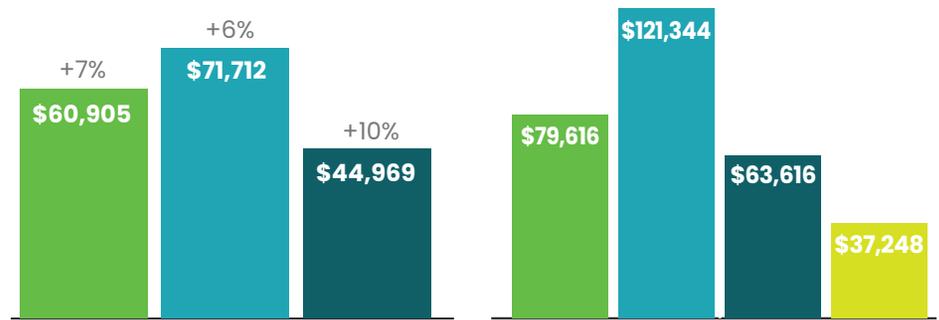


Household Ownership



# INCOME

## Median HH Income '15 • Change: '05-'15



■ Total Households 
 ■ Owner Households 
 ■ Renter Households 
 ■ Couple w/o Child 
 ■ Couple w/ Child 
 ■ Lone Parent 
 ■ Singles/Roommates

Households Earning more than \$100,000



Households Earning between \$20,000-\$39,999

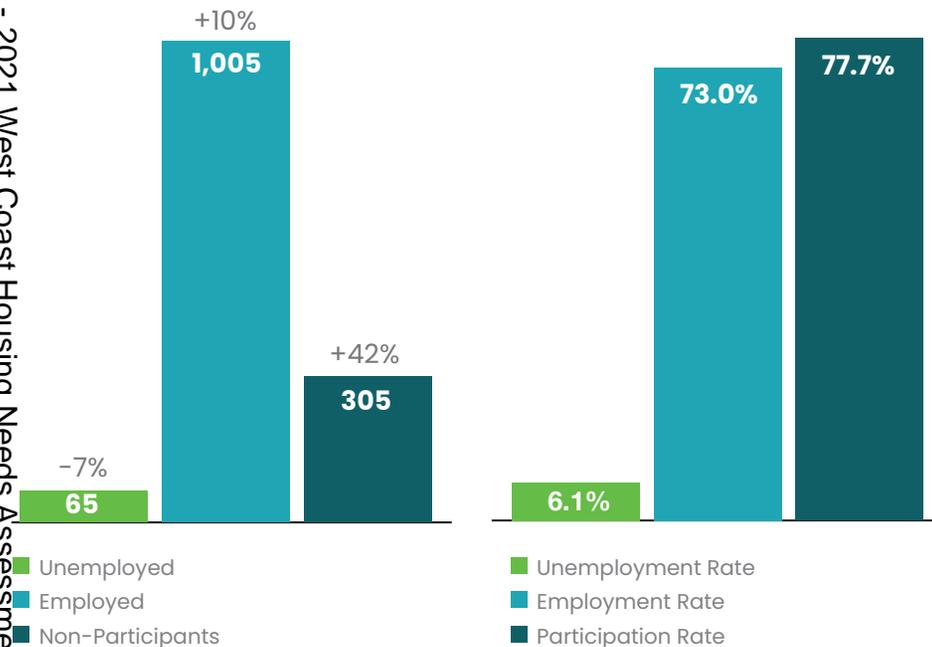


**15%**

of Ucluelet residents are in "Low Income" according to Statistics Canada; 20% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16      Labour Rate 2016



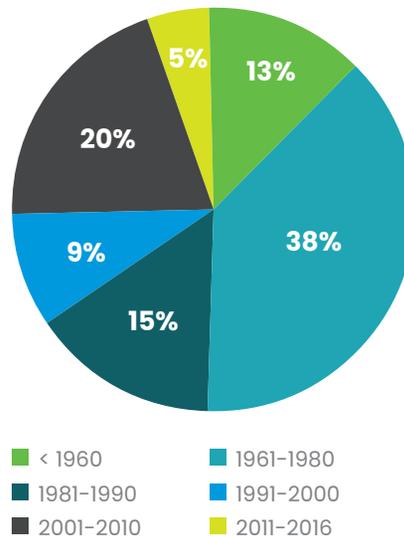
Ucluelet's total labour force (people working or seeking work) expanded 9% between 2006 and 2016, while those not in the labour force (e.g. retirees) jumped 42%.

Total and rate of unemployed persons decreased over the decade.

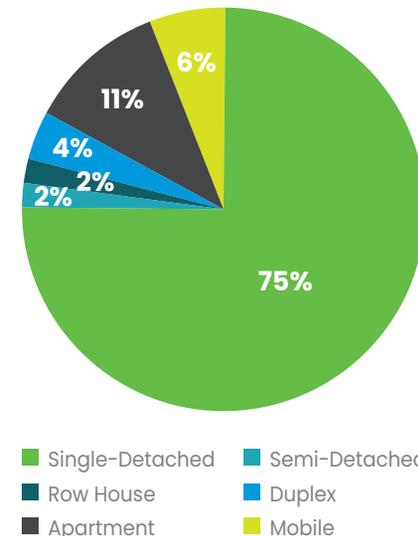
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Lodging	285	26.8%	+ 58%	28%
Retail Trade	95	8.9%	+ 19%	11%
Agriculture, Food, & Forestry	90	8.5%	0%	22%

# HOUSING

Dwelling Age 2016

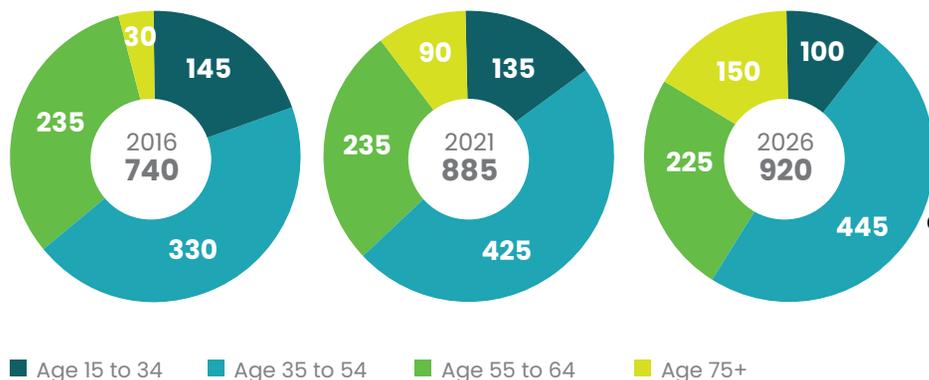


Dwelling Type 2016



- The majority of dwellings are single-detached (75%), followed by apartments (11%) and mobile homes (6%).
- Ucluelet builds about 16 units annually. Housing projections anticipate that the local population will demand 18 units annually until at least 2026.

# HOUSING DEMAND (by Maintainer Age)



## HOUSING COSTS & AVAILABILITY

<small>Adjusted for inflation</small>	2020	Change '11-'20
Overall Sale Price	\$625,151	+101%
Single Family Home	\$685,639	+84%
Bedroom	\$1,200	+70%
Bedroom	\$1,200	+45%
3+ Bedroom	\$2,200	+68%

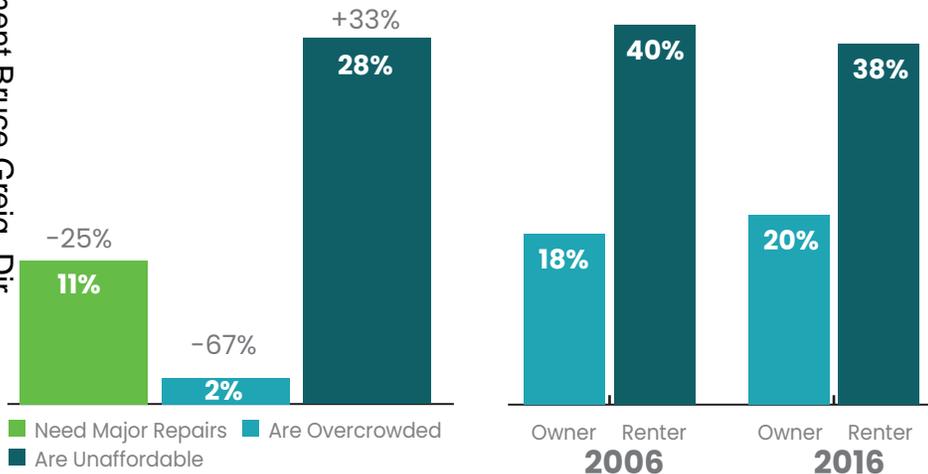
2020 Dollars

43 dwellings sold in 2020; 84% were single-detached homes.

CMHC rental data is unavailable for West Coast Region communities. Results based on locally collected rental listings.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16      Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable increased since 2006. The number and percentage in disrepair or overcrowded decreased.
- The share of households in Core Housing Need remained about the same at 26% between 2006 to 2016. In 2016, about 38% of renter households were in need, just shy of double the share than for owner households.

## ENGAGEMENT

### Housing Need



# 500

Over 500 residents responded to a community survey administered in Summer of 2021, including 239 residents of the District of Ucluelet.

# 44%

Nearly half (44%) of renter respondents indicated that their current housing did not meet their needs.

# 9%

Only 9% of owner respondents indicated that their current housing did not meet their needs.

Nearly all respondents were concerned about the rising cost and unavailability of housing. Many were considering leaving Ucluelet if they could not find a stable home.

### Community Quotes



*"Lower income people can't compete in the current market and don't have stable places to live, we need to put regulations and safeguards in place."*

*"I am an RN at the hospital, and I have lived in Ukee for 17 years. I have always thought I'd live here and buy property. But the way the housing is I fear I'll have to leave town to buy a property."*

*"I have to move soon and there are zero options for me and my family. My children are thriving in this community and we will likely have to leave due to lack of affordable housing."*

*"Low income affordable housing built well and set aside for local people to buy - Whistler has done this and so can we! Stop talking about it and just DO IT!"*



**District of Ucluelet Housing Needs Report**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX C:**  
**HOUSING PLANNING TOOLS**  
**FOR LOCAL GOVERNMENTS**



## HOUSING PLANNING TOOLS FOR LOCAL GOVERNMENTS

Addressing housing needs is a challenge for smaller local governments. Generally, they have fewer tools, financial resources, less development pressure to leverage and fewer developable areas, all of which makes housing issues more difficult to manage. The recommendations section of this report represents the project teams' suggested path forward over the short term for the District of Ucluelet, but as needs grow and change, staff and community members may refer to this guide. While many of the tools in this appendix are not necessarily appropriate for Ucluelet at the moment, they may become more relevant. District staff can use this document as a toolbox, choosing appropriate options as needs become more or less acute.

Tools have been broadly categorized and include implementation suggestions for communities of different sizes and localities where appropriate. Many of the tools listed here are most relevant to larger municipalities, but were still often mentioned in community engagement feedback. Though many residents did not provide specific implementation solutions. In general, ideas fell into three categories:

### **Increase the stock of affordable housing through a variety of mechanisms, especially:**

- Affordable rental options
- Senior-appropriate options
- Increase number of units on larger properties
- Encourage one-level, accessible development
- Allow for greater density where appropriate

### **More non-market options**

- Continue to invest in and expand non-market housing, including exploring a housing authority
- More support for those navigating the supportive housing system
- More affordable homes for those on income assistance
- More senior government support and subsidies
- More supportive housing options
- Support co-operative, resident restricted, and tiny home models.

### **Incentivize and regulate affordable housing**

- Continue to regulate short-term rentals, potentially reduce or stop issuing permits
- Explore inclusionary zoning
- Mandate affordable options in new development

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

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*“Approve incoming rental projects and small scale multi family housing developments. I’m generally in favor of relaxing parking requirements in return for more affordable units.”*

*“Stricter enforcement on number of vacation rentals/airbnbs. Incentives for landlords to provide long term housing to year round residents, rather than short term rentals. Somehow address the number of vacant properties and vacation homes that sit empty the vast majority of the year.”*

*“More co-op based housing, and looking to other tourist-based industry towns for solutions (for example, programs like the Whistler Housing Authority may provide useful models).”*

*“Council should engage developers to build apartments/condo or townhome style buildings. Ensuring that affordable housing is included in the development process and adhered too.”*

*“Restrictions on nightly rentals somehow. Penalties for operating without license/zoning? Incentives for those offering long term rentals? Staff housing mandates? Affordable developments that aren't meant to sell for unachievable amounts for the clerks, servers, cleaners, etc. that we need to keep entertaining visitors. Not sure what has worked for Whistler and Banff etc. but this didn't happen overnight so surely other communities have had some good ideas.”*

*“It would be great to have some type of agreement that make it affordable to buy a house for the local community. Like a proof of living in Ucluelet for the last 5 years per example.”*

*“Developers should be required to provide affordable amenity contributions.”*

*“Have a rental housing planning specifically for seasonal use or workers paid in part by the businesses hiring seasonal employees.”*

*“Restrict the building of more condos. We are in desperate need of rentals. If the private sector will not meet our needs, the government needs to step up.”*

*“NIMBYism is a problem in my neighbourhood. I support affordable housing in my neighbourhood, even though most of my neighbours are actively against it. As a community, we cannot function without essential workers. They too need a decent place to live.”*

*“Examine and focus on density issues - lane way homes, new small lots, townhouses, etc.”*

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## PLANNING PROCESSES

TOOL	DESCRIPTION
Affordable Housing Strategy	<p>An Affordable Housing Strategy or Action Plan can be used by local and regional governments to set a vision for affordable housing and identify the government tools, partnerships, and actions needed to support that vision. Many strategies articulate major policy initiatives, inform bylaw reviews, and generally guide decision-making and communicate affordability initiatives to community members.</p> <p>Larger municipalities may want to consider producing a more in-depth housing plan, while smaller communities and Electoral Areas may only need to include an affordability component in the housing section of their OCP.</p>
Official Community Plan (OCP) Policies	<p>OCP policies can be used to express commitment to affordable housing goals and provide direction for staff. They can lay the groundwork for activities such as updating zoning bylaws to support housing affordability or initiating the development of an Affordable Housing Strategy. Legislation mandates that findings from the Housing Needs Report be considered when updated the OCP.</p>
Housing Needs Reports	<p>Housing Needs Reports will continue to be mandated by the Province, but a similar funding program may not be available to local governments before the next update. The reports will continue to be a valuable resource for housing information about your community.</p> <ul style="list-style-type: none"> <li>• Schedule next housing need report for some time in 2023 to align with the release of data from the 2021 Census. Plan to conduct housing needs reports every five years after.</li> <li>• Begin budgeting and saving for the report process now. Larger communities may spend up to \$50,000, while smaller communities may only need to spend \$10,000-\$15,000. Communities with more planning capacity may choose to conduct the study internally.</li> <li>• Consider pooling resources to develop another in-depth regional assessment.</li> </ul>
Regional Growth Strategy	<p>A Regional Growth Strategy (RGS) is a strategic plan that defines a regional vision for sustainable growth. It is a commitment made by affected municipalities and regional districts to a course of action involving shared social, economic, affordability, and environmental goals.</p> <p>An RGS can make development decisions easier for local governments and the Regional District by codifying a sustainable pattern of population growth and development in the region, often</p>

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

	<p>by encouraging and directing new development to designated nodes or growth containment boundaries. This pattern of development aims to keep urban settlement compact, protect the integrity of rural and resource areas, protect the environment, increase servicing efficiency, and retain mobility within the region. Housing and development patterns in the West Coast cross municipal, regional, and Treaty and non-Treaty Nation boundaries. Partnering to articulate where and how growth should occur may be an appropriate next step.</p>																								
<p>Develop a Definition of Secured Affordable Housing</p>	<p>A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant. For example, some communities allow developers to add density provided a certain proportion of units are secured as affordable.</p> <p>A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the area. More nuance can be introduced through Housing Income Limits, like in this example from Nanaimo which sets maximum rental prices for a development to qualify as affordable.</p> <table border="1" data-bbox="570 1010 1406 1444"> <thead> <tr> <th colspan="4" style="background-color: #0070C0; color: white;">HOUSING INCOME LIMITS, NANAIMO (2018)</th> </tr> <tr> <th style="background-color: #0070C0; color: white;">Type</th> <th style="background-color: #0070C0; color: white;">Housing Income Limit (2018)</th> <th style="background-color: #0070C0; color: white;">@ 30% of Household Income</th> <th style="background-color: #0070C0; color: white;">Monthly Rent</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>\$29,600</td> <td>\$8,880</td> <td>\$740</td> </tr> <tr> <td>1 Bdrm</td> <td>\$34,400</td> <td>\$10,320</td> <td>\$860</td> </tr> <tr> <td>2 Bdrm</td> <td>\$41,200</td> <td>\$12,360</td> <td>\$1,030</td> </tr> <tr> <td>3 Bdrm</td> <td>\$52,300</td> <td>\$15,690</td> <td>\$1,308</td> </tr> </tbody> </table> <p>Source: Nanaimo Affordable Housing Strategy (2018)</p> <p>This is a useful tool for communities of all sizes. In larger communities where density is more common, the definition can help activate certain density incentives. In smaller communities it provides a benchmark for landlords and can help the municipality determine which projects can accessing City funds or are eligible for equity contributions.</p>	HOUSING INCOME LIMITS, NANAIMO (2018)				Type	Housing Income Limit (2018)	@ 30% of Household Income	Monthly Rent	Studio	\$29,600	\$8,880	\$740	1 Bdrm	\$34,400	\$10,320	\$860	2 Bdrm	\$41,200	\$12,360	\$1,030	3 Bdrm	\$52,300	\$15,690	\$1,308
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## REGULATORY AND ZONING TOOLS

TOOL	DESCRIPTION
Increase Density in Areas Appropriate for Affordable Housing	<p>Allowing increased density in certain areas can incentivize development in the private and non-market sectors. Increased density tends to make a project more financially viable as the developer can spread the cost of development among more units. Decisions on increased density areas should be aligned with other land-use planning elements like active transportation, public transit, and access to amenities.</p> <p>Density can be implemented through a variety of tools that are relevant for different jurisdictions. In areas where apartment buildings are more common, changes to the maximum floor area ratio (FAR) in the zoning bylaw and adjusting height allowances may be appropriate. In other communities, allowing multiple dwellings on a property and encouraging mid-density multi-family options might be a better option.</p>
Mandate Affordable Housing Covenants or Housing Agreements on Title as a Prerequisite for Accessing Other Actions and Incentives	<p>Affordable housing covenants mandate that a certain percentage of units remain affordable for the lifetime of the development. Developers are required to register affordable housing covenants on title to access incentives such as density bonusing and development cost charge waivers or grants. This is the “secured” portion of secured affordable housing.</p> <p>Municipalities should be prepared to waive local covenant requirements when a project must already meet stringent covenant requirements from Provincial and Federal agencies as a condition for funding approval.</p>
Expand Housing Options in Residential Zones to including Secondary Suites, duplexes and triplexes	<p>Broadening residential zoning to permit row house, townhouse, duplexes and triplexes is an easy way of introducing density and new units without disrupting neighbourhood character. Traditional R1 zoning is slowly disappearing in many municipalities and regions, especially in those with high prices and low vacancy. This intervention is likely more suited to larger centres where land is at a premium or where municipal demand is spilling into rural areas.</p>
Supportive, Shelter, and Transitional Housing Supported in All Residential Zones	<p>Include supportive, shelter, and transitional housing as a permitted use in all residential/institutional zones in Zoning bylaw. These uses are typically not sited in Electoral Areas, but occasionally some uses can be supported. Expanding the areas in which these uses are permitted makes it easier to acquire land for these developments and help meet the most acute need in your community. Must be partnered with rigorous community education campaigns to be effective and should consider connectivity to other resources.</p>

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

Reduce or Eliminate Parking Requirements for Infill, Affordable, and Rental Developments	Explore alternative solutions to reduce parking requirements including car share promotion, bicycle storage rooms, and nearby transit stops. Parking can be incredibly expensive to include in the non-profit development process and eliminating even a few stalls can help provide more units at less cost to community members. This intervention is best suited to larger centres where on-street parking is limited, and transportation is regular and reliable. In smaller communities, allowing secondary suites or carriage homes without requiring additional parking may be appropriate.
Investigate Implementation of Smaller Lot Sizes	Allow smaller lot sizes in residential zones to increase densification of existing and future lots. For many people, a single-detached home is still their housing goal. Smaller lots still permit single-detached development while increasing density. In many smaller communities where multi-family buildings are not common, this may be a solution to increase density while maintaining character.
Establish Inclusionary Zoning Policy	Inclusionary housing programs are local government programs that use the development regulations and approval process to oblige private developers to provide a portion of affordable housing within their new market projects. For example, an inclusionary zoning bylaw might mandate that 25% of all new units be offered at a secured and affordable rate. This is most suited to larger multi-family buildings and larger centres.
Explore Permitting Micro-Housing or Cluster Housing in Certain Zones	Micro-housing or tiny homes often come up in conversations with rural residents. Dependent on servicing requirements, local governments may consider expanding permissions for this type of use, provided homes comply with building codes. These homes can also be permitted as infill or accessory dwelling options.
Consider implementing a Community Amenity Contribution (CAC) policy	<p>A community amenity contribution policy can enable local and regional governments to capture additional community value from new developments. Typically CACs are described on a per unit or lot basis, but can be negotiated based on additional density.</p> <ul style="list-style-type: none"> <li>• <b>Example:</b> Squamish-Lillooet Regional District Community Amenity Contributions Policy – <a href="https://www.slrd.bc.ca/sites/default/files/pdfs/administratio n/Policies/12-2018%20Community%20Amenity%20Contributions%20Policy_1.pdf">https://www.slrd.bc.ca/sites/default/files/pdfs/administratio n/Policies/12-2018%20Community%20Amenity%20Contributions%20Policy_1.pdf</a></li> </ul>

**TOOLS TO INCENTIVIZE NEW AFFORDABLE HOUSING DEVELOPMENT**

<b>TOOL</b>	<b>DESCRIPTION</b>
Waive/lower Development Cost Charges (DCC's) for Non-Market Developments	<p>Local governments can reduce or eliminate development cost charges to reduce capital costs of secured affordable housing projects and help keep rental prices lower. Often the development must meet the definition of secured affordable housing to qualify for a waiver/reductions and other fee reductions. Some local government choose to offer grants to offset the cost of DCC's rather than waive the fee.</p> <p>DCC's may seem small compared to the construction budget of a development, but often waiving these fees can impact final rental costs dramatically.</p>
Develop Land Acquisition and Disposal Plan	<p>One of the most valuable contributions that a local government can make to an affordable housing project is to provide land or facilitate land transfer to a non-profit developer. An acquisition and disposal of lands plan can improve availability of land for the purpose of developing affordable housing.</p> <p>A plan should:</p> <ul style="list-style-type: none"> <li>• Prioritize acquisition of land in areas close to services, amenities, and public transportations</li> <li>• Develop key criteria for purchasing land based on lot size, cost, and geographic location</li> <li>• Disposal criteria based on need, non-profit status, and funding availability</li> <li>• Potentially pre-zone municipal owned sites for multi-family secured affordable housing development</li> </ul> <p>While this is most effective in a larger centre where land can be very expensive, smaller communities often have more land available, but non-profits lack the capacity, knowledge, or capital to acquire it.</p>
Assign a "Champion" Staff Member for Non-Profit Housing Projects	<p>Local governments should consider establishing a single point of contact for non-profit organizations and developers. This can help ensure prompt delivery and response time to inquiries. The "Champion" can also work with project proponents and other levels of government to help secure funding and coordinate other affordable housing policies as they relate to a particular project.</p>
Prioritize Affordable Housing Applications	<p>There are many ways to fast-track non-profit development applications to make development easier and bring units to market quickly:</p> <ul style="list-style-type: none"> <li>• Bring application to the "top of the pile" and commit to quick decision timelines</li> <li>• waive any requirements that are already met by the project (housing agreement, public information meeting, etc.)</li> </ul>

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

	<ul style="list-style-type: none"> <li>• waive fees based on depth of affordability</li> </ul>
Investigate a Regional Housing Service to increase local funds for affordable housing and housing supports	<p>A regional housing service or supports bylaw has been used by Regional Districts to raise and distribute funds to one or more non-governmental organizations for the purposes of delivery affordable housing or homelessness supports services.</p> <p>Typically funded by a small additional tax levy, bylaws often require approval by referendum. This necessitates broad multi-sector support, and though it is often led by Regional Districts, requires participation of local governments.</p> <ul style="list-style-type: none"> <li>• <b>Example:</b> Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw <a href="https://www.cvrld.ca/DocumentCenter/View/90698/4201">https://www.cvrld.ca/DocumentCenter/View/90698/4201</a></li> <li>• <b>Example:</b> Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw <a href="https://www.comoxvalleyrd.ca/sites/default/files/docs/Services/4bylaw_389_homelessness_supports_service_est.pdf">https://www.comoxvalleyrd.ca/sites/default/files/docs/Services/4bylaw_389_homelessness_supports_service_est.pdf</a></li> </ul>

## TOOLS TO PROTECT EXISTING AFFORDABLE HOUSING

TOOL	DESCRIPTION
Restrict Condo/Strata conversions	<p>Preventing conversion of rental units to ownership tenures will help preserve vital housing stock, especially in larger communities.</p> <p>Strata conversions can be restricted through policy by allowing conversion only when vacancy rates are above a certain threshold for a certain period of time.</p>
Develop “No Net Loss” of affordable units policy	<p>As a community develops, and land becomes more valuable, a “no net loss” policy can ensure no affordable units are lost and older, cheaper stock is protected or replaced.</p> <p>A number of policy tools can be implemented to protect older, rental units when they due to be replaced or demolished:</p> <ul style="list-style-type: none"> <li>• Require developers to connect with the local or regional government to explore alternatives to demolition.</li> <li>• Require standardized relocation plans and offer existing residents “right of first return”</li> <li>• Consider “rental only” pre-zoning for existing aging rental stock</li> </ul>

**EDUCATION AND ADVOCACY**

<b>TOOL</b>	<b>DESCRIPTION</b>
Prepare Guides for Developing Affordable Housing	Municipalities can prepare guides to make it easier for housing providers to understand what they need to do to build units. Potential guides include a guide to the development approval process or a guide to the regulations and responsibilities that homeowners must meet to have secondary suites or add accessory dwelling units.
Advocate to Senior Government for Additional Tools and Funding	<p>Local governments should continue to work regionally and with other municipalities at Union of BC Municipalities and Federation of Canadian Municipalities to develop consistent advocacy positions. This includes:</p> <ul style="list-style-type: none"> <li>• further funding for affordable housing</li> <li>• new planning tools and resources supported by Senior Government</li> </ul> <p>Rural and smaller communities might consider forming inter-local government working groups to define goals collectively.</p>
Continue to Educate Residents on Value of Affordable and Supportive Housing Options	There are many tools developed by local governments and non-profits to combat NIMBYism and encourage community buy-in for a variety of affordable and support uses in traditional residential and higher-income neighbourhoods. Local governments can reduce negative perceptions of these uses through advocacy campaigns and long-term change management approaches.



## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

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# APPENDIX D: HOUSING INDICATORS AND MONITORING GUIDE



## HOUSING INDICATORS AND MONITORING GUIDE

Collecting and maintaining longitudinal data can help inform long-term and strategic planning for your community. Larger centres likely already keep a record of this and other, more in-depth data, but electoral areas might only just be starting.

Based on the information included in the Housing Needs Report, the following measurables are good indicators of how and why your community might be changing. They are relatively easy to measure (they are provided by the Province), appropriate to communities of all sizes, and will likely continue to be mandated through the Housing Needs Report process. Regularly filling out these tables (when data is made available) will help your community understand its needs and meet its legal requirements. The included questions will inform basic analysis of the data and appropriate policy responses.

### DEMOGRAPHY

	Total Current Year	Share (%) Current Year	Total Previous Year	% Change
Total Population				
Youth (below 20)				
Working Age (20 to 64)				
Seniors (65+)				

#### Key Questions:

1. Is there a balance of Working Age people to total population? Is the ratio of youth + seniors to working age people healthy for the type of community and services provided? For instance, are there more youth and seniors who are economically dependent (typically not working) compared to working age people who are independent (working)?
2. Does the vision for the community account for any disproportionately prevalent population segments?
3. Are there adequate services to meet the relatively higher needs of that population segment?

**HOUSEHOLDS**

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Total Households						
Families w/ Child(ren)						
Families w/o Child(ren)						
Single / Roommates						

\*up or down since previous reporting period?

**Key Questions:**

1. Are more families with children choosing to live in the community?
2. Is the population transitioning from larger families to families without children or single-person households? The latter is common with an aging population.

**EMPLOYMENT**

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Labour Force						
# of People						
% of Total People (Participation Rate)						
Unemployed Persons						
# of People						
% of Labour Force (Unemp. Rate)						
Non-Labour Force						
# of People						

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
% of Total People						

\*up or down since previous reporting period?

### Key Questions:

1. Is the labour force (people working or seeking work) increasing? This could mean the community has more jobs available or is benefitting from growth in employment in nearby communities. A decreasing labour force can have ripple effects on other metrics. For instance, if unemployed persons are unchanged or even decrease, a significant reduction in the labour force will increase the unemployment rate.
2. Is the non-labour force increasing? This often occurs when there is significant senior cohort growth as retirees leave the workforce.
3. Are both the number and percent of people unemployed decreasing, or the latter a result of movement in another metric?

### INCOMES & HOUSING

	Current Report Year	Previous Report Year	% Change
Median Before-Tax Household Income			
All Households			
Owner Households			
Renter Households			
Median Rental Price			
Overall Vacancy (%)			
Median Housing Price			

\* Income, rents, and housing costs should ideally be in real dollars (inflation adjusted). If unavailable, nominal (current year) dollars should be used for all pieces of data for better comparisons between them.

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

**Key Questions:**

1. Are incomes growing faster than rents or housing prices? On the surface, this would mean an improvement in purchasing power. However, it is important to realize gains in earnings may be isolated to certain income ranges or segments of the population. Please note that comparing purchase prices is more complex due to the changing costs of borrowing (i.e. mortgage interest). It is possible that prices increase much more significantly over time than income, but interest rates fall enough to render mortgage payments more affordable.
2. Are rental prices decreasing or staying the same (in real dollars) while vacancy increases? This could indicate that growth in rental stock is sufficient to curb growth in prices generated by low supply.
3. What is the vacancy rate (if available)? Between 3% and 5% is often regarded as the “healthy” vacancy rate where housing demand and supply are adequately balanced.

**HOUSING NEED CRITERIA**

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Unsuitable Housing						
# of Households						
% of Households						
Inadequate Housing						
# of Households						
% of Households						
Unaffordable Housing						
# of Households						
% of Households						
Core Housing Need						
# of Households						
% of Households						

\*up or down since previous reporting period?

**Key Questions:**

1. Are the # and % of households in all situations listed above decreasing? Sometimes the % will decline while the # remains the same or increases, demonstrating that the growth of households in these circumstances has grown slower than total households.
2. Are housing prices and unaffordability declining while incomes are rising? This is a simplification of how key metrics react for the better of the median household. If either of the variables move in an opposite direction, then reasoning becomes more complex.
3. Are the # and % of households in Core Housing Need increasing or decreasing? Based on its housing criteria (adequacy, suitability, and affordability) results, which of the three seems to contribute the most to Core Housing Need? How might results compare to other collected metrics?



## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

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# APPENDIX E: COMMUNITY DATA TABLES



## COMMUNITY DATA TABLES

### Contents

COMMUNITY DATA TABLES .....	2
1. DISTRICT OF UCLUELET .....	4
Historical & Anticipated Population & Households .....	4
Indigenous Identity.....	4
Mobility.....	5
Private Household Size .....	5
Household Maintainers .....	5
Owners w/ Mortgages & Renters in Subsidized Housing .....	5
Household Income .....	6
Labour Force .....	6
NAICS Industry Employment .....	7
Commuting .....	7
Housing – Structural Types .....	7
Housing – Unit Size .....	8
Housing – Date Built.....	8
Housing – Subsidized.....	8
Housing – Rental Vacancy (%).....	8
Housing – Primary Rental Universe.....	8
Housing – Secondary Rental Universe.....	8
Housing – Short Term Rentals .....	8
Housing – Cooperative Housing .....	8
Housing – Post-secondary Housing .....	8
Housing – Shelter Beds .....	9
Housing – Non-Market Housing.....	9
Housing – Starts & Demolitions .....	9
Housing – Registered New Homes.....	9
Real Estate – Assessment.....	9
Real Estate – Sales Price .....	10
Real Estate – Rents* .....	11
Core Housing Need – Affordability .....	11
Core Housing Need – Adequacy .....	12
Core Housing Need – Suitability.....	12

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

Core Housing Need ..... 12  
Extreme Core Housing Need ..... 13  
Housing Units Demanded ..... 13

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

## 1. DISTRICT OF UCLUELET

### Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
<b>Total</b>	1,515	1,655	1,835	1,895	1,955	2,015	2,075	2,140	2,160	2,180	2,285	2,305	2,245	22%
0 to 14 yrs	235	225	295	305	315	325	335	335	335	335	335	335	325	10%
15 to 19 yrs	90	75	70	70	70	70	70	60	65	70	75	80	85	21%
20 to 24 yrs	115	120	85	80	75	70	65	65	65	65	65	65	70	-18%
25 to 64 yrs	955	1,070	1,170	1,210	1,250	1,290	1,330	1,360	1,355	1,350	1,345	1,340	1,325	13%
65 to 84 yrs	105	140	195	215	235	255	275	290	310	330	350	370	395	103%
85+	15	20	15	20	25	30	35	30	30	30	30	30	40	167%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
<b>Total</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
0 to 14 yrs	16%	14%	16%	16%	16%	16%	16%	16%	16%	15%	15%	15%	14%	
15 to 19 yrs	6%	5%	4%	4%	4%	3%	3%	3%	3%	3%	3%	3%	4%	
20 to 24 yrs	8%	7%	5%	4%	4%	3%	3%	3%	3%	3%	3%	3%	3%	
25 to 64 yrs	63%	65%	64%	64%	64%	64%	64%	64%	63%	62%	59%	58%	59%	
65 to 84 yrs	7%	8%	11%	11%	12%	13%	13%	14%	14%	15%	15%	16%	18%	
85+	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	2%	

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
<b>Total</b>	645		740	770	800	830	860	885	890	895	900	905	920	24%
15 to 24 yrs	30		10	10	10	10	10	5	5	5	5	5	0	-100%
25 to 34 yrs	145		135	135	135	135	135	130	125	120	115	110	100	-26%
35 to 44 yrs	115		215	240	265	290	315	335	345	355	365	375	385	79%
45 to 54 yrs	180		115	110	105	100	95	90	85	80	75	70	60	-48%
55 to 64 yrs	100		130	130	130	130	130	120	115	110	105	100	90	-31%
65 to 74 yrs	50		105	105	105	105	105	115	120	125	130	135	135	29%
75+ yrs	25		30	40	50	60	70	90	100	110	120	130	150	400%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
<b>Total</b>	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
15 to 24 yrs	5%		1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%	
25 to 34 yrs	22%		18%	18%	17%	16%	16%	15%	14%	13%	13%	12%	11%	
35 to 44 yrs	18%		29%	31%	33%	35%	37%	38%	39%	40%	41%	41%	42%	
45 to 54 yrs	28%		16%	14%	13%	12%	11%	10%	10%	9%	8%	8%	7%	
55 to 64 yrs	16%		18%	17%	16%	16%	15%	14%	13%	12%	12%	11%	10%	
65 to 74 yrs	8%		14%	14%	13%	13%	12%	13%	13%	14%	14%	15%	15%	
75+ yrs	4%		4%	5%	6%	7%	8%	10%	11%	12%	13%	14%	16%	

\* distributions graphically represented in report

### Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,455	1,570	1,640	970	980	1,190	485	595	450
Indigenous Identity	200	245	150	85	125	85	115	120	60
Non-Indigenous Identity	1,260	1,325	1,495	885	855	1,110	375	470	385

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	14%	16%	9%	9%	13%	7%	24%	20%	13%
Non-Indigenous Identity	87%	84%	91%	91%	87%	93%	77%	79%	86%

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

## Mobility

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Population</b>	1,420	1,560	1,620	945	975	1,180	480	590	435
Non-Mover	1,155	1,315	1,300	845	910	1,010	310	410	290
Mover	275	240	315	105	60	175	170	180	145
Non-Migrant	135	120	105	50	35	60	85	80	45
Migrants	135	125	210	50	30	115	85	95	95
Internal Migrants	135	120	205	50	25	115	85	95	90
Intraprovincial Migrant	120	105	180	35	0	115	80	90	65
Interprovincial Migrant	10	15	25	15	0	0	0	0	25
External Migrant	0	0	0	0	0	0	0	0	10

## Private Household Size

	Total				Owners			Renters			Renter %		
	2006	2011	2016	*16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Private HHS</b>	640	740	740	100%	410	485	520	230	260	220	36%	35%	30%
1 person	225	225	225	30.4%	115	175	125	115	55	95	50%	24%	43%
2 persons	210	360	300	40.5%	160	210	230	55	150	75	26%	42%	25%
3 persons	75	70	90	12.2%	45	45	75	25	25	15	36%	36%	17%
4 persons	85	40	70	9.5%	65	30	55	20	0	15	24%	0%	21%
5+ persons	40	50	50	6.8%	25	25	35	20	0	20	44%	0%	36%
Average HH Size	2.3	2.1	2.2		2.4	2.0	2.3	2.1	2.3	2.0	-	-	-

## Household Maintainers

	Total				Owners			Renters		
	2006	2011	2016	10yr % Δ	2006	2011	2016	2006	2011	2016
<b>Total Household</b>	645	745	740	14.7%	415	485	520	230	260	220
15 - 24 yrs	30	20	10	-66.7%	15	0	0	20	10	10
25 - 34 yrs	145	175	135	-6.9%	70	80	75	75	90	55
35 - 44 yrs	115	140	215	87.0%	70	80	130	50	60	85
45 - 54 yrs	180	170	115	-36.1%	135	110	85	45	60	30
55 - 64 yrs	100	105	130	30.0%	70	80	110	30	25	25
65 - 74 yrs	50	45	105	110.0%	45	40	90	10	0	20
75 - 84 yrs	15	75	15	0.0%	10	70	15	10	0	0
85+ yrs	10	0	15	50.0%	10	0	15	0	0	0

## Owners w/ Mortgages & Renters in Subsidized Housing

	2006	2011	2016
<b>Total - Owner &amp; Renter</b>	640	740	740
Average Shelter Cost	\$1,028	\$925	\$1,223
Owners	410	485	515
w/ Mortgage	270	195	360
% Owners	64.1%	65.5%	69.6%
% Mortgage	65.9%	40.2%	69.9%
Renters	230	260	220
In Subsidized Housing	0	65	25
% Renters	35.9%	35.1%	29.7%
% Subsidized	0.0%	25.0%	11.4%

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

## Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
<b>Total Household</b>	645	740	740	100.0%	415	485	520	100.0%	230	260	220	100.0%
< \$5,000	25	0	10	1.4%	15	0	0	0.0%	10	0	0	0.0%
\$5,000 - \$9,999	15	0	10	1.4%	0	0	10	1.9%	15	0	10	4.5%
\$10,000 - \$14,999	30	0	20	2.7%	10	0	0	0.0%	20	0	15	6.8%
\$15,000 - \$19,999	65	0	35	4.7%	45	0	40	7.7%	25	0	0	0.0%
\$20,000 - \$24,999	15	15	50	6.8%	0	10	10	1.9%	15	0	35	15.9%
\$25,000 - \$29,999	15	20	25	3.4%	10	0	20	3.8%	10	0	0	0.0%
\$30,000 - \$34,999	30	25	35	4.7%	20	0	30	5.8%	10	0	0	0.0%
\$35,000 - \$39,999	25	0	35	4.7%	0	0	10	1.9%	20	0	20	9.1%
\$40,000 - \$44,999	25	105	45	6.1%	10	70	30	5.8%	10	0	10	4.5%
\$45,000 - \$49,999	30	105	45	6.1%	15	80	15	2.9%	10	0	25	11.4%
\$50,000 - \$59,999	60	35	55	7.4%	55	35	35	6.7%	10	0	20	9.1%
\$60,000 - \$69,999	40	110	65	8.8%	25	60	50	9.6%	20	50	15	6.8%
\$70,000 - \$79,999	30	50	55	7.4%	20	50	40	7.7%	10	0	15	6.8%
\$80,000 - \$89,999	70	45	45	6.1%	55	25	45	8.7%	10	20	10	4.5%
\$90,000 - \$99,999	45	40	50	6.8%	25	30	40	7.7%	20	0	10	4.5%
\$100,000+	125	115	160	21.6%	105	65	135	26.0%	25	45	25	11.4%
\$100,000 - \$124,999	60	40	75	10.1%	40	25	65	12.5%	15	0	15	6.8%
\$125,000 - \$149,999	55	35	35	4.7%	50	20	30	5.8%	0	0	10	4.5%
\$150,000 - \$199,999	0	35	40	5.4%	10	25	35	6.7%	0	0	0	0.0%
\$200,000+	10	0	10	1.4%	0	0	10	1.9%	0	0	0	0.0%
Median Income	\$57,203	\$56,573	\$60,905		\$68,004	\$53,421	\$71,712		\$40,777	\$60,943	\$44,969	
Average Income	\$65,885	\$65,733	\$71,106		\$74,586	\$65,783	\$79,347		\$50,362	\$65,640	\$51,748	

## Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Population (15+ yrs)</b>	1,200	1,340	1,370	790	850	1,030	410	490	345
In Labour Force	985	1,025	1,070	625	630	795	355	395	275
Employed	915	945	1,005	570	605	750	340	340	255
Unemployed	70	80	65	60	25	50	15	55	20
Not In Labour Force	215	315	305	160	215	230	55	95	75
Participation Rate (%)	82.1	76.5	77.7	80.3	74.7	77.6	86.6	80.6	78.6
Employment Rate (%)	76.3	70.5	73.0	72.6	71.8	72.7	84.2	68.4	72.9
Unemployment Rate (%)	7.6	8.3	6.1	9.5	3.9	5.7	4.2	13.9	7.3

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

## NAICS Industry Employment

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
<b>Labour Force</b>	975	1,025	1,065	100.0%	625	635	795	350	395	270
Agriculture, Forestry, Fishing, & Hunting	90	125	90	8.5%	70	70	65	20	55	20
Mining, Quarrying, and Oil & Gas Extraction	10	0	0	0.0%	10	0	0	0	0	0
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	85	105	70	6.6%	50	50	60	30	60	10
Manufacturing	90	60	70	6.6%	30	45	60	60	0	10
Wholesale trade	10	0	0	0.0%	10	0	10	0	0	0
Retail trade	80	200	95	8.9%	45	135	90	40	65	10
Transportation & Warehousing	30	60	65	6.1%	20	45	45	15	0	20
Information & Cultural Industries	25	0	10	0.9%	25	0	0	0	0	10
Finance & Insurance	35	0	15	1.4%	25	0	15	10	0	0
Real Estate and Rental & Leasing	40	0	15	1.4%	35	0	15	0	0	0
Professional, Scientific, & Technical Services	15	50	30	2.8%	0	15	35	10	0	0
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	55	0	40	3.8%	40	0	30	15	0	10
Educational Services	50	35	65	6.1%	50	25	40	0	0	25
Health Care & Social Assistance	55	35	60	5.6%	50	30	50	0	0	10
Arts, Entertainment, & Recreation	45	50	50	4.7%	10	0	25	30	40	20
Accommodation & Food Services	180	160	285	26.8%	125	105	205	60	50	80
Other Services (excl. Public Administration)	35	0	45	4.2%	10	0	25	30	0	15
Public Administration	55	75	40	3.8%	35	45	20	20	30	25

## Commuting

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
<b>Total Usual Workers</b>	710	740	735	100%	430	455	530	275	290	205
Commute within Community	545	575	545	74%	320	330	380	225	240	170
Commute within ACRD	120	150	160	22%	95	110	125	25	35	30
Commute within Province	40	0	30	4%	10	0	25	30	0	10
Commute outside of Province	10	0	0	0%	0	0	0	0	0	0

## Housing – Structural Types

	Total '16 % of				Owners			Renters		
	2006	2011	2016	Total	2006	2011	2016	2006	2011	2016
<b>Total Occupied Dwellings</b>	640	740	740	100%	410	480	515	230	260	220
Single-Detached	410	545	545	73.6%	295	375	430	115	165	110
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	130	180	150	20.3%	35	80	50	95	100	100
<i>Semi-Detached</i>	15	55	15	2.0%	10	40	0	10	0	10
<i>RowHouse</i>	10	0	15	2.0%	10	0	15	0	0	0
<i>Duplex</i>	10	35	30	4.1%	0	0	20	15	20	15
<i>Apartment</i>	85	90	75	10.1%	10	30	10	70	65	65
<i>Other single-attached</i>	10	0	10	1.4%	0	0	0	0	0	10
Movable	100	0	45	6.1%	80	0	40	25	0	0

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

## Housing – Unit Size

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
<b>Total Dwellings</b>	645	745	740	100%	415	480	515	230	255	220
No bedroom	20	0	0	0.0%	0	0	0	15	0	10
1 bedroom	105	35	85	11.5%	35	0	30	65	35	50
2 bedroom	200	315	230	31.1%	105	170	135	90	145	90
3 bedroom	200	250	245	33.1%	165	195	190	35	60	50
4+ bedroom	125	125	180	24.3%	105	110	160	20	15	20

## Housing – Date Built

	Total			'16 % of Total	Owners			'16 % of Total	Renters			'16 % of Total
	2006	2011	2016		2006	2011	2016		2006	2011	2016	
<b>Total Dwellings</b>	645	740	740	100%	410	485	520	100%	230	260	220	100%
< 1960	115	115	95	12.8%	70	45	55	10.6%	45	65	35	15.9%
1961 to 1980	300	295	285	38.5%	185	210	200	38.5%	120	85	90	40.9%
1981 to 1990	85	140	110	14.9%	70	110	55	10.6%	15	30	55	25.0%
1991 to 2000	65	80	65	8.8%	35	60	55	10.6%	30	0	15	6.8%
2001 to 2010	80	110	145	19.6%	50	55	120	23.1%	25	50	20	9.1%
2011 to 2016	0	0	40	5.4%	0	0	30	5.8%	0	0	10	4.5%

## Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing  
*Local data unavailable.*

## Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) \* – Source: CMHC  
*Local data unavailable.*

## Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC  
*Local data unavailable.*

## Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC

*No primary rental market data available for West Coast Region communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.*

## Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii) – Source: Local government.

*Local data available from the District of Ucluelet, but not discussed in Housing Needs Report.*

## Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC  
*Local data unavailable.*

## Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

Local data unavailable.

### Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

Local data unavailable.

### Housing – Non-Market Housing

Source: BC Housing

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
0	0	0	0	XX	XX	XX	15	0	0	0	XX	XX	XX	13	28

### Housing – Starts & Demolitions

UNIT STARTS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Dwelling	13	7	5	6	12	13	18	22	26	18	25
Manufactured Home											
Duplex								2			
Triplex											6
Fourplex											
Multiplex											
DEMOLITIONS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Dwelling											
Manufactured Home							1		1		
Multi Family Dwelling								4			

### Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

Tofino built 18 registered single-detached homes in 2020, or average 18 over 2016 to 2020.

Multi-home/purpose-built rentals suppressed.

### Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$297,957	\$287,055	\$264,139	\$256,497	\$266,559	\$284,951	\$344,542	\$404,421	\$434,902	\$471,164
Single-Detached	\$335,111	\$322,852	\$295,440	\$285,252	\$297,916	\$320,012	\$388,713	\$455,689	\$484,906	\$528,768
Semi-Detached	\$256,190	\$258,468	\$247,356	\$244,831	\$243,572	\$246,135	\$266,304	\$309,511	\$350,387	\$333,417
Row House	\$266,508	\$262,464	\$251,750	\$249,766	\$253,553	\$269,879	\$275,875	\$267,317	\$355,673	\$368,400
Duplex	\$235,518	\$222,619	\$219,971	\$212,705	\$217,574	\$227,135	\$241,112	\$308,984	\$371,254	\$382,667
Apartment/Condo	\$821,291	\$326,215	\$260,771	\$287,425	\$186,842	\$195,115	\$322,254	\$370,303	\$407,507	\$337,800
Manufactured Home	\$68,054	\$70,680	\$69,087	\$68,633	\$61,781	\$59,938	\$64,176	\$69,566	\$82,268	\$91,152

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$340,099	\$331,188	\$310,176	\$296,877	\$308,615	\$321,942	\$378,889	\$439,915	\$464,903	\$519,363
Single-Detached	\$385,958	\$376,521	\$350,416	\$333,930	\$346,916	\$362,769	\$428,284	\$497,295	\$520,095	\$587,082
Semi-Detached	\$287,505	\$288,072	\$276,717	\$273,490	\$274,849	\$276,957	\$293,558	\$323,149	\$356,516	\$325,500
Row House	\$275,623	\$273,191	\$262,001	\$259,491	\$265,069	\$281,962	\$285,981	\$277,006	\$366,050	\$362,637
Duplex	\$235,518	\$222,619	\$219,971	\$212,705	\$217,574	\$227,135	\$241,112	\$308,984	\$371,254	\$382,667
Apartment/Condo	\$821,291	\$325,797	\$337,212	\$287,008	\$186,619	\$194,895	\$321,869	\$369,680	\$406,695	\$337,050
Manufactured Home	\$69,082	\$70,367	\$68,482	\$68,624	\$70,517	\$67,570	\$72,304	\$76,694	\$91,336	\$103,719

### Real Estate – Sales Price

HNRR Section 6 (1)(g)(i – iii)\* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$311,702	\$310,679	\$354,488	\$196,193	\$317,807	\$286,542	\$362,654	\$429,030	\$432,305	\$625,151
Single-Detached	\$373,496	\$389,179	\$398,585	\$259,469	\$339,807	\$317,832	\$434,880	\$465,568	\$519,643	\$685,639
Semi-Detached	\$202,909	-	\$272,197	-	-	-	\$232,679	\$418,928	\$268,099	\$430,000
Row House	\$276,401	\$381,160	-	-	\$358,815	\$244,180	\$250,937	\$308,666	\$407,612	\$532,500
Duplex	-	-	-	-	-	\$191,934	-	-	\$303,509	-
Apartment/Condo	-	-	\$249,977	-	\$555,042	-	\$192,562	\$202,176	-	-
Manufactured Home	\$24,736	\$77,185	\$19,887	\$33,484	\$39,245	\$97,525	\$45,668	\$177,312	\$117,893	\$175,875
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$311,702	\$310,679	\$354,488	\$196,193	\$317,807	\$286,542	\$362,654	\$429,030	\$432,305	\$625,151
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$239,296	\$288,593	\$241,644	\$133,935	\$80,453	\$255,289	\$229,546	\$398,591	\$256,330	\$512,100
2 Bedroom	\$208,810	\$187,789	\$275,064	\$92,583	\$270,844	\$212,861	\$303,180	\$396,818	\$301,939	\$581,269
3+ Bedroom	\$389,723	\$454,281	\$448,959	\$274,647	\$427,950	\$336,743	\$466,535	\$474,671	\$628,572	\$670,580

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$310,214	\$311,650	\$363,727	\$201,913	\$313,014	\$298,730	\$360,809	\$449,878	\$432,545	\$665,326
Single-Detached	\$368,222	\$390,862	\$407,391	\$264,375	\$334,493	\$332,544	\$432,522	\$491,797	\$522,267	\$731,917
Semi-Detached	\$202,909	-	\$272,197	-	-	-	\$232,679	\$418,928	\$268,099	\$430,000
Row House	\$276,401	\$381,160	-	-	\$358,815	\$244,180	\$250,937	\$308,666	\$407,612	\$532,500
Duplex	-	-	-	-	-	\$191,934	-	-	\$303,509	-
Apartment/Condo	-	-	\$249,977	-	\$555,042	-	\$192,562	\$202,176	-	-
Manufactured Home	\$45,055	\$76,437	\$39,182	\$41,297	\$37,003	\$98,900	\$45,680	\$177,312	\$107,750	\$191,250

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$310,214	\$311,650	\$363,727	\$201,913	\$313,014	\$298,730	\$360,809	\$449,878	\$432,545	\$665,326
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$239,296	\$288,593	\$241,644	\$133,935	\$81,238	\$255,289	\$230,280	\$398,591	\$256,330	\$512,100
2 Bedroom	\$213,821	\$189,730	\$283,811	\$114,459	\$274,544	\$231,519	\$309,493	\$404,776	\$298,335	\$586,538
3+ Bedroom	\$383,633	\$454,281	\$459,921	\$269,236	\$411,538	\$346,930	\$454,831	\$517,032	\$632,950	\$736,940

### Real Estate – Rents\*

HNRR Section 6 (1)(h)(i – ii)\* -- Source: Coastal Family Resource Coalition

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Room	-	-	-	-	\$605	\$722	\$720	\$708	\$700
Studio	-	-	-	-	-	\$856	\$797	\$809	\$900
1 Bdrm	\$750	-	\$725	\$726	\$852	\$936	\$1,003	\$1,214	\$1,200
2 Bdrms	\$1,062	-	\$1,102	\$1,084	\$1,155	\$1,498	\$1,595	\$1,669	\$1,480
3+ Bdrms	\$1,384	-	\$1,516	\$1,346	\$1,457	\$1,712	\$2,032	\$1,973	\$2,200
Total	\$1,189	-	\$1,088	\$999	\$811	\$1,070	\$926	\$941	\$1,200

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Room	-	-	-	-	\$625	\$717	\$740	\$757	\$764
Studio	-	-	-	-	-	\$871	\$969	\$809	\$900
1 Bdrm	\$805	-	\$729	\$726	\$924	\$930	\$1,058	\$1,141	\$1,239
2 Bdrms	\$1,132	-	\$1,135	\$1,170	\$1,186	\$1,496	\$1,655	\$1,657	\$1,587
3+ Bdrms	\$1,514	-	\$1,481	\$1,357	\$1,375	\$1,912	\$2,011	\$1,953	\$2,200
Total	\$1,167	-	\$1,104	\$1,032	\$911	\$1,201	\$1,161	\$1,121	\$1,289

### Core Housing Need – Affordability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	495	215	255	210
Above Affordable Threshold	150	160	200	75	100	125	75	65	75
1 person household	90	75	105	30	35	50	60	35	50
2 persons household	45	60	70	30	40	55	15	0	15
3 persons household	0	0	10	0	0	10	0	0	0
4 persons household	15	0	15	15	0	0	0	0	10
5+ persons household	0	0	0	0	0	0	0	0	0
Unaffordable Housing (%)	25.0%	22.2%	28.4%	19.5%	21.3%	25.3%	34.9%	25.5%	35.7%

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

### Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	495	215	255	210
Below Adequacy Standard	100	100	75	60	75	50	40	0	20
1 person household	30	0	25	25	0	20	10	0	0
2 persons household	40	80	40	20	60	20	20	0	20
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	10	0	0	10	0	0	0	0	0
5+ persons household	10	0	0	0	0	0	15	0	0
Inadequate Housing (%)	16.7%	13.9%	10.6%	15.6%	16.0%	10.1%	18.6%	0.0%	9.5%

### Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	495	215	255	210
Below Suitability Standard	45	50	15	0	0	10	40	45	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	15	0	0	0	0	0	15	0	0
3 Persons	0	0	0	0	0	0	0	0	0
4 Persons	0	0	0	0	0	0	0	0	0
5+ Persons	15	0	10	10	0	10	15	0	10
Unsuitable Housing (%)	7.5%	6.9%	2.1%	0.0%	0.0%	2.0%	18.6%	17.6%	4.8%

### Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	490	215	250	210
Household not in CHN	450	540	515	320	375	390	130	165	130
Household in CHN	155	185	185	70	100	100	85	85	80
1 person household	95	80	105	45	40	50	50	40	55
2 persons household	40	60	50	10	40	40	30	0	10
3 persons household	10	0	10	10	0	0	0	0	0
4 persons household	10	0	15	0	0	0	0	0	10
5+ persons household	0	0	10	0	0	0	0	0	0
Household in CHN (%)	25.8%	25.7%	26.2%	18.2%	21.3%	20.4%	39.5%	34.0%	38.1%

West Coast Housing Need and Demand Study  
District of Ucluelet Housing Needs Report

### Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	490	215	250	210
Household not in ECHN	550	665	630	365	435	445	185	250	185
Household in ECHN	50	55	75	20	35	45	30	0	25
1 person household	25	40	45	10	0	30	15	0	20
2 persons household	20	0	15	10	0	15	15	0	0
3 persons household	0	0	0	0	0	10	0	0	0
4 persons household	0	0	10	0	0	0	0	0	10
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	8.3%	7.6%	10.6%	5.2%	7.4%	9.2%	14.0%	0.0%	11.9%

### Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

	2016	2021	2026
Total	740	885	920
No Bedroom	10	10	10
1 Bedroom	80	95	100
2 Bedroom	225	265	275
3 Bedroom	250	295	305
4+ Bedroom	180	220	225



## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

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# APPENDIX F: PROVINCIAL SUMMARY FORM



## Housing Needs Reports – Summary Form

**MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA:** District of Ucluelet

**REGIONAL DISTRICT:** Alberni-Clayoquot Regional District

**DATE OF REPORT COMPLETION:** December 2021 (MONTH/YYYY)

### PART 1: KEY INDICATORS & INFORMATION

*Instructions: please complete the fields below with the most recent data, as available.*

<b>LOCATION</b>	<b>Neighbouring municipalities and electoral areas:</b> Electoral Area C (South Long Beach)
	<b>Neighbouring First Nations:</b> Yuufuʔiʔath Government, Toquaht Nation, Huu-ay-aht First Nations, Uchucklesaht Tribe, Tla-o-qui-aht First Nation, Hesquiaht First Nation, Ahousaht, Ditidaht First Nation, Hupačasath First Nation, Tseshaht First Nation

<b>POPULATION</b>	<b>Population:</b> 2016: 1,830		<b>Change since 2006 :</b>	21 %	
	<b>Projected population in 5 years:</b> 2026: 2,240		<b>Projected change:</b>	'16-'26: 22 %	
	<b>Number of households:</b> 2016: 740		<b>Change since 2006 :</b>	15 %	
	<b>Projected number of households in 5 years:</b> 2026: 920		<b>Projected change:</b>	'16-'26: 24 %	
	<b>Average household size:</b> 2016: 2.2				
	<b>Projected average household size in 5 years:</b> 2026: 2.2				
	<b>Median age (local):</b> 2016: 39.2		<b>Median age (RD):</b> 46.6	<b>Median age (BC):</b> 43.0	
	<b>Projected median age in 5 years:</b> 2026: 40.5				
	<b>Seniors 65+ (local):</b> 2016: 12 %	<b>Seniors 65+ (RD):</b> 20 %	<b>Seniors 65+ (BC):</b> 18 %		
	<b>Projected seniors 65+ in 5 years:</b>			2026: 20 %	
	<b>Owner households:</b> 2016: 70 %		<b>Renter households:</b> 2016: 30 %		
	<b>Renter households in subsidized housing:</b>			2016: 11 %	

<b>INCOME</b>	Median household income	Local	Regional District	BC
	<b>All households 2015</b>	\$ 60,905	\$ 55,443	\$ 69,979
	<b>Renter households 2015</b>	\$ 44,969	\$ 32,854	\$ 45,848
	<b>Owner households 2015</b>	\$ 71,712	\$ 66,502	\$ 84,333

<b>ECONOMY</b>	<b>Participation rate:</b> 2016: 77.7 %	<b>Unemployment rate:</b> 2016: 6.1 %
	<b>Major local industries:</b> Accommodation & Food Services (26.8%, 285); Retail Trade (8.9%, 95); Agriculture, Forestry, Fishing, & Hunting (8.5%, 90)	

<b>HOUSING</b>	<b>Median assessed housing values:</b> \$ 471,164	<b>Median housing sale price:</b> \$ 625,151
	<b>Median monthly rent:</b> \$ 1,200 (Tofino + Ucluelet, 2020)	<b>Rental vacancy rate:</b> n.a. %
	<b>Housing units - total:</b> 2016: 841	<b>Housing units – subsidized:</b> 15 units transitional housing
	<b>Annual registered new homes - total:</b> 2020: 28	<b>Annual registered new homes - rental:</b> n.a.
	<b>Households below <i>affordability</i> standards (spending 30%+ of income on shelter):</b>	28 %
	<b>Households below <i>adequacy</i> standards (in dwellings requiring major repairs):</b>	11 %
	<b>Households below <i>suitability</i> standards (in overcrowded dwellings):</b>	2 %

**Briefly summarize the following:**

**1. Housing policies in local official community plans and regional growth strategies (if applicable):**

For a community its size, Ucluelet has a progressive housing policy environment. The recent OCP contains many directives related to affordable housing and the draft OCP currently being developed sets an explicit goals of broadening the spectrum of housing options to improve the availability of appropriate, affordable housing for all.

**2. Any community consultation undertaken during development of the housing needs report:**

Community consultation was extensive for this project. The project team distributed community surveys that received nearly 600 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders. Overall, the study counted more than nearly 700 engagements across all participating communities, Treaty, and non-Treaty Nations. An engagement report is included as an appendix to the housing needs report.

**3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

Staff and elected representatives from Tofino, the ACRD, Ucluelet, and all participating Treaty and non-Treaty Nations were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from Island Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

**4. Any consultation undertaken with First Nations:**

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Toquaht Nation, Tla-o-qui-aht First Nation and Yuułuʔiłʔatḥ Government - Ucluelet First Nation were active participants in the study providing feedback on all project activities, contributing internal data and providing insight through interviews and focus groups. An additional survey, specific to Indigenous communities was developed and distributed across the Region.

## PART 2: KEY FINDINGS

**Table 1: Estimated number of units needed, by type (# of bedrooms)**

	Currently	Anticipated (5 years)
<b>0 bedrooms (bachelor)</b>	10 (2016)	10 (2026)
<b>1 bedroom</b>	80 (2016)	100 (2026)
<b>2 bedrooms</b>	225 (2016)	275 (2026)
<b>3+ bedrooms</b>	430 (2016)	530 (2026)
<b>Total</b>	740 (2016)	920 (2026)

**Comments:**

Population growth is anticipated to expand the demand for housing in the short-term. By 2025, Ucluelet may demand 920 units, an increase of about 180 households over the 10 year period. This reflects the growing population in Ucluelet, but more than likely underestimates need, especially for seasonal workers not captured accurately in census counts.

**Table 2: Households in Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	600	100	720	100	705	100
<b>Of which are in core housing need</b>	155	25.8	185	25.7	185	26.2
Of which are owner households	70	18.2	100	21.3	100	20.4
Of which are renter households	85	39.5	85	34	80	38.1

**Comments:**

The total number of households in Core Housing Need grew between 2006 and 2016. About 20% of owners were in Core Housing Need; whereas, 38% of renters were facing difficulty meeting their housing needs. Anecdotally, renters faced substantially higher rates of housing insecurity than owners indicating CHN is under-representing need. Owners faced relatively high rates of CHN, indicating an expensive market.

**Table 3: Households in Extreme Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	600	100	720	100	705	100
<b>Of which are in extreme core housing need</b>	50	8.3	55	7.6	75	10.6
Of which are owner households	20	5.2	35	7.4	45	9.2
Of which are renter households	30	14.0	0	0.0	25	11.9

**Comments:**

The number and percentage of households in Extreme Core Housing Need rose between 2006 and 2016. About 9% of owners were in Extreme Core Housing Need and about 12% of renters. Similarly to CHN numbers, this likely under-represents renter need and indicated a very competitive and expensive housing market.

**Briefly summarize current and anticipated needs for each of the following:**

**1. Affordable housing:**

Quantitative data shows generally challenging conditions across Ucluelet for those making the median income or even slightly more. Nearly all residents with low to middle incomes, who don't already own, are struggling to find adequate housing, especially affordable and available rental housing.

**2. Rental housing:**

Engagement data indicates there was a lack of affordable rental housing across Ucluelet. Many current renters would like to own, but are unable to primarily because of cost, which has outpaced income growth over the past 10 years. Rental units are very difficult to find and are often in need of significant repair or overcrowded.

**3. Special needs housing:**

Quantitative data on special needs housing is limited in Ucluelet. There are currently 10 wait listed applications for non-market housing from people with disabilities in the Region, most for Port Alberni but some applications are likely from residents of Ucluelet.

**4. Housing for seniors:**

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

**5. Housing for families:**

1- and 2-person households and families without children made up more than two-thirds of all households in 2016, but anecdotal demand and projects indicated a rising need for family appropriate units, especially affordable units for school aged children. Given this demand, need for housing that supports families is likely to grow.

**6. Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

**7. Any other population groups with specific housing needs identified in the report:**

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

**Were there any other key issues identified through the process of developing your housing needs report?**

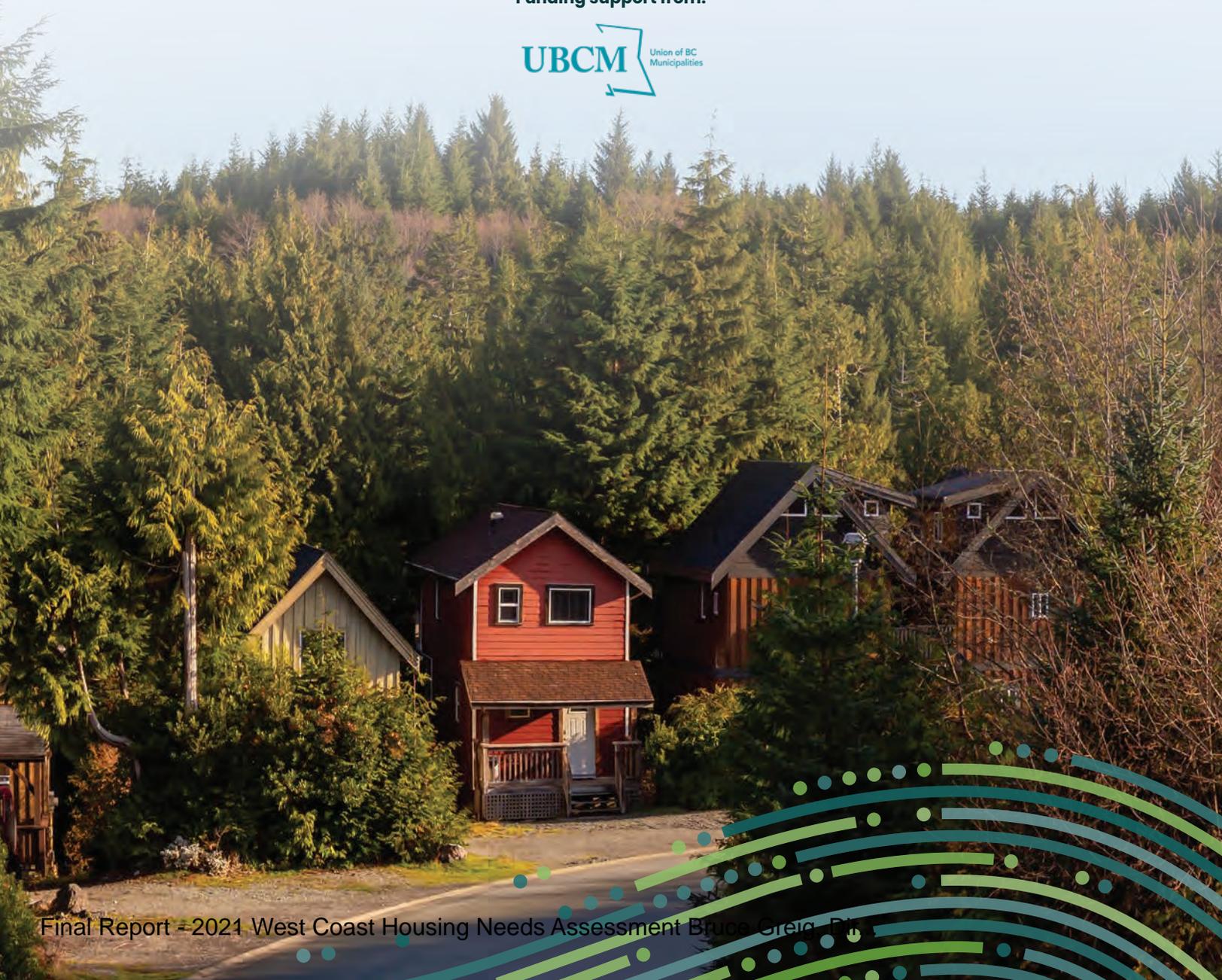
Ucluelet's key issues were the rising cost of housing in the market, the unaffordability and unavailability of rental options, an increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income households to purchase a home and necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Ucluelet and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units.



**Consulting support from:**



**Funding support from:**





**From:** [BC PR & Communications Adviser](#)  
**To:** [Info Ucluelet](#)  
**Subject:** Guiding Lights Across BC - Feb 22 2022  
**Date:** January 6, 2022 9:14:54 PM  
**Attachments:** [image001.png](#)

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[External]

Hi Mayor and Council,

On behalf of Girl Guides of Canada's British Columbia Council, I am writing to **ask for your support for girl empowerment in BC this February 22, by lighting up your building(s) with exterior lighting or interior window lights in the colour blue.**

Blue is the well-known colour of Girl Guides and girls/women in BC have worn their blue Girl Guide uniforms with pride for many generations. Last year we had 85+ landmarks across the Province light up blue!

Every year on February 22, Girl Guides celebrate World Thinking Day, a day of international friendship. It is an opportunity to speak out on issues that affect girls and young women, celebrate the founding of Girl Guides, and be connected to the 10 million members around the world who are part of the Guiding movement.

Here in British Columbia, we have thousands of girls and women who are members of Girl Guides of Canada. We have Girl Guide programs in nearly every community in BC, and our girls/volunteers light up their communities year-round through leadership, community service, and efforts to create *a better world, by girls*. Girls typically participate in annual Thinking Day activities held on/around February 22. Due to the continuing effects of COVID-19, our usual large gatherings, campfire singalongs, community events, special camps, and other activities are impacted, and so this year will again look different than usual.

For Thinking Day 2022, we will be celebrating in a way that is COVID-friendly, keeps our communities safe, and brings a smile to the faces of girls, families, volunteers, and the public: [Guiding Lights Across British Columbia](#). This community initiative will light up outdoor landmarks, bridges, buildings, stadiums, and other illuminated locations, with blue lights, in celebration of the sisterhood of Guiding across BC and beyond, on February 22. A map of previous participating locations can be found at [www.girlguides.ca/guidinglightsacrossbc](http://www.girlguides.ca/guidinglightsacrossbc)

We will be mobilizing our members to admire these lit-up sites in ways that comply with COVID-19 rules (both from public health authorities and Girl Guides' own member safety protocols) in effect at that time, posting photos on social media, emailing our members with info about how to participate, and more. We are excited for this open-air opportunity that will enable everyone to safely celebrate.

Our Girl Guide members and broader network of supporters would be thrilled to have your landmarks lit up as part of Guiding Lights Across British Columbia, and to highlight your participation as part of this province-wide event. Please contact us at [bc-prcomm@girlguides.ca](mailto:bc-prcomm@girlguides.ca) to confirm your ability to participate in this February 22,

2022, activity.

Thank you for your support for Guiding in BC!

**Isabella Lee (she/her) | BC Public Relations and Communications Adviser**

BC Council, Girl Guides of Canada

bc-prcomm@girlguides.ca/ (cell) [REDACTED]

*I respectfully acknowledge that I live and work within the ancestral, traditional, and unceded territory of the Songhees, Esquimalt, and W̱SÁNEĆ Nations.*



Everything she wants to be.

**From:** [AVICC](#)  
**To:** [AVICC](#)  
**Subject:** AVICC President's Morrison - Update from DFO on Aquaculture Initiatives, Area-Based Aquaculture Management Information, Finfish Licence Consultation  
**Date:** January 10, 2022 12:20:03 PM  
**Attachments:** [MFF COL-Proposed Changes Summary-October 2021-Stakeholders.pdf](#)  
[MFF COL Review-Phase 2-What We Heard Report.pdf](#)  
[ABAM Information Package – Stakeholders – Nov 2021.pdf](#)

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**[External]**

*Please forward this message from AVICC President Ian Morrison to elected officials, the CAO and Corporate Officer.*

The federal Department of Fisheries and Oceans (DFO) has asked AVICC to pass on information to members about initiatives that may be relevant to your community related to a review of licences for Marine Finfish and Area-Based Aquaculture Management.

The DFO has offered to put on an online workshop to explain these initiatives, and to give members an opportunity to ask questions. The date for this session is being set up for early in March, and will be sent out to members as soon as it is finalized.

In the meantime, they have sent the attached documents with information on the two initiatives:

1. Marine Finfish (MFF) Licence Review - Please find attached the “Proposed Changes to MFF COLS”, and “What We Heard Report” documents, which provide a summary of the feedback received to date and detailed information on the changes currently proposed to the 2022 Conditions of Licence (COLS). Comments on the conditions of licence changes proposed are requested by the **end of January**.
2. Area-Based Aquaculture Management (ABAM) – Please find attached an information package on the development of ABAM in British Columbia, which includes engagement information, a Fact Sheet, Infographic and A Pilot Area Expression of Interest form.

General comments on marine finfish facilities operating in BC are requested by the end of March. Comments should be submitted to [Aquaculture.Engagement@dfo-mpo.gc.ca](mailto:Aquaculture.Engagement@dfo-mpo.gc.ca)

For any questions, the Senior Coordinators and primary contacts for the current Pacific Region Initiatives are as follows:

Area-Based Aquaculture Management – Amber Neuman, [amber.neuman@dfo-mpo.gc.ca](mailto:amber.neuman@dfo-mpo.gc.ca)

Net Pen Transition Plan – Neil Laddell, [neil.laddell@dfo-mpo.gc.ca](mailto:neil.laddell@dfo-mpo.gc.ca)

Marine Finfish Licence Review – Vanessa Metcalf, [vanessa.metcalf@dfo-mpo.gc.ca](mailto:vanessa.metcalf@dfo-mpo.gc.ca)

Regards,

Director Ian Morrison,  
President, AVICC

# Marine Finfish Aquaculture Conditions of Licence Review for July 1, 2022 Implementation Summary of Proposed Changes Phase 4 – November 2021 - March 2022

The purpose of this document is to provide suggested edits to the marine finfish (MFF) conditions of licence (COL) that may be implemented when licences are re-issued on July 1 2022, and is based on Department reviews, science advice and engagement to date. This review is part of a scheduled process, as current MFF aquaculture licences expire in the summer of 2022.

## Proposed Key Steps and Timelines for MFF COL Review

*Phase 1: Plan & Set Objectives for COL Review - July 2020 - January 2021 (8 months) - COMPLETE*

*Phase 2: Collect Input on proposed changes - February - June 2021 - COMPLETE*

*Phase 3: Initial Drafting – June 2021- August 2021 –COMPLETE*

**Phase 4: Engage, Review and Re-draft- November 2021 - March 2022**

*Phase 5: Finalize - April - June 2022*

## Context

DFO may implement licence conditions for:

- proper management and control of fisheries
- conservation and protection of fish

Current MFF COL that are expiring in June 2022, are accessible here: <https://www.pac.dfo-mpo.gc.ca/aquaculture/licence-permis/docs/licence-cond-permis-mar/index-eng.html>

In **phase 1** we identified the intended objectives of the COL, which pinpoint what we want to achieve and issues to be addressed through COL.

In **phase 2** DFO engaged on a summary of changes, proposed by a variety of stakeholders, including DFO.

In **phase 3** we started drafting COLs to help to achieve the stated objectives.

In **phase 4** DFO is providing this revised summary of proposed changes to external partners and stakeholders for review as we continue to refine our COL recommendations.

## Objectives

### **The Departmental objectives of the COL review are as follows:**

- To mitigate risks to fish and fish habitat
- To write clear, consistent, enforceable and fair conditions of licence
- To collect clear, accurate and timely data for transparency and proper management and control of the fishery
- To increase ability to adaptively manage and deal with emergent issues in a timely manner balanced with regulatory stability
- To align with other departmental legislation, policies and programs (e.g. Aquaculture Activities Regulations, Species at Risk Act, Marine Mammal Regulations)
- To promote, when possible, an area-based management approach to pathogens and sea lice, which acknowledges that when farms are hydrologically connected, coordinated management is appropriate

- To require the implementation of best management practices which promote fish health and reduce pathogen risk to farmed and wild fish
- To continue to control the amount of sea lice that are entering the marine environment from fish farms, and acknowledge there are different size farms with different lice loads
- To set the time frame required for farms to get back below a sea lice threshold that is reasonable and relevant
- To promote Integrated Pest Management, which acknowledges that multiple treatment options should be available for sea lice management, and the correct treatment should be used for the conditions
- To manage infrastructure to ensure it is capable of withstanding conditions in which it operates

## Instructions

This document may be independently reviewed and feedback returned to DFO as a written submission by **January 31, 2021**, to [Aquaculture.Engagement@dfo-mpo.gc.ca](mailto:Aquaculture.Engagement@dfo-mpo.gc.ca) . Alternatively, this document can be utilized in meetings and workshops to guide discussion.

Please see the accompanying What We Heard Report for a summary of the feedback received during Phase 2. DFO acknowledges that not all recommendations received to date are reflected in the proposal below. Note that the management measures which are proposed through the reissuance process but fall outside the scope of licence conditions may be addressed through other departmental management tools. If you would like to discuss the rationale for not implementing specific suggestions, please contact [Aquaculture.Engagement@dfo-mpo.gc.ca](mailto:Aquaculture.Engagement@dfo-mpo.gc.ca).

## Changes Considered for 2022 Licences

### Administration

There are several administrative changes being considered to improve flow, clarity and enforceability. The changes include reorganizing the topics, clarifying and adding definitions, standardizing mandatory reporting timelines and updating reporting templates.

### Licensed Species

DFO is considering licensing only the species that are currently being produced, or intended for production for the licence period.

### Production

The Department has sought Science advice on potential fallowing at marine finish farms. Upon reviewing this advice, conditions may be added to reduce risks of pathogen transfer.

### Area Based Management

DFO is considering adding Area Based Aquaculture Management Zones to licences, as well as including references to these zones in Health Management Plan Standard Operating Procedures, in order to acknowledge that when farms are hydrologically connected, coordinated management is appropriate.

### Containment Structures

A regular infrastructure attestation period, by a qualified individual, of 4 years may be added to the conditions of licence, to ensure that infrastructure is capable of withstanding conditions in which it operates. This would build on the current conditions that require attestation upon first anchoring or re-anchoring.

### **Interactions with Wild Fish and Megafauna**

DFO is considering requiring the employment of deterrent methods be managed through the licence conditions to ensure they are employed only in specific circumstances and under specific rules, and that their usage is properly reported to DFO. Such rules could mitigate risk of perceived harm to animals and prevent unnecessary use of those deterrents but give industry the tools needed to deter problem animals (specifically pinnipeds).

### **Protection of Fish and Fish Habitat**

To bring the licences into alignment with Canada's debris strategy and Global Ghost Gear Initiative and reduce risk of wild fish capture and entanglement with lost aquaculture gear, there may be a condition inclusion of a requirement to recover lost items that could ghost fish or increase risk of megafauna entanglement.

### **Use of Lights**

DFO is considering changing the Use of Lights conditions to be applied to specific species, instead of broad inclusion.

### **Fish Health Management Plans**

Several updates to the Fish Health Management Plan (HMP) conditions are being considered, including revisions to the HMP Template, inclusion of Area Based Management Zones, having HMPs replace Carcass Management Plans for non-salmonids and clarification on environmental data requirements. This could mean that new HMPs would be required from all licence holders by October 15<sup>th</sup>, 2022.

### **Mortality Collection**

Potential standardization of mortality collection requirements in the licence conditions.

### **Sea Lice Management**

DFO is looking to revise Sea Lice Management conditions to account for farm size and relative environmental impacts, and allow resources and energy to be directed towards addressing the greatest risks. This may include consideration of farm size when determining threshold and a reduction of the time to get back under threshold. There could also be a requirement for a Sea Lice Management Plans for all facilities.

### **Stocking**

The Department is considering conditions to manage salmonids cohorts in a way that minimizes biosecurity and fish health risks and support best management practices. This may include "all-in" "all-out" stocking requirements within a specific timeframe.

# Marine Finfish Aquaculture Conditions of Licence Review for July 1, 2022 Implementation What We Heard Report Phase 2: February - June 2021

## Proposed Key Steps and Timelines for MFF COL Review

*Phase 1: Plan & Set Objectives for COL Review - July 2020 - January 2021 (8 months) - COMPLETE*

**Phase 2: Collect Input on proposed changes - February - June 2021 - COMPLETE**

*Phase 3: Initial Drafting – June 2021- August 2021 –COMPLETE*

*Phase 4: Review and Re-draft- October 2021 - March 2022*

*Phase 5: Finalize - April - June 2022*

The purpose of this document is to provide a summary of the feedback received from multiple stakeholders over Phase 2 of the Marine finfish (MFF) Conditions of Licence (COL) Review, which have been considered for the 2022 COL recommendations. This process is ongoing and more engagement is currently underway (Phase 4). Management measures that are proposed through the renewal process that fall outside the scope of licence conditions may be addressed through other departmental management tools. Engagement on the feedback has been categorized by Conditions of Licence Sections; General, Environment, and Fish Health.

## General

### **Organization**

#### **Licence Duration**

- A licence period of up to one year was suggested to allow for harvest of current farms and decommissioning of all sites.
- A shorter licence period could be detrimental to sector investment and therefore decrease the ability to make system improvements and secure funding for innovation.
- The renewal of any aquaculture licences in First Nation's Traditional Territory will infringe on constitutionally protected Aboriginal rights and title and violate Article 32 of the United Nations Declaration of the Rights of Indigenous People
- For new licences that would include a provision for the use of new technology, a six year term to encourage investment should be considered. A four year term would be acceptable for current licences.
- General support for adaptive management as long as it includes business security.

### **Licensed species**

- If a species is removed from a licence, that opportunity should be replaced with something else, i.e. a scientific aquaculture licence.

- Keeping other species allows companies the flexibility to change operation with plenty of notice to DFO regarding change to infrastructure, planning, etc.
- There is a need to document the risks and considerations when it comes to licensed species and ensure that they are appropriately managed.

## **Production**

### **Area-based production limits**

- General support for area-based production limits so long as there are reasonable caps based on science and actual farm performance.
- Some reservations about area-based production limits without having any baseline data available.
- Interest in balancing administrative requirements with an ecosystem friendly approach.
- Concern about the effect on biomass for new facilities and future “production sharing”.
- Suggestion to change “production limits” to “production management”.

### **Mandatory fallowing**

- Net pens should be fallowed until receiving waters and local fish and shellfish communities test free of PRV or other disease agents found in farm salmon, in addition to demonstrating satisfactory benthic recovery.
- A fallow period longer than 90 days would fetter business.
- Mandatory fallowing is not a best practice that has been universally accepted.
- The practice of fallowing should go through a Canadian Science Advisory Secretariat (CSAS) process at a national level in order to assess relevance.
- Impacts to business would be substantial.

### **Enhanced reporting**

- Suggestion to increase detail and decrease frequency of enhanced reporting.
- Enhanced reporting needs to be linked to transparent reporting to the general public especially if it means direct reporting with connected digital systems.
- Concern that additional reporting requirements would fetter business.
- Concern with DFO’s efficiency when posting data online.

### **Evidence and performance based management at licence re-issuance**

- The framework should be transparent and if performance does not meet targets, a mechanism should be put in place to have advance issuance of warnings for production planning

## **Administrative matters/reporting**

### **Web-based template forms**

- The template will need to be user friendly, able to upload batch data sets and include proper digital security on the platforms.

### **Standardizing mandatory reporting timelines for fish health events**

- Revise reporting timelines to match DFO business days.
- Preference for 2 business days versus 24 hours for reporting deadlines.

## **Environment**

## **Containment structure**

### **General**

- Support for the culture of salmonid species within First Nations' Traditional Territories if closed-containment technologies that eliminate the risk of escapes, that contain, remove, disinfect and dispose of all fecal matter and food waste from the system and that effectively contain, remove, disinfect and dispose of all pathogens/parasites from the system are employed.

### **Requirement for qualified individual(s) attestation renewal at regular intervals**

- Conceptually, attestation renewal at regular intervals is not an issue, as long as the language is appropriate.
- Attestation renewal every two production cycles is reasonable.
- It will need to be made very clear what infrastructure (scope) is included in this requirement.
- Attestation renewal should complement the procedures and inspection and operation schedules that farms already have in place.

### **Standardized requirements for containment structure array**

- Preference that this condition be aligned with the Standard NS9517.

## **Escape prevention**

- Industry would like to consider developing river monitoring plans with First Nation partners and potentially an area for BCSFA to put industry resources together to support a coordinated fish recovery plan.
- Dissatisfied with lack of required escape response; COLs do not require industry to monitor after escape events (e.g. local rivers/streams) or conduct recapture fishery for escaped fish

## **Interactions with wild fish and megafauna**

### **Reference to species specific guidance/best management practices for least harm**

- It is difficult to grade wild fish for treatment while out on the boats due to stress and timelines.
- Increasing the time it takes to treat fish so that grading could occur could lead to higher reinfection rates.
- There needs to be a balance between the management of the fishery and the pathways of effects.
- Least harm is species specific. DFO needs to clarify what this means.
- Reporting should only occur when wild fish are released or dead.
- DFO should be out observing treatments.
- Incidental catch should be shared across fisheries.
- More information is needed in reference to species specific guidance/best management practices for least harm if this is in regards to Species at Risk.

### **List permitted deterrents and manner in which they may be used**

- Concern that this would lead to a loss of situational flexibility or prescription.
- The administrative application of permitted deterrents will need to be well thought out. Parties will need to be mindful of how these conditions are scoped.
- Exploration of all deterrents and their applications is needed.

## **Protection of fish and fish habitat**

### **Required recovery of lost items that could ghost fish or increase risk of megafauna entanglement**

- Further clarification required around proposed measures and timing
- If there is a timeline associated it needs to be realistic for equipment and crews

#### **Enhanced wording around habitat protection requirements**

- General support for enhanced wording around habitat protection requirements so long as it is collaborative with local communities and First Nations and is not cost prohibitive

#### **Prohibition to discard any item that may be harmful to fish or fish habitat**

- In the past, anchor blocks have been left as artificial reefs. The proposed changes would need to be specific about removal of things like this.
- The commissioning and decommissioning of sites is not under the *Pacific Aquaculture Regulations* (PAR), benthic plastics would be required by the province, not DFO.
- The regulatory requirement of clean-up is under the Provincial *Lands Act*, so it has to be clear that the conditions of licence (COL) reflect actions happening while *fishing*.

#### **Licence holder responsible for clean-up.**

- Onus should be on the licence holder to prove due diligence when it comes to clean-up.
- All proponents should be required to complete environmental impact assessments at current and proposed future farm sites and offer compensation for habitat losses where a project has or may be proceeding

#### **Area Based Aquaculture Management (ABAM) Provisions**

- If DFO is considering ABAM COLs, then there should be coordination with other marine spatial planning initiatives using science-based evidence for planning scales. Aquaculture is one of many actors in areas and should not be considered in isolation.

## **Fish Health**

### **Mortality and fish health events**

- The intention (to know if there was a large mortality event, regardless of fish size) was not captured by the previous definition.

### **Sea lice management**

#### **Farm based threshold**

- Clarification is needed to understand the process DFO uses to contemplate how farm based thresholds are being analyzed.
- The ecological relevance was not addressed in the previous COL renewal, and areas need different thresholds.
- Licensees should be required to demonstrate lice control with the two stipulated counts being below threshold.
- Licensees should be required to reduce stocking density until the total lice inventory is less than the lice-per-fish threshold multiplied by the number of fish originally stocked on the farm.

#### **Thresholds**

- 42-day period to reduce lice levels below threshold should be reduced to 10 days.
- Trigger lowered to 0.2 female lice of any species per fish; and/or lice levels exceeding .5 lice per gram on 30% of wild juvenile salmon sampled.

- Concern that a reduction in threshold would lead to increase in treatments and resistance and be cost prohibitive.
- Area-based aquaculture sea lice management may be more appropriate for total number in area, not per fish.
- Thresholds should be set for bioassay performance below which SLICE cannot be used, to avoid increasing resistance.

#### **Pre-migratory window threshold**

- There are some agreements in place already which can affect when treatments occur going into this period.
- There is a need for an appropriate risk assessment. It is important to know that there are vets managing the decisions and treating the fish for conservation purposes. Pushing treatments further out may go so far that it pushes companies to do multiple treatments, which would be poor for fish welfare.
- Bioassays should be conducted before spring outmigration, to determine the appropriate type of treatment for each farm and avoid delays in implementing treatments requiring vessels.

#### **Treatments**

- Bioassays should be conducted before spring outmigration, to determine the appropriate type of treatment for each farm and avoid delays in implementing treatments requiring vessels.
- All farms within the defined area should treat at the same time for sea lice and share bioassay data so as not to increase resistance.
- Monitoring protocols should be designed and implemented for each drug and chemical used or excreted in the net pen, to capture potential impacts to non-target species. Limits to the number of treatments with any given chemical or drug should be developed based on monitoring results.

#### **Evidence and performance based measures at licence re-issuance.**

- The framework should be transparent and if performance does not meet targets, a mechanism should be put in place to have advance issuance of warnings for production planning.

#### **Area-based management measures**

- Further clarification is needed to understand area-based management measures.

#### **Different metric threshold**

- Preference to stay with the current metric for threshold.
- Include threshold for *Caligus clemensi*.
- The increase in *Caligus* occurs simultaneously with wild salmon, so this indicates an external source. More studies are required prior to regulating *Caligus*.
- There is a lack of relevant science that indicates that *Caligus* has an impact/ harm on wild fish. More information is needed on life cycle.

#### **Wild juvenile sampling**

- One hundred juvenile salmon should be beached, seined, and live-sampled at sites upstream and downstream from each farm, once every two weeks from March through the end of June, and sea lice counted by species and life-stage.
- Wild juvenile sampling occurs already with multiple partners (ASC certification, First Nations Agreements).
- More details are needed as to how wild juvenile sampling is applied to the COL.
- Wild juvenile salmon sampling should be reported publicly on the websites of licensed aquaculture operators in real time, together with their on-farm lice levels.

### **Removing Wild Fish From Pens**

- It would require a lot of lead time in terms of infrastructure and innovation to remove wild fish from pens. Investment would be needed before this is introduced.
- Refuge-seeking behavior cannot be solved easily. This would need to be an engineered solution, which isn't yet possible.
- Whenever there is the opportunity, wild fish are released. Industry is constantly working to be better in this area.
- Removal (outside of regular handling) could potentially be detrimental to the health of both wild and farmed fish.

### **Enhanced monitoring and reporting**

- Real-time disclosure of disease and treatment records on the licensee's website should be required in addition to reporting to DFO.
- All farms failing to comply with conditions of licence should be subject to significant fines and prohibited from applying for any renewal, extension or amendments to licences for a fixed period of time. Fines should be set at escalating levels that incentivize timely treatment for sea lice, whether with drugs, chemicals or farm depopulation.
- Audits of salmon farm lice counts should be increased; and mandatory auditing instituted for any unusual mortality event or disease outbreak.
- In order to improve public confidence in salmon farm management, all DFO audits should be attended by a qualified third-party observer.
- Licensees should be required to inform First Nations of fish health events, reportable disease and fish transfer requests.
- Streamline or reduce reporting where possible.

### **Stocking**

#### **Management of cohorts**

- More discussion is needed before this is put into place.
- More details are needed regarding the specified time periods as environmental conditions often dictate when transfers and harvesting can occur. Also, there are areas that do not have authorized Pesticide use Permits and SLICE is the only treatment option. Withdrawal periods may delay harvesting. Specified time period may also limit operational flexibility in the event regulatory approvals are delayed or altered. Also need flexibility around harvests.
- All farms within the defined area should stock fish of the same age-class.
- All farms should screen salmon for PRV and *Tenacibaculum maritimum* and deny smolt transfers to open net pens if these or other disease agents are present in the stock.



**Attachment 1.**  
**Area-Based Aquaculture Management Information Package**

The purpose of this information package is to invite you to participate in collaborative discussions related to a new Area-Based Aquaculture Management (ABAM) approach in British Columbia. An overview of this initiative can be found in the enclosed fact sheet and infographic. You may be aware of ABAM from previous forums in the winter and spring of 2021 or from Fisheries and Oceans Canada (DFO) correspondence, including the Pilot Area Expression of Interest application form, distributed in August 2021 and also enclosed here again.

At this time, one of the priority goals of ABAM is to create an initial Pilot Area in BC where area-based concepts can be discussed, co-developed, and trialed. We are currently soliciting Expressions of Interest, so that the Pilot Area can be chosen in early 2022. We are also exploring regionally coordinated approaches to support the development of ABAM. DFO would like to hear from a variety of Indigenous groups and stakeholders about their perspectives on area-based aquaculture management.

If you have any questions regarding the contents of this message or the attachments, please follow up with our ABAM coordinators at [AreaBasedAquacultureManagement@dfo-mpo.gc.ca](mailto:AreaBasedAquacultureManagement@dfo-mpo.gc.ca).

Encl.

ABAM Fact Sheet

ABAM Infographic

Pilot Area Expression of Interest Form

## Aquaculture Initiatives 2021 – 2023

# Area-Based Aquaculture Management

### What is Area-Based Aquaculture Management?

Area-Based Aquaculture Management (ABAM) is a new initiative in British Columbia which aims to have different levels of governments, stakeholders, and industry working together to spatially plan, manage, monitor, and continue to improve aquaculture activities. This will occur within distinct geographical areas so the unique jurisdictional, ecological, social, cultural, and economic values that exist can be considered.

### A Brief History

In December 2018, the Honorable Jonathan Wilkinson, former Minister of Fisheries and Oceans Canada, announced that Canada would “work in partnership with the provinces and territories, industry, Indigenous partners, environmental groups and other stakeholders to ensure an economical and environmentally sustainable path forward” for aquaculture in BC.

In 2019 an Indigenous and Multi-stakeholder Advisory Body and three associated technical working groups were created. Each working group focused on a key issue that had been identified for improvement and/or enhanced collaboration:

- (1) Salmonid Alternative Production Technologies;
- (2) Marine Finfish and Land-based Fish Health; and
- (3) Area-Based Management.

In June of 2020 the Area-Based Management Technical Working Group proposed a [framework for ABAM](#). This framework recommends concrete actions for an area-based management approach to enhance the sustainability of aquaculture and support the protection and conservation of wild fish in the Pacific Region. One of the key features of the framework is collaborative governance.

In Budget 2021, DFO was granted \$3M over two years to pilot ABAM in British Columbia.

### What Have We Done So Far?

Since 2019, DFO has been engaging with Indigenous groups, industry and other stakeholders. DFO has also hired new staff to support further work on this initiative.

### Priorities for 2021-2023

- ❖ Engage in a dialogue on ABAM;
- ❖ Discuss potential collaborative partnerships;
- ❖ Establish a Regional Committee with provincial and Indigenous participation;
- ❖ Identify a Pilot Area to trial ABAM;
- ❖ Deliver capacity funding to First Nations to participate in ABAM; and
- ❖ Identify areas for future ABAM development, beyond the pilot area

#### A Pilot Area Expression of Interest (EOI)

application form is available for those who want to propose and participate in a pilot area. Submission deadline is Dec 31, 2021

**Contribution funding** is available to Indigenous groups to participate in ABAM.

Please use the contact below to request application packages or to learn more about these processes.

### Timelines

- ❖ **August 2021**: Share template EOI for a pilot area.
- ❖ **September to March 2022**: Dialogue with aggregate forums and bilateral meetings upon request.
- ❖ **December 31, 2021**: Submission deadline for Pilot Area EOI applications and for Indigenous Contribution Funding applications for 2021-22 funding.
- ❖ **January to March 2022**: Review pilot area proposals and select pilot area. Establish Regional Coordinating Committee.
- ❖ **April 2022 to April 2023**: Develop ABAM elements regionally and within pilot area, including collaboratively establishing a pilot area governance structure, engagement processes, and regional and area management plans.

### Information Sessions

The Department would be pleased to hold bilateral discussions with interested groups upon request.

### Contact

Amber Neuman, Sr. ABAM Coordinator

[AreaBasedAquacultureManagement@dfo-mpo.gc.ca](mailto:AreaBasedAquacultureManagement@dfo-mpo.gc.ca)  
(250)-754-0406

Area-Based Aquaculture Management (ABAM) is an approach being developed by Fisheries and Oceans Canada (DFO) to ensure the environmental, social, cultural and economic factors unique to geographical areas are considered when managing aquaculture. DFO applies area-based tools and decision making in many aspects of fisheries management.

## THE GOVERNANCE STRUCTURE

The governance structure to support ABAM would be nested and correspond to various spatial scales. It would include different levels of governments.

### TIER 1: PROVINCIAL BOUNDARY

- would have an overarching committee that facilitates coordination and communication for ABAM

### TIER 2: AQUACULTURE MANAGEMENT AREA (AMA)

- an area smaller than the province that may include one or more Aquaculture Management Zones
- governed by a collaborative area-based committee

### TIER 3: AQUACULTURE MANAGEMENT ZONES (AMZ)

- a single sound, inlet or watershed
- may have coordinated management objectives, such as fish health or water quality, due to the connectivity of farms

### TIER 4: SITES

- individual finfish and shellfish farm sites
- no governing body; managed through federal and provincial licences



\*Note: this image is fictional and for illustration purposes only. AMAs have not yet been created.

## CONSIDERATIONS FOR AREA-BASED AQUACULTURE MANAGEMENT

- |  |                               |                        |                    |
|--|-------------------------------|------------------------|--------------------|
| • Respecting Indigenous Rights and Title | • Resilient to Climate Change | • Ecological Integrity | • Sustainable      |
| • Knowledge-based                        | • Integrated                  | • Collaborative        | • Accountable      |
| • Transparent                            | • Precautionary               | • Adaptable            | • Human Well-being |

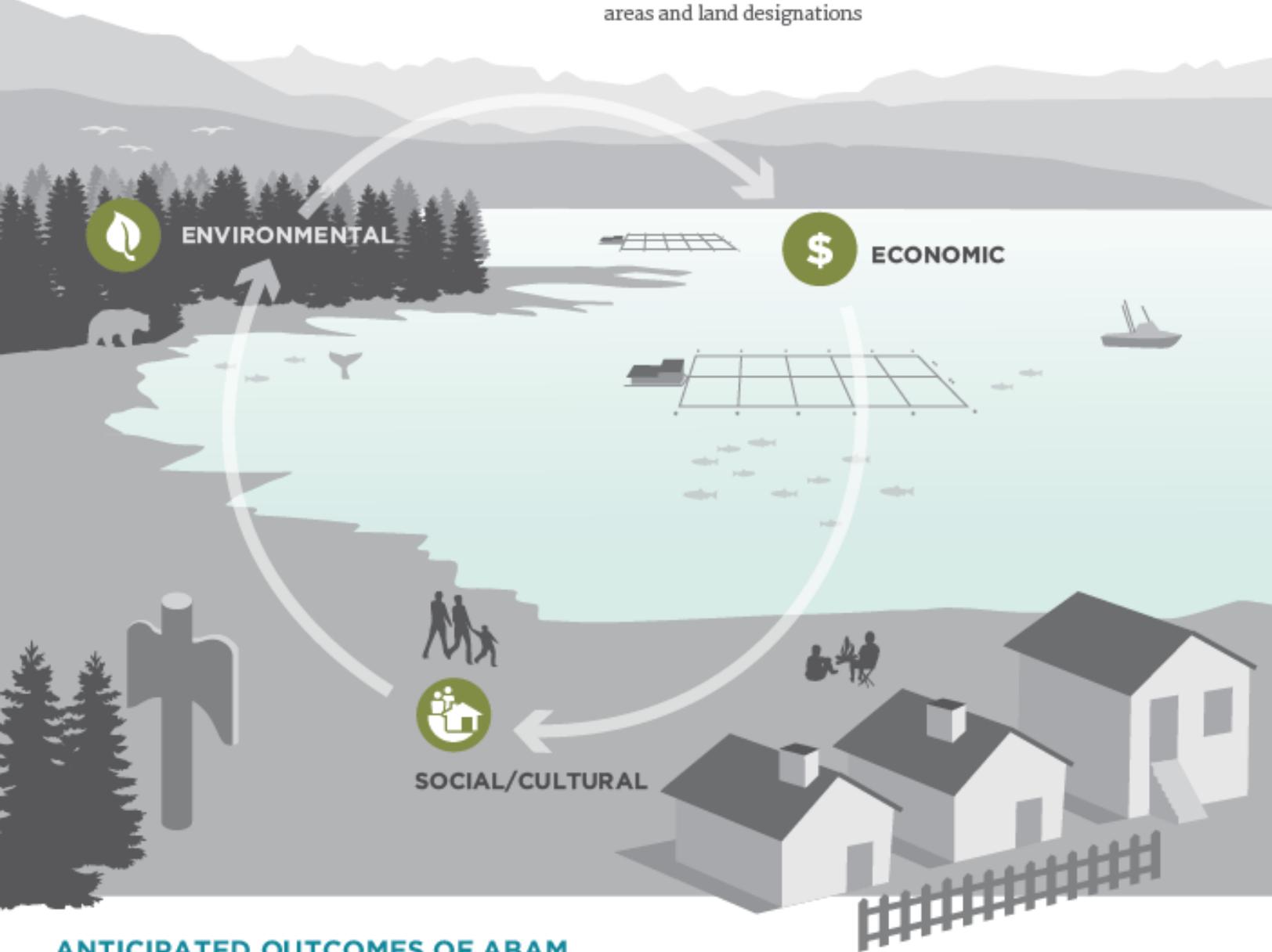
## WHAT DOES AN AQUACULTURE MANAGEMENT AREA LOOK LIKE?

Area-Based Aquaculture Management (ABAM) will consider the unique features and environmental, social, cultural and economic values within a geographical area. An Aquaculture Management Area (AMA) is a spatial unit within the province that may have multiple zones and farms within it.

## HOW IS AN AMA DETERMINED?

AMAs will be created with the following considerations in mind:

- First Nations territories and collaboration with Indigenous Peoples
- Ecosystem functions and services
- Presence and operational logistics of existing industry and the potential for future aquaculture activities
- Administrative boundaries, such as preexisting DFO management areas and land designations



## ANTICIPATED OUTCOMES OF ABAM

ECOSYSTEM-BASED  
PLANNING AND MANAGEMENT

NATION-TO-NATION  
COLLABORATIVE  
PLANNING AND MANAGEMENT

IMPROVED ECONOMIC BENEFITS FOR COASTAL  
AND RURAL COMMUNITIES FROM AQUACULTURE

TRANSPARENT  
DECISION-MAKING

INCREASED  
SOCIAL LICENCE

ENHANCED  
FOOD SECURITY  
& SUSTAINABILITY

INCLUSIVE  
KNOWLEDGE

CONSIDERATION OF OTHER USES OF  
WATER AND LAND

SHARED  
ACCOUNTABILITY



## Area-Based Aquaculture Management Pilot Area Expression of Interest Form

### 1. Overview

Area-Based Aquaculture Management (ABAM) is a new initiative in British Columbia which aims to have different levels of governments, stakeholders, and industry working together to spatially plan, manage, monitor, and continue to improve aquaculture activities. This will occur within distinct geographical areas so the unique jurisdictional, ecological, social, cultural, and economic values that exist can be considered. The goal is to support economic viability and long term sustainability of aquatic ecosystems. In 2020, the Area-Based Management Technical Working Group released a proposed framework<sup>1</sup> for ABAM, which will help guide the initial development of this program, while input from other participants will help determine the future direction and success.

In Budget 2021, Fisheries and Oceans Canada (DFO) was granted \$3M over two years to pilot one ABAM area in British Columbia. **DFO is seeking Expressions of Interest (EOI) for proposed ABAM pilot areas.**

Capacity funding will be provided to First Nations who participate in the selected pilot area.

### 2. Who Can Apply

Applications for EOI may be submitted by:

- First Nations in BC with existing aquaculture activities in their territory
- Aquaculture licence holders
- Other Indigenous and/or multi-stakeholder groups in BC that operate in areas with existing aquaculture activities
- Other levels of government in BC

Collaborative approaches to governance and involved stakeholders are a key feature of ABAM. Applications that have support from multiple or all of the above groups will be given preference.

#### ANTICIPATED OUTCOMES OF ABAM

ECOSYSTEM-BASED  
PLANNING AND MANAGEMENT

NATION-TO-NATION  
COLLABORATIVE  
PLANNING AND MANAGEMENT

IMPROVED ECONOMIC BENEFITS FOR COASTAL  
AND RURAL COMMUNITIES FROM AQUACULTURE

TRANSPARENT  
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INCREASED  
SOCIAL LICENCE

ENHANCED  
FOOD SECURITY  
& SUSTAINABILITY

INCLUSIVE  
KNOWLEDGE

CONSIDERATION OF OTHER USES OF  
WATER AND LAND

SHARED  
ACCOUNTABILITY

<sup>1</sup> Proposal from the Area-Based Management Technical Working Group to the Indigenous and Multi-stakeholder Advisory Body May 22, 2020: <https://www.dfo-mpo.gc.ca/aquaculture/publications/amb-twg-eng.html>



### 3. How to Apply

**STEP 1:** Consult with a DFO ABAM Coordinator by emailing the contact provided below. Doing so will allow for feedback on the submission and/or development prior to evaluation.

**STEP 2:** Complete this electronic form and submit to the email provided below. All applicants must use this template and complete all sections electronically. Failure to do so may result in either a delay or refusal of your submission. Should you have questions, please contact the an ABAM Coordinator using the email noted below.

Please read and complete each section carefully and concisely. Limit your responses to the space provided as much as possible. For further information or assistance with the form please contact the ABAM coordinator at the email provided below.

**Expressions of Interest must be submitted by 11:59pm Pacific Standard Time (PST)  
December 31, 2021** : C/O ABAM Coordinator [AquacultureEngagement.XPAC@dfo-mpo.gc.ca](mailto:AquacultureEngagement.XPAC@dfo-mpo.gc.ca)

### 4. Evaluation

The criteria outlined in the EOI form will be used to assess the merits of proposed applications and their fit with DFO's mandate and anticipated outcomes of ABAM as described on page 1. For further information on the evaluation criteria please contact the ABAM coordinator.

### 5. What to expect after you apply

You should receive an email notification of a successful submission within 5 business days of the deadline. Contact the an ABAM Coordinator using the email below if you have submitted a form but have not received this notification.

A decision on the pilot area will be made by March 31, 2022. All applicants will be notified of this decision by email. DFO staff will engage the successful EOI applicants on next steps. Those EOI not selected for the pilot areas will be kept on file for potential future areas if the program is successful and renewed beyond 2023.

### 6. Timelines and Contact

<b>Expression of Interest Submission Deadline</b>	<b>December 31, 2021</b>
<b>Pilot Area Decision Notification</b>	<b>March 31, 2022</b>
<b>Contact</b>	<b>ABAM Coordinator</b> <a href="mailto:AquacultureEngagement.XPAC@dfo-mpo.gc.ca">AquacultureEngagement.XPAC@dfo-mpo.gc.ca</a>



## Area-Based Aquaculture Management Pilot Area Expression of Interest Form

### 1. Proposed Pilot Area Title

*Provide a clear, descriptive Title for the proposed pilot area.*

### 2. Executive Summary

*The Executive Summary is a synopsis of the proposed pilot area including a description of the geographic area, a brief overview of existing aquaculture activities in the area, a list of First Nations and any other Indigenous governance structures in the area, a description of any established collaborative partners in the area, any innovative ideas or technology and a willing industry partner to adopt.*

*It must contain sufficient information to stand alone during the review and approval, and be suitable for public consumption through relevant communications products (including federal). Be sure to spell out acronyms, and do not assume that the reader is familiar with or has read the full proposal.*

**Note:** *This summary may be published and made available to the public. It may be edited prior to publication and forms an essential basis of the review process, so please be thorough and connect your project to the Area-based Aquaculture Program Guidelines.*



### 3. Applicant Profile

#### A) APPLICANT INFORMATION:

<b>Principle Applicant Organization Name</b>	<i>Business / First Nation / Organization</i>		
<b>Principle Applicant Organization Type</b>	<input type="checkbox"/> First Nation <input type="checkbox"/> Industry <input type="checkbox"/> Other Indigenous and/or multi-stakeholder group	<input type="checkbox"/> Other levels of government <input type="checkbox"/> Other (Specify):	

#### B) MAILING ADDRESS:

<b>PO Box or Civic number and Street</b>		<b>City/Town</b>	
<b>Province</b>		<b>Postal Code</b>	
<b>E-mail address</b>			
<b>Website address</b>			

#### C) PRIMARY CONTACT:

<b>Relation to principle applicant</b>	<input type="checkbox"/> Employee / Executive <input type="checkbox"/> Elected Official <input type="checkbox"/> Hereditary Chief/Counsel	<input type="checkbox"/> Third party (e.g. consultant) <input type="checkbox"/> Other (Specify):	
<b>Full Legal Name</b>			
<b>Title</b>			
<b>Telephone number (Business):</b>		<b>Other/Cell number</b>	
<b>E-mail address</b>			

### 4. Geographic Description for Proposed Pilot Area

*The pilot will be a defined geospatial Aquaculture Management Area (AMA) as described in the infographic on page 3. The pilot area may include one or more unique zones that require specific management measures, such as inlets or watersheds. Considerations for a pilot area include First Nations territories or governance structure boundaries, ecosystem functions and services, social, economic and cultural values, and existing administrative boundaries.*

<b>A) Location Name</b>	
<b>B) Location Description</b>	



<b>C) List all communities within geographic area</b> <i>(e.g. First Nations, Other Indigenous Governance Bodies, Municipalities, Regional Districts)</i>	
<b>D) Map Attached (required)</b>	Yes <input type="checkbox"/> No <input type="checkbox"/> <i>Provide a map at the highest resolution possible to show the entire geographic area. Map must include a boundary line of the proposed pilot area.</i>
<b>E) Shape File of Proposed Pilot Area Boundary Attached (optional)</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>

## 5. Aquaculture Activities in Proposed Pilot Area

*A pilot area must have an existing aquaculture industry and potential for future aquaculture activities. Preference will be given to applications that demonstrate opportunities for innovative ideas or technologies.*

<b>A) Describe the current aquaculture activities within the area.</b> <i>(e.g. type of aquaculture, operators)</i>	
<b>B) How do you see the future for aquaculture activities in the area?</b>	
<b>C) Are there opportunities for innovation and new technology?</b> <i>Briefly describe</i>	



## 6. Partnerships and Collaboration

*Collaborative approaches to governance and involved stakeholders are a key feature of ABAM. Priority will be given to applications that have more than one First Nations partner who have an interest in participating in this initiative as a collaborative governance partner. Pilot areas must also have an interested and innovative industry partner. Further preference may be given to areas that have an existing collaborative table or potential to build on one, and/or an interested regional or municipal government.*

<b>A) Collaborative Partners &amp; Project Team Members</b>	<b>Organization</b> <i>Business / First Nation / Organization</i>	<b>Project Team Members</b> <i>Full Name of Individual, Title</i>	<b>Email Address</b>
<b>B) Description</b> <i>Description of the collaborative partners that support this application, how they work together. (e.g. roles, qualifications, experience)</i>			
<b>C) Existing Collaborative Bodies</b> <i>Are there existing partnerships and/or collaborative tables in the area that may be utilized? Describe.</i>			
<b>D) Letters of Support Attached</b>	<i>List letters of support attached.</i>		





## 7. Rationale for Proposed Pilot Area

### A) Area

**Why this area is ideal for an Area-based Aquaculture Management approach?**

*Describe how the unique jurisdictional, ecological, social, cultural, and economic values that exist be considered.*

### B) Indigenous Participation

**Describe the level of support for participation in ABAM from each Nation.**

*Describe briefly*

**What are Indigenous perspectives on aquaculture in this area? (e.g. support or opposition to industry growth, innovation and technology)**

**Is there existing Indigenous participation or partnerships in aquaculture in this area?**

*Describe briefly*

**Describe Indigenous interest in building aquaculture management capacity.**

*(e.g. collaborative governance, monitoring, business partnerships, employment)*

### C) Industry Participation

**Describe the level of support for participation in ABAM from the aquaculture operators in the area.**

**Describe aquaculture operators interest in growth, innovation and technology in the area.**



<b>D) Other Government Participation</b>	
<p><b>Describe the level of support for participation in ABAM from local governments.</b> <i>Note – DFO will be seeking provincial government support to participate in ABAM.</i></p>	
<p><b>What are local government and public perspectives on aquaculture in this area?</b> <i>(e.g. support or opposition to industry growth, innovation and technology)</i></p>	
<b>E) Links with Other Initiatives and Funding</b>	
<p><b>Describe how your proposal links to other initiatives, funding programs, projects, or activities in the area.</b></p>	
<p><b>How will these linkages be maintained or enhanced?</b></p>	
<p><b>Provide evidence to support integration with current initiatives (e.g. letters of support).</b></p>	
<p><b>Provide web links to other projects or initiatives.</b></p>	
<b>F) State or Readiness</b>	
<p><b>Describe this areas state of readiness to move forward on elements of ABAM in 2022-23.</b> <i>In 2022-23 we will develop ABAM elements within a pilot area including: create collaborative governance structure, initiate the development of an area plan, develop stakeholder engagement process, support First Nations involvement.</i></p>	



**From:** [AVICC](#)  
**To:** [AVICC](#)  
**Subject:** AVICC 3rd Call for 2022 Resolutions and Nominations for AVICC Executive  
**Date:** January 11, 2022 9:09:34 AM  
**Attachments:** [2022 AVICC Call for Resolutions.pdf](#)  
[2022 Call for Nominations and Nomination Form.pdf](#)

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**[External]**

*Please forward to elected officials, the CAO and Corporate Officer.*

Reminder - this is the third call for resolutions to be considered at the 2022 convention. The convention is being planned as an in-person event to be held April 1-3 in Victoria at the Conference Centre. AVICC member local governments may submit board or council endorsed resolutions following the requirements outlined in the attached call for resolutions.

The deadline for resolutions is **Noon on Friday, January 28<sup>th</sup>**. Please follow the guidelines to ensure resolutions are submitted that provide AVICC and UBCM with clear policy direction for advocacy. Sending in resolutions well ahead of the deadline is strongly encouraged to allow time to review submissions with the sponsoring local government.

The second document attached has information on nominating members to serve on the 2022/2023 AVICC Executive Committee. The deadline to receive nominations is also Noon on Friday, January 28<sup>th</sup>.

AVICC will continue to monitor Public Health Office guidelines, and will keep members informed if there are any changes required to our plans for holding our convention in-person in Victoria.



## 2022 AGM & CONVENTION

# RESOLUTIONS NOTICE REQUEST FOR SUBMISSIONS

The AVICC Executive is calling for resolutions to be considered at the 2022 AGM and Convention that, subject to public health order restrictions, will be held at the Victoria Conference Centre as an in-person event from April 1-3, 2022.

Members are now asked to submit resolutions for consideration at the 2022 Convention. The requirements for the resolutions are outlined below and in the following pages.

### DEADLINE FOR RESOLUTIONS

AVICC must receive all resolutions by: **noon, Friday, January 28, 2022**

### IMPORTANT SUBMISSION REQUIREMENTS

To submit a resolution to the AVICC for consideration please send:

1. One copy as a **word document** by email to [avicc@ubcm.ca](mailto:avicc@ubcm.ca) by the deadline; AND
2. One copy of the resolution by regular mail that may be received after the deadline to:  
AVICC, 525 Government Street, Victoria, BC V8V 0A8

AVICC's goal is to have resolutions that can be clearly understood, and that have specific actions. If a resolution is endorsed, it's "therefore clause" will form the basis for advocacy work with other levels of government and agencies. Detailed guidelines for preparing a resolution are on the next pages, but the basic requirements are:

- Resolutions are only accepted from AVICC member local governments, and must have been endorsed by the board or council.
- Members are responsible for submitting accurate resolutions. AVICC recommends that local government staff assist in drafting the resolutions, check the accuracy of legislative references, and be able to answer questions from AVICC & UBCM about each resolution. Please contact AVICC & UBCM for assistance in drafting the resolution.
- Each resolution **must include a separate backgrounder** that is a maximum of 3 pages and specific to a **single** resolution. Do not submit backgrounders for multiple resolutions. The backgrounder may include links to other information sources and reports.
- Sponsors should be prepared to speak to their resolutions.
- Resolutions must be relevant to other local governments within AVICC rather than specific to a single member government.
- The resolution must have at least one "whereas" clause and should not contain more than two "whereas" clauses. Each whereas clause must only have **one sentence**.

### **LATE AND OFF THE FLOOR RESOLUTIONS**

- a. A resolution submitted after the regular deadline is treated as a "Late Resolution". Late Resolutions need to be received by AVICC by noon on **Wednesday, March 30<sup>th</sup>**.
- b. Late resolutions are not included in the resolutions package sent out to members before the Convention. They are included in the Report on Late Resolutions that is distributed on-site.
- c. The Resolutions Committee only recommends late resolutions for debate if the topic was not known prior to the regular deadline date or if it is emergency in nature. Late resolutions require a special motion at the convention to admit for debate.
- d. Late resolutions are considered after all resolutions printed in the Resolutions Book have been debated. The time is set out in the program, and is normally on Sunday morning.
- e. Off the Floor resolutions must be submitted in writing to the Chair of the Resolutions Session, and copies must be made available to all delegates no later than Sunday morning.

### **UBCM RESOLUTION PROCEDURES**

UBCM urges members to submit resolutions to Area Associations for consideration. Resolutions endorsed at Area Association annual meetings are submitted automatically to UBCM for consideration and do not need to be re-submitted to UBCM by the sponsor.

UBCM and its member local governments have observed that submitting resolutions first to Area Associations results in better quality resolutions overall. If absolutely necessary, however, local governments may submit council or board endorsed resolutions directly to UBCM by June 30. Should this be necessary, detailed instructions are available on the UBCM website.

### **UBCM RESOLUTIONS PROCESS**

1. Members submit resolutions to their Area Association for debate.
2. The Area Association submits resolutions endorsed at its Convention to UBCM.
3. The UBCM Resolutions Committee reviews the resolutions for submission to its Convention.
4. Resolutions endorsed at the UBCM Convention are submitted to the appropriate level of government for response.
5. UBCM will forward the response to the resolution sponsor for review.

## UBCM RESOLUTIONS GUIDELINES

### The Construction of a Resolution:

All resolutions contain a preamble – the whereas clause(s) – and an enactment clause. The preamble describes **the issue** and the enactment clause outlines **the action being** requested of AVICC and/or UBCM. A resolution should answer the following three questions:

- a) **What is the problem?**
- b) **What is causing the problem?**
- c) **What is the best way to solve the problem?**

### Preamble:

The preamble begins with "WHEREAS", and is a concise paragraph about the nature of the problem or the reason for the request. It answers questions (a) and (b) above, stating the problem and its cause, and should explain, clearly and briefly, the reasons for the resolution.

The preamble should contain no more than two "WHEREAS" clauses. Supporting background documents can describe the problem more fully if necessary. Do not add extra clauses.

Only one sentence per WHEREAS clause.

### Enactment Clause:

The enactment clause begins with the phrase "Therefore be it resolved", and is a concise sentence that answers question (c) above, suggesting the best way to solve the problem. **The enactment should propose a specific action by AVICC and/or UBCM.**

Keep the enactment clause as short as possible, and clearly describe the action being requested. The wording should leave no doubt about the proposed action.

## HOW TO DRAFT A RESOLUTION

### **1. Address one specific subject in the text of the resolution.**

Since your community seeks to influence attitudes and inspire action, limit the scope of a resolution to one specific subject or issue. Delegates will not support a resolution if it is unclear or too complex for them to understand quickly. If there are multiple topics in a resolution, the resolution may be sent back to the sponsor to rework and resubmit, and may end up as a Late Resolution not admitted for debate.

### **2. For resolutions to be debated at UBCM, focus on issues that are province-wide.**

The issue identified in the resolution should be relevant to other local governments across BC. This will support productive debate and assist UBCM to represent your concern effectively to the provincial or federal government on behalf of all BC municipalities and regional districts. Regionally specific resolutions may be referred back to the AVICC, and may not be entered for debate during the UBCM Convention.

### **3. Use simple, action-oriented language and avoid ambiguous terms.**

Explain the background briefly and state the desired action clearly. Delegates can then debate the resolution without having to try to interpret complicated text or vague concepts.

#### 4. Check legislative references for accuracy.

Research the legislation on the subject so the resolution is accurate. Where necessary, identify:

- the correct jurisdictional responsibility (responsible ministry or department, and whether provincial or federal government); and
- the correct legislation, including the title of the act or regulation.

#### 5. Provide factual background information.

Even a carefully written resolution may not be able to convey the full scope of the problem or the action being requested. Provide factual background information to ensure that the resolution is understood fully so that members understand what they are debating and UBCM can advocate effectively with other levels of government and agencies.

Each resolution **must include a separate backgrounder** that is a maximum of 3 pages and specific to a single resolution. Do not submit backgrounders that relate to multiple resolutions. The backgrounder may include links to other information sources and reports.

The backgrounder should outline what led to the presentation and adoption of the resolution by the local government, and can link to the report presented to the council or board along with the resolution. Resolutions submitted without background information **will not be considered** until the sponsor has provided adequate background information. This could result in the resolution being returned and having to be resubmitted as a late resolution.

#### 6. Construct a brief, descriptive title.

A title identifies the intent of the resolution and helps eliminate the possibility of misinterpretation. It is usually drawn from the "enactment clause" of the resolution. For ease of printing in the Annual Report and Resolutions Book and for clarity, a title should be no more than three or four words.

## **TEMPLATE FOR A RESOLUTION**

Whereas << *this is the area to include an issue statement that outlines the nature of the problem or the reason for the request* >> ;

And whereas << *if more information is useful to answer the questions - what is the problem? what is causing the problem?>> :*

Therefore be it resolved that AVICC & UBCM << *specify here the action(s) that AVICC & UBCM are being asked to take on, and what government agency the associations should be contacting to solve the problem identified in the whereas clauses* >>.

*If absolutely necessary, there can be a second enactment clause (the “therefore” clause that specifies the action requested) with the following format:*

And be it further resolved that << *specify any additional actions needed to address the problem identified in the whereas clauses* >>.



## 2022 AGM & CONVENTION

### CALL FOR NOMINATIONS FOR AVICC EXECUTIVE

AVICC members elect directors to the Executive Committee at the AGM. The Executive Committee ensures that the policies set by the general membership are carried forward, and provides direction for the Association between annual meetings. This circular is notice of the AVICC Executive Committee positions open for nomination, and the procedures for nomination.

#### 1. POSITIONS OPEN TO NOMINATIONS

The following positions are open for nomination:

- President
- First Vice-President
- Second Vice-President
- Director at Large (3 positions)
- Electoral Area Representative

#### 2. NOMINATION PROCESS AND QUALIFICATIONS FOR OFFICE

Candidates must be an elected official of an AVICC local government member and must be nominated by two elected officials of an AVICC local government member. Background information on the key responsibilities and commitments of an AVICC Executive member is provided following the nomination form. The Chair of the 2022 Nominating Committee is Past President Carl Jensen.

#### 3. NEXT STEPS

The Nominating Committee will review the credentials of each candidate for eligibility. A Report on Nominations including a photo and biography will be prepared under the direction of the Nominating Committee, and distributed prior to the Convention.

**To be included in the Report on Nominations,  
Nominations Must Be Received by noon, Friday, January 28, 2022**

#### 4. AT CONVENTION

Candidates may also be nominated at the Convention from the floor. Candidates and their two nominators must be elected officials of an AVICC local government member.

#### 5. FURTHER INFORMATION

All enquiries should be directed to:

**Past President Carl Jensen, Chair, 2022 Nominating Committee  
c/o AVICC  
525 Government Street  
Victoria, BC V8V 0A8  
Phone: (250) 356-5122  
email: [avicc@ubcm.ca](mailto:avicc@ubcm.ca)**

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**AVICC AGM & Convention – April 1-3, 2022 – Victoria**



## BACKGROUND INFORMATION FOR CANDIDATES TO THE AVICC EXECUTIVE

### 1. RESPONSIBILITY OF AVICC EXECUTIVE

Under the AVICC Bylaws:

*“The Executive shall manage or supervise the management of the Society”*

See <http://avicc.ca/about-the-avicc/constitution-bylaws/> for a complete copy of the AVICC Constitution and Bylaws.

### 2. AVICC EXECUTIVE STRUCTURE

- President
- First Vice-President
- Second Vice-President
- Director at Large (three positions)
- Electoral Area Representative
- Past President

#### COMMITTEES

The President may appoint Executive members to AVICC committees and to external committees and working groups as required. The Nominating Committee is a standing committee and is comprised of the Past President and the Executive Director. All members of the Executive serve on the Resolutions Committee.

#### CONTRACTED EMPLOYEE

The Association contracts with UBCM for the provision of key services that support the Association. A staff person based in Victoria’s Local Government House provides the key functions. The President is responsible for overseeing the regular activities of the Association and for providing direction to staff.

### 3. EXECUTIVE MEETINGS

The full Executive normally meets in person five times a year, following this pattern:

- During the last day of the annual Convention (less than 15 minutes)
- Mid June
- End of October
- Mid January
- Thursday before the Annual Convention

Executive meetings (other than those held in conjunction with the Convention) are generally held on a Friday or Saturday from 10:00 am to 3:00 pm and are typically held in Nanaimo. Online meetings usually occur 2-3 times per year on an as needed basis (60-90 minutes).

Travel expenses and a per diem are provided for Executive Meetings. For the meeting held on the Thursday before the Convention, reimbursement is only for the added expenses that would not normally be incurred for attending the annual Convention. AVICC does not provide Executive members with complimentary registration for the AGM and Convention.

## NOMINATIONS FOR THE 2022-23 AVICC EXECUTIVE

We are qualified under the AVICC Constitution to nominate<sup>1</sup> a candidate and we nominate:

Candidate Name: \_\_\_\_\_

Local Government Position (Mayor/Councillor/Director): \_\_\_\_\_

Local Government Represented: \_\_\_\_\_

**AVICC Executive Office** Nominated For: \_\_\_\_\_

### MEMBERS NOMINATING THE CANDIDATE:

Printed Name: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Position: \_\_\_\_\_ Position: \_\_\_\_\_

Muni/RD: \_\_\_\_\_ Muni/RD: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_

### CONSENT FORM

I consent to this nomination and attest that I am qualified to be a candidate for the office I have been nominated for pursuant to the AVICC Bylaws and Constitution<sup>2</sup>. I also agree to provide the following information to [avicc@ubcm.ca](mailto:avicc@ubcm.ca) by **noon, Friday, January 28, 2022**.

- Photo in digital format
- Biographical information of approximately 300 words that may be edited by AVICC

Printed Name: \_\_\_\_\_

Current Position: \_\_\_\_\_

Muni/RD: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

<sup>1</sup> Nominations require two elected officials of local governments that are members of the Association.

<sup>2</sup> All nominees must be an elected official of an AVICC local government member. Nominees for the position of Electoral Area Representative must be an Electoral Area Director.

**Return To: Past President Carl Jensen, Chair, Nominating Committee,  
c/o AVICC, 525 Government Street, Victoria, BC V8V 0A8  
or scan and email to [avicc@ubcm.ca](mailto:avicc@ubcm.ca)**

**AVICC AGM & Convention – April 1-3, 2022 – Victoria**



## Admin Support

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**From:** Vancouver Island <vancouverisland@bchydro.com>  
**Sent:** January 11, 2022 2:47 PM  
**Cc:** Olynyk, Ted  
**Subject:** BC Hydro Community ReGreening Program Update

[External]

January 11, 2022

Dear Mayor and Council:

### Re: BC Hydro Community ReGreening Program Update

BC Hydro is proud to assist local governments through our Community ReGreening Program which supports the planting of trees and other vegetation that help enhance ecological networks across the province. The Program also helps to ensure the right trees are planted near our power lines.

Our ReGreening grants fund small-scale community planting projects and are open to all municipal and Indigenous Nations' governments within [BC Hydro's service area](#).

The Program was recently updated to include:

- A new online application process administered directly by BC Hydro\*
- An expanded scope to fund a wider variety of projects
  - Street or park trees that don't interfere with electrical equipment
  - Trees and other vegetation for habitat restoration or enhancement
  - Plants for pollinator gardens
  - Plants of cultural significance to Indigenous Nations (qualifying plants are at the discretion of the applying Nation, so long as plants' mature height meet our [requirements](#) if planted in proximity to power lines)

*\*If you are a recipient of a 2021 BC Hydro ReGreening grant through Tree Canada, please complete your final report and submit it to Tree Canada.*

All new applications for 2022 ReGreening grants should be submitted directly to BC Hydro and are now being accepted through our online form. The **deadline** to apply for a 2022 ReGreening grant is **January 31, 2022**. All applicants will be notified of funding decisions in March 2022.

The online application and additional details regarding the Program, including evaluation criteria, can be found at: [www.bchydro.com/regreening](http://www.bchydro.com/regreening).

Sincerely,  
 Ted Olynyk

---

Ted Olynyk | Mgr, Community Relations  
 Vancouver Island - Sunshine Coast

**BC Hydro**  
 PO Box 1500, 400 Madsen Rd  
 Nanaimo, BC V9R 5M3

P 250 755 7180  
 M [REDACTED]  
 E [ted.olynyk@bchydro.com](mailto:ted.olynyk@bchydro.com)

[bchydro.com](http://bchydro.com)

**Smart about power in all we do.**

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January 13, 2022

Ref: 269202

Mayors and Regional District Chairs of British Columbia

Attendees of the December 2021 Regional Meetings with Minister Josie Osborne and Minister Murray Rankin

Dear Mayors and Chairs:

Happy New Year 2022!

Thank you for taking the time to join Minister Josie Osborne and Minister Murray Rankin for the December 2021 regional meetings. As Minister Osborne and Minister Rankin said, these meetings continue to be a great opportunity to hear from you about key issues and initiatives in your communities.

The December meetings were focused on Indigenous relations and reconciliation. We very much appreciated the opportunity to hear from local governments about all the great work that is taking place to advance reconciliation and build meaningful and lasting partnerships with Indigenous communities.

Many local governments shared examples of collaboration including working together on cultural, arts and heritage projects, developing service agreements and MOUs, and incorporating Indigenous languages into signage and public spaces, to name a few. The Province acknowledges and supports the work local governments are doing to build relationships with Indigenous peoples and looks forward to hearing about future initiatives in this regard.

### **Inclusive Regional Governance**

In the province's Draft Action Plan on the Declaration on the Rights of Indigenous Peoples Act, the Ministry of Municipal Affairs has committed to supporting inclusive regional governance by advancing Indigenous participation in regional district boards. Interest on this has been building for some time and several regional districts and First Nations are keen to see this advance. We are looking forward to engaging on this in the near future.

Mayors and Regional District Chairs  
Page 2

### **Other actions to support reconciliation**

Given the feedback on the draft plan, government is considering other possible actions to add, to support reconciliation at the local level. The idea of working on new approaches and practices to local government name changes, in those circumstances of negative colonial context, is one of many ideas under consideration.

Finally, we heard clearly that local governments have questions on their role in supporting the implementation of the articles of the UN Declaration and the TRC calls to action, on their responsibilities with respect to DRIPA, and what that means for their evolving relationships with First Nations and Indigenous people. We are working on new guidance and encouraging the sharing of best practices you are already undertaking. We will continue to collaborate with UBCM.

Please share examples of recent initiatives or resources in your community for building relations with First Nations and Indigenous people by emailing [relations@civicinfo.bc.ca](mailto:relations@civicinfo.bc.ca) to have the resources or news releases of them added to the Joint Indigenous and Local Government Initiatives and Relations library to inspire and support other local governments.

### **Provincial State of Emergency – catastrophic flooding**

The Provincial State of Emergency with respect to catastrophic flooding has been extended until end of day **January 18, 2022** due to the continued need for public safety measures under the *Emergency Program Act* and ongoing repairs to critical infrastructure.

[Travel restrictions](#) are currently still in place, including on Highway 1, Highway 5 (Coquihalla), and Highway 99. Note that the [DriveBC](#) home page is the most current source of highway conditions.

### **COVID 19 – Update**

#### **PHO Gatherings and Events Order – application to local governments**

The December 22, 2021 Provincial Health Officer (PHO) [Gatherings and Events Order](#) exempts local governments (including meetings and public hearings) from the Order. It is our understanding that there is no intention for any additional restrictions for local government meetings, including restricting in-person attendance at open meetings. Accordingly, local governments can decide whether to hold electronic meetings if it is authorized in their procedure bylaw.

Local governments' decisions around electronic or in-person public attendance will depend on the unique circumstances in each community. Based on individual community needs, this could include a hybrid of virtual and in-person attendance at meetings. Local governments are encouraged to review their meeting rules and update them accordingly.

With the end of the Provincial State of Emergency, and expiration of the previous exceptional orders made under *Emergency Program Act*, no legislative authority exists to allow the Minister to issue a Ministerial Order (or any other legislative tool) to override public presence at open meetings (including providing a place for the public when electronic meetings are held). Local governments that choose to

Mayors and Regional District Chairs  
Page 3

have electronic meetings as authorized in their procedure bylaw are therefore required to provide a place for the public to attend to hear or watch meetings.

I would encourage local governments to consider enhanced safety measures where in-person attendance is required to support the health and safety of staff and the public.

### **COVID-19 Safety Plans**

On January 7, 2022 Dr. Bonnie Henry announced an order requiring employers to re-activate their COVID-19 Safety Plans to reduce the spread of the highly transmissible Omicron variant of the COVID-19 virus. WorkSafe BC has provided guidance on reactivation or development of these plans and further information can be found [here](#).

The Provincial Health Office has confirmed that a new written Workplace Safety Order will be available shortly and I will provide you with an update as soon as the new order is posted. Vaccination continues to be our primary protective measure. [Masks](#) continue to be mandatory for all indoor public spaces.

### **COVID-19 Vaccine Booster Doses**

Starting in January 2022, people 18 years and older will get a booking invitation 6 months after the date of their second dose for a booster dose of the COVID-19 vaccine. Please encourage your residents to get a booster dose as this is helping to protect your communities from COVID-19.

Keep watching [BC's Response to COVID-19](#) website for updates, and please encourage your residents to do the same.

### **Infrastructure Funding**

As a reminder, the intake for the ICIP Environmental Quality Program closes on **January 26, 2022**. Program information can be found at: [www.gov.bc.ca/Investing-in-Canada-Infrastructure-Program](http://www.gov.bc.ca/Investing-in-Canada-Infrastructure-Program)

The Environmental Quality Program is focused on infrastructure that will support quality and management improvements for drinking water, wastewater, and stormwater. It will also support projects that remediate contaminated sites and divert solid waste from landfill.

Applicants are encouraged to consider projects that add value around environmental protection, resource recovery and reuse, climate change adaptation and mitigation and energy efficiency, generation, and recovery. A water conservation plan is a requirement for any drinking water and wastewater projects.

Please email [infra@gov.bc.ca](mailto:infra@gov.bc.ca) to get connected to a program team member who can respond to your questions.

### MO 84/2020 – Local Authorities and Essential Goods and Supplies (COVID-19) Order

On December 15, 2021 [MO 84/2020](#) under the *COVID-19 Related Measures Act* (CRMA) was amended to repeal certain sections that are no longer necessary for current pandemic response actions and change the repeal date for the remaining sections from December 31, 2021 to December 31, 2022. Note that the sunset date for CRMA also has been extended to December 31, 2022. These changes reflect the ongoing and evolving nature of the COVID-19 pandemic.

See the following summary table for the current status of sections under the Order:

Section	Application	Status
<b>Section 1</b>	Definitions	<b>Extended to Dec 2022</b>
<b>Section 2</b>	Application of Order	<b>Extended to Dec 2022</b>
<b>Section 3</b>	Local emergency plans	Repealed in July 2020
<b>Section 4</b>	Declarations of SOLE and orders set aside	Repealed in July 2020
<b>Section 5</b>	<i>Emergency powers of Local Authorities (LAs)</i> Requires LAs to obtain ministerial approval to declare a SOLE under section 12 (1) of the Emergency Program Act (EPA) or to use a power under the EPA in respect of the COVID-19 pandemic.	<b>Extended to Dec 2022</b>
<b>Section 6</b>	<i>LA resources and plans</i> LAs are no longer obligated to identify resources and facilities for COVID response or identify critical supplies and services.	Repealed in Dec 2021
<b>Section 7</b>	<i>Continuity of LA services</i> LAs are no longer required to ensure that certain services are maintained.	Repealed in Dec 2021
<b>Section 8</b>	<i>Critical services and essential goods and supplies</i> LAs are no longer required to provide assistance to ensure delivery of supplies to services and facilities that serve vulnerable populations.	Repealed in Dec 2021
<b>Section 9</b>	<i>Secondary selling prohibited</i> The minister may no longer direct limits on quantities of certain goods and services that may be purchased, and secondary selling of essential goods and supplies is no longer prohibited.	Repealed in Dec 2021
<b>Section 10</b>	<i>BC Ferry Services</i>	Repealed in July 2020 and July 2021
<b>Section 11</b>	<i>Delivery of essential goods and supplies</i> The Minister is no longer authorized to coordinate measures to ensure delivery of essential goods and supplies.	Repealed in Dec 2021

Mayors and Regional District Chairs  
Page 5

I appreciate you communicating back information from the province to your councils and boards, to your local government staff and to your communities.

The next regional meetings with Municipal Affairs will be in early February 2022. Minister of Citizens' Services Lisa Beare will join Minister Osborne to give an update on connectivity. Minister Osborne's office will be in touch with you in the upcoming week about the February date, time, and meeting information. If you are unable to attend a minister's meeting, please feel free to send an alternate elected official or a staff member to attend on your behalf.

I hope you were be able to take some time for yourself and to celebrate with your families during the holiday season. I continue to be humbled and impressed by the flexibility and resilience of you and your staff during these difficult times. The new year will hold its own challenges, however, I know that by working together, we will be able to tackle whatever comes.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Faganello', written in a cursive style.

Tara Faganello  
Assistant Deputy Minister

pc: Chief Administrative Officers  
Laurey-Anne Roodenburg, President, UBCM  
Gary MacIsaac, Executive Director, UBCM  
Candace Witkowskyj, Executive Director, LGMA  
Todd Pugh, Executive Director, CivicInfo BC





January 13<sup>th</sup>, 2021

Via Email: [info@ucluelet.ca](mailto:info@ucluelet.ca)

To Whom It May Concern,

As you may already be aware, epilepsy is one of the most common neurological conditions, however, it currently has the least recognition in society.

My name is Deirdre Syms, and I am the Interim Executive Director of the BC Epilepsy Society, which is a provincially incorporated non-profit organization and a federally registered charitable organization. We support the over 50,000 people living with epilepsy in BC and their families, friends and loved ones and work to raise awareness of epilepsy in the communities in which we live.

We are excited to let you know that International PURPLE DAY® for Epilepsy Awareness is coming up and will be taking place during Epilepsy Awareness Month in March on March 26<sup>th</sup>, 2022.

International PURPLE DAY® for Epilepsy Awareness is a time when people in countries around the world wear purple and take part in events and activities to raise much-needed awareness of epilepsy.

Additionally, because International PURPLE DAY® for Epilepsy Awareness is also a time when many buildings and landmarks in countries around the world are lit with purple lights to raise awareness of epilepsy, the BC Epilepsy Society would like to request that the Ucluelet Municipal Sign be lit with purple lights on March 26<sup>th</sup>, 2022, in honour of epilepsy awareness.

Through your participation in International PURPLE DAY® for Epilepsy Awareness on March 26<sup>th</sup>, 2022, you will not only be able to show people living with epilepsy that they are not alone but will also get people talking about epilepsy in an effort to raise awareness of epilepsy in the community.

We look forward to working with you on International PURPLE DAY® for Epilepsy Awareness on March 26<sup>th</sup>, 2022, and in the future. Please feel free to contact me at 1-788-533-0790 should you have any questions or require any additional information.

Sincerely,  
Deirdre Syms  
Interim Executive Director  
BC Epilepsy Society

# 610 - 4180 LOUGHEED HIGHWAY BURNABY, BC V5C 4B3  
1-604-875-6704 | [WWW.BCEPILEPSY.COM](http://WWW.BCEPILEPSY.COM)

International PURPLE DAY® for Epilepsy Awareness - March 26, 2022 Deidr...





January 12, 2022

**Re: Engagement on updates to British Columbia's Geographical Naming Principles, Policy and Procedures**

**VIA EMAIL**

To whom it may concern,

Geographical place names are essential for communication and navigation, but also influence how we view, understand and remember places and their stories. Embracing our diversity through place names gives all British Columbians an opportunity to develop a deeper understanding of the history and significance of the land and its features.

The Government of British Columbia has committed to reconciliation with Indigenous Peoples in BC and to the adoption and implementation of the United Nations *Declaration on the Rights of Indigenous Peoples* (UNDRIP) through the *Declaration Act* (2019). In support of these commitments, the BC Geographical Names Office, part of the Heritage Branch of the Ministry of Forest, Lands, Natural Resource Operations and Rural Development, wishes to engage with you and your community on proposed updates to British Columbia's Geographical Naming Principles, Policy and Procedures, which outline how decisions about geographical place names are made. The last major revision to the policy took place in the 1990s.

The proposed changes include:

1. Establish guiding principles for decisions and procedures for geographical naming in BC.
2. Acknowledge the importance of documenting and restoring Indigenous place names as an act of reconciliation.
3. Outline procedures for recording information in the BC Geographical Names Information System (the database that contains authoritative information on place names), including unofficial place names.
4. Provide for the recognition of multiple official place names for a geographical feature in different languages.
5. Reconsider the practice of commemorative place naming, where geographical features are named after individual persons to honour or memorialize them.
6. Allow the BCGNO to initiate the rescinding of a place name that is derogatory or discriminatory.
7. General update to modernize policy and address gaps.

We would like to engage with you to understand how changes to British Columbia's Geographical Naming Principles, Policy and Procedures might affect or support your community's interests and values. To this end, we have contracted Corfield & Associates to

assist with the facilitation and engagement of Indigenous and municipal governments and key stakeholders.

Heritage Branch and Corfield and Associates have identified the following dates for virtual engagement sessions with municipal government representatives:

Tuesday, February 1 – Local Governments - 9:30 AM – 12:00 PM PT

Wednesday, February 2 – Local Governments - 1:00 PM – 3:30 PM PT

Tuesday, February 8 – Local Governments - 1:00 PM – 3:30 PM PT

Wednesday, February 9 – Local Governments - 9:30 AM – 12:00 PM PT

To facilitate your participation, we ask that you register in advance for one of the virtual engagement sessions by emailing [corfieldandassociates@gmail.com](mailto:corfieldandassociates@gmail.com). Once your participation is confirmed, you will receive an invitation to the virtual session. You will also be sent a discussion guide and draft policy to review, which will provide additional information and details about the proposed changes.

If you are unable to participate in one of the virtual engagement sessions, Corfield and Associates have prepared an online survey to receive your input. Please email [corfieldandassociates@gmail.com](mailto:corfieldandassociates@gmail.com) to receive a link to access the online survey.

We thank you in advance for your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Linzey", with a large, sweeping underline that extends across the width of the signature.

Richard Linzey  
Director



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

3008- 5<sup>th</sup> Ave, Port Alberni, V9Y 2E3

## PRESS RELEASE

For Immediate Release

January 17, 2022

### **Sort'nGo Organics is Rolling up to West Coast curbs this November**

Residents in Tofino, Ucluelet and some surrounding West Coast communities will begin diverting organic waste away from the landfill later this fall.

Single family homes (residences with four units or less) will be provided with a new green organics collection cart that will be picked up weekly at the roadside, along with new (blue) recycling and (black) garbage carts that will be collected on alternating weeks beginning in November.

By diverting organics away from the West Coast Landfill, the Alberni Clayoquot Regional District (ACRD) can work to meet provincial goals for waste diversion, while reducing greenhouse gases and saving valuable space at the landfill.

“Right now, up to 43 per cent of the waste found at the landfill is actually organic material – not garbage,” says John Jack, Chair of the ACRD Board. “This new service will see food and yard waste collected at a separate facility where it can be transformed into compost that can be returned to the community.”

The Sort'nGo organics service is part of a larger upgrade to waste management for the West Coast that includes a transition to an automatic collection system. This means:

- Residents will receive default cart sizes at \$200/year prior to launch – unless requests for larger capacity organics and/or garbage carts are submitted by February 15, 2022.
- An online information session about the service and what to expect will be hosted by the ACRD on February 10, from 12 pm – 1 pm. Pre-registration is required.

Details on cart request options and the info session registration link are available at:

[letsconnectacrd.ca/sortngo-west-coast](https://letsconnectacrd.ca/sortngo-west-coast). Residents and property owners should watch their mail for more information in the coming days.

In 2020, the ACRD received a \$6M grant provided through the Federal Gas Tax Fund to introduce organics collection within the regional district. The Sort'nGo service was launched in Port Alberni in September 2021, with public consultation happening now for Alberni Valley electoral areas, Bamfield and surrounding First Nations communities. More information can be found at [letsconnectacrd.ca/organics](https://letsconnectacrd.ca/organics)

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Questions?

Jodie Frank, ACRD Organics Coordinator  
250-736-7678 (SORT)

[jfrank@acrd.bc.ca](mailto:jfrank@acrd.bc.ca)

Sort'nGo Organics is Rolling up to West Coast curbs this November Jodie ...



**Admin Support**

**From:** Island Health Communication <Communication@islandhealth.ca>  
**Sent:** January 18, 2022 2:04 PM  
**To:** Island Health Communication  
**Subject:** Island Health information bulletin: Island Health adjusting services to strengthen patient safety

[External]

[islandhealth.ca/news](https://islandhealth.ca/news)

## INFORMATION BULLETIN

FOR IMMEDIATE RELEASE  
January 18, 2022

### **Island Health adjusting services to strengthen patient safety**

**Island-wide** – Island Health has implemented several temporary service adjustments to strengthen patient care during Omicron-related COVID-19 staffing challenges.

“Omicron-driven COVID-19 staffing challenges significantly impact the ability of Island Health staff and medical staff to provide safe, quality care for those whom we are responsible to support. While temporarily pausing or changing services has a real impact on those who have to wait longer for care, we recognize it is necessary at this most extraordinary time,” said Kathy MacNeil, Island Health president and CEO.

Service adjustments include:

Surgery and Ambulatory Care:

- Elective, scheduled surgeries were postponed at the majority of hospitals in early January, and will continue to be postponed until the end of the month at our three largest sites (Nanaimo Regional General Hospital (NRGH), Victoria General Hospital and Royal Jubilee Hospital) while remaining sites begin restarting where staffing levels support. The reduction of inpatient surgical services has reduced demand on inpatient beds and staffing requirements.
- A number of ambulatory care services have been slowed down, with services maintained for those with greatest need.

- Staffing levels at larger acute care sites is also being improved through the redeployment of ambulatory and surgical staff to areas in critical demand. This is helping to stabilize daytime staffing hours and enabling other staff to move to weekend shifts to enhance staffing during times when it is most challenging.

#### Ambulance Diversions:

- At Saanich Peninsula Hospital, Island Health recently diverted ambulances from the emergency department over five days to allow the site to have fewer inpatients to ensure a manageable staff-to-patient ratio.
- Island Health has implemented rotating ambulance diversions at the emergency departments at Port Hardy Hospital (PHH) and Port McNeill Hospital (PMH) as required based on hospital staffing to ensure that we can support inpatient care at each site and provide emergency lab access in Northern Vancouver Island.

#### Staff Deployment and/or Adjusting Care Location(s):

- Staffing levels are being adjusted on a day-to-day and shift-by-shift basis, and in advance whenever possible, to balance risk and help utilize human resources most efficiently across the system. For example, psychiatric emergency services (PES) are assessed on a shift-by-shift basis and, when necessary, new admissions to the service may be temporarily paused and patients may be temporarily cared for in the main emergency department or moved back to the main emergency department for safe care if they are already admitted to PES.

#### Community Health Service Appointment Contingency Planning:

- On a daily basis, the Community Health Services program assesses services and implements contingency plans, such as rescheduling non-critical visits, for example, laundry and linen services, as necessary. This process will continue in the weeks ahead.

#### Amalgamation of Satellite Lab Service:

- In order to ensure reliable, consistent acute and outpatient laboratory service, Island Health has made the decision to temporarily close the Admirals Walk outpatient lab located at 1505 Admirals Rd. effective January 17 until April 1, 2022. Patients who routinely access this location can access services at the Victoria General Hospital outpatient lab.
- Hours have been reduced at the Sidney outpatient lab located at 2357 James White Blvd to 7:00 a.m. to 3:00 p.m. weekdays and closed the lab temporarily Saturdays. The Saanich Peninsula Hospital outpatient lab will re-instate Saturday hours 8:00 a.m. to 1:00 p.m.

#### Long-term Care Service Adjustments:

- Staffing at sites is being monitored on a daily basis and contingency plans are in place to support long-term care homes, including re-scheduling activities or services to support clients and residents and shifting our staff across LTC sites as needed.

#### Enhanced Leadership Support:

- This pandemic and recent Omicron wave has understandably added complexity and stress to an already overtaxed health care team. To support staff and patients during these exceptional times, additional leadership supports have been put in place on weekends, evenings and through the on-call structure to ensure teams have the supports in place to make decisions to support safe patient care during this challenging time.

“These are not actions we want to take, and we don’t take them lightly knowing the impact they have on those we serve”, said MacNeil. “We are grateful to the residents of the communities of Vancouver Island

for their understanding and continued support of our health care teams during this challenging time. We also acknowledge the extraordinary efforts of our teams who continue to work tirelessly to ensure patients receive the highest quality care possible despite these challenges.”

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**Island Health media relations:**

Andrew Leyne

250-370-8908

[Andrew.leyne@islandhealth.ca](mailto:Andrew.leyne@islandhealth.ca)

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*This Island Health notice has been sent to media, MPs, MLAs, mayors, Island Health leaders, foundations and regional hospital district chairs on Vancouver Island. View online at [www.islandhealth.ca/news](http://www.islandhealth.ca/news)*

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**From:** [Jennifer Hunter](#) on behalf of [Shaye Draper](#)  
**To:** [Mayco Noël](#); [Info Ucluelet](#); [Duane Lawrence](#)  
**Cc:** [Jennifer Hunter](#)  
**Subject:** Seeking your support for TELUS's application to provide improved connectivity to Highway 4 under the Connecting British Columbia Program  
**Date:** January 20, 2022 10:54:29 AM  
**Attachments:** [Letter of Support Template Local Government \(002\).docx](#)  
**Importance:** High

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**[External]**

Dear Mayor Noel & CAO Lawrence,

I am excited to share with you that TELUS is planning to submit an application for funding assistance from the Connecting BC Program to provide improved broadband connectivity to Highway 4 between Port Alberni and the West Coast. Now more than ever, we understand the impact that improved connectivity makes on the thousands of British Columbians and Indigenous people living in BC and now working, learning and receiving healthcare from home. More notably, coverage on major highways ensures we protect the health and safety of all those that regularly travel across the region to live, work and visit the beautiful communities and region. Once this network investment is operational, the infrastructure will enable cellular LTE including high-speed wireless voice, text and data for up to 80% of Hwy 4. The rollout of TELUS' connectivity will provide life-changing and life-saving connectivity.

If you are interested in supporting TELUS with its wireless application for Highway 4, we have attached a draft template that you may use to indicate local support for TELUS' application. We appreciate the support of our local government partners and the rapid turnaround time that is being requested on your behalf. Ideally, letters of support can be **emailed back to TELUS** to include as part of the total application process to the Government of B.C. by **Friday, January 28**.

Kind regards,  
Shaye

**Shaye Draper**

General Manager, Customer Solutions Delivery

TELUS

T 250 388 8300 | M [REDACTED]

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Keeping our customers and team members safe, informed and connected is our top priority. To learn more about how we're supporting our communities during COVID-19, visit [telus.com/COVID19](https://telus.com/COVID19).

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**Northern Development Initiative Trust**

301-1268 Fifth Avenue  
Prince George, BC  
V2L 3L2

January 20, 2022

To: Whom it May Concern

**RE: LETTER OF SUPPORT – TELUS’s application to provide connectivity to the District of Ucluelet under the Connecting British Columbia Program - Economic Recovery Intake Fund**

Please accept this letter as District of Ucluelet’s formal support for TELUS’s application to provide increased connectivity to the District of Ucluelet under the BC Economic Recovery Intake Fund.

Once this network investment is operational, the infrastructure will enable our community healthcare providers, educators, government administrations, and businesses an opportunity to better deliver services and develop new solutions to support our members to stay in the community and engage more to move home. More notably, coverage on major highways ensures we protect the health and safety of all those that regularly travel across the region to live, work and visit the beautiful communities in the region. The roll-out of TELUS’s connectivity will provide life-changing and life-saving connectivity.

The funding assistance from the Connecting BC Program for the delivery of broadband connectivity is an invaluable tool for the creation of innovative partnerships between local governments and ISP’s that offer viable delivery models to communities.

Sincerely,

---

Mayor Noël  
Mayor, District of Ucluelet

**District of Ucluelet . *Life on the Edge*®**

200 Main Street, PO BOX 999, Ucluelet, British Columbia V0R 3A0  
(250) 726-7744 • Fax (250) 726-7335 • info@ucluelet.ca • www.ucluelet.ca

Seeking your support for TELUS’s application to provide improved connect...



## INFORMATION REPORT

Council Meeting: January 25, 2022  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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<b>FROM:</b>	PAULA MASON, MANAGER OF CORPORATE SERVICES	<b>FILE NO:</b> 0550-20
<b>SUBJECT:</b>	<b>RESOLUTION TRACKING – JANUARY 2022</b>	<b>REPORT NO:</b> 21- 08
<b>ATTACHMENT(S):</b>	RESOLUTION TRACKER - JANUARY 2022	

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### PURPOSE

The purpose of this report is to provide Council with a monthly status update on resolutions that have been adopted by Council.

### BACKGROUND

The resolution tracking report, attached, provides Council with an overview of actions resulting from resolutions of Council. Trackers are assigned to staff with the following progress designations:

- Assigned – action has not yet commenced;
- In Progress – action has been taken by Staff; and,
- Complete – action has been completed.

Items will be removed from the list after actions are shown once as being completed.

**Respectfully submitted:**                      PAULA MASON, MANAGER OF CORPORATE SERVICES

Meeting	Date	Agenda Item #	Meeting Item Description	Resolution	Action	Staff Responsible	Department Responsible	Follow-Up Status
Regular Council	September 25, 2018	11.3	Lease with Ucluelet & Area Historical Society	THAT Council approve recommendation 1 of report item, "Lease with Ucluelet & Area Historical Society", which states: THAT Council enter into a lease agreement with the Ucluelet and Area Historical Society that is similar to their original Provincial Lease #111228 – Block A District Lot 1507, Clayoquot Land District for approximately 2.4 hectares	Meet with UAHS looking at options. UAHS to get back to Ms. Fortune to confirm the direction they would like to proceed	Abigail Fortune	Parks & Recreation	In Progress: Letter is being sent to the historical society with a deadline attached
Regular Council	May 14, 2019	13.4.	Zoning Amendment, Housing Agreement & DVP (354 Forbes Road)	THAT Council, with regard to the proposal to renovate the building on Lot 17, District Lot 281, Clayoquot District, Plan VIP76147 (354 Forbes Road) and request for zoning amendments to permit commercial tourist accommodation on the property: give third reading to the "District of Ucluelet Zoning Bylaw Amendment Bylaw No. 1248, 2019"; give third reading to the "Ucluelet Housing Agreement Bylaw No. 1249, 2019"; and issue Development Variance Permit DVP19-03	Bring Bylaw No. 1248 & No. 1249 for adoption, once all subject to conditions being met	Bruce Greig	Planning	In Progress - provisional occupancy granted on building upgrades; report back to upcoming Council meeting.
Regular Council	December 10, 2019			THAT Staff provide Council with options for rejuvenating the Frank Jones Memorial site.	Staff to provide Council with options for rejuvenating the Frank Jones Memorial site	Abigail Fortune	Parks & Recreation	In Progress - This will be part of overall master plan for Tugwell Field Area - Planning 2022
Regular Council	January 14, 2020			THAT Staff work with Black Rock Oceanfront Resort & Spa to identify unique solutions for navigation to the resort	A.) Staff to incorporate options for directional landmarks in designs for Peninsula Road B.) Staff to follow up with Black Rock to discuss options for appropriate directional signs	Bruce Greig	Planning	In Progress - pending design phase of Peninsula Road project.
Regular Council	February 11, 2020	13.5.	West Coast Multi-Use Path Extension Bruce Greig, Manager of Community Planning West Coast Multi-Use Path Extension	THAT the District of Ucluelet make application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to expand Licence of Occupation File 1407317, to allow for the extension of the West Coast Multi Use Path and other associated utility uses, between the existing Multi Use Path and Pacific Rim National Park Reserve	Apply to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development	Warren Cannon	Planning / Public Works	ACRD is the lead on this project.
Regular Council	March 12, 2020	10.2.	Reporting and Request for Funding Letter from the Ucluelet Chamber of Commerce	THAT Council directs Staff to present a report that explores options for the use of the \$10,000 allocated to explore economic development options including the future location of Tourism Ucluelet	Draft report regarding future locations for Tourism Ucluelet	Bruce Greig	Planning	In Progress
Special Council	March 12, 2020	12.3.	Operating and Project Review - Draft 5 Year Financial Plan	THAT Council direct Staff to provide a report on options for investing the remaining Community Forest Funds that have not been allocated for the 2020 budget	Draft report	Duane Lawrence	CAO	Options to be presented in January 2022.
Regular Council	March 17, 2020	14.2.	Water Treatment Loan Authorization Donna Monteith, Chief Financial Officer	THAT District of Ucluelet Loan Authorization Bylaw No. 1268, 2020 be given third reading and referred to the Inspector of Municipalities for approval	Staff to refer bylaw to the Inspector for Municipalities for approval	Joseph Rotenberg	Administration / Finance	Assigned: Grant approved Aug/21. Awaiting confirmation of Costs.
Regular Council	June 23, 2020	13.1	District of Ucluelet Flood Mapping Project Bruce Greig, Manager of Community Services	THAT Council earmark the results of the flood mapping project for upcoming discussions in the Strategic Planning update and subsequent Budget preparations, for next steps to: update Emergency Preparedness plans; consider resiliency in long-term Asset Management planning; consider changes to development regulations, including a process for public consultation, as they relate to existing properties; and, consider new policy on future developments to avoid areas of flood risk.	Use report findings to update strategic planning, emergency preparedness plans, asset management planning, development regulations, policies related to development and subsequent budget preparation.	Joseph Rotenberg	Administration	Assigned: this will be brought back during strategic and budget planning.
Regular Council	July 14, 2020		Audio Visual Upgrades for the Main Hall	THAT Council approve using up to \$60,000 RMI funds for Audio Visual (AV) upgrades to the Main Hall at the Ucluelet Community Centre.	Implement AV upgrades.	Abigail Fortune	Parks & Recreation	In Progress - Final installation underway
Regular Council	October 13, 2020	13.1	Revised Covenant and Option to Purchase - Lot 13 Marine Drive Bruce Greig, Manager of Community Planning	THAT Council indicate that the offer to provide funding in the amount of \$320,000.00 to support the servicing and infrastructure of the development to reduce the cost of units to qualifying households would remain valid until September 1, 2025, and would be payable upon the owner obtaining a final occupancy permit for the last of the 33 houses to be built on the proposed lots.	Pay funds to the developer if and when occupancy permits are issued.	Donna Monteith	Finance	Assigned: Long Term Project Subject to Developer performance.
Regular Council	December 15, 2020	14.1	Development of "The Cabins" Properties in the Reef Point Area John Towgood, Planner 1	THAT Council authorize the following: a. discharge of Statutory Right-of-Way EL10355 from the Cabins Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and, b. removal of section 3.a from Statutory Right-of-Way EL10354 from the Lodge and the Staff Housing Property, as defined in this report, at the time the subdivision is registered to redefine the parcel boundaries for the subject properties; and,	Refer Discharge and Amendment of SRWs to the subdivision process once application is received.	Bruce Greig	Planning	Survey underway. Pending receipt of subdivision application.

Resolution Tracking January 2022 Paula Mason, Manager of Corporate Ser...

Regular Council	June 15, 2021	13.2	Food Bank on The Edge - proposed new location Bruce Greig, Manager of Community Planning	THAT Council supports contributing to the project to offset site servicing and construction costs, with confirmation of the amount and source of funding to be determined in the 2022 budget process.	Bring forward during budget 2022 budget discussions.	Joseph Rotenberg	Administration	Assigned
Regular Council	June 15, 2021	13.4	Resolution Tracking - May 2021 Paula Mason, Administration Clerk	THAT staff provide a report to Council with options for the investment of Barkley Community Forest Funds at an upcoming Council Meeting.	Staff to provide report.	Duane Lawrence	CAO	In progress. Report to be presented in January 2022.
Regular Council	September 21, 2021		Dr. Carrie Marshall and Faye Missar, Coastal Family Resource Coalition Re: Harm Reduction	THAT Council direct Staff to bring back the alcohol harm reduction information to at a future meeting for Council discussion.	Draft report and bring back alcohol related information for Council discussion.	Abigail Fortune	Recreation	In progress COW Report - Feb 2022
Regular Council	October 12, 2021	11.2	Proposed Amendment to District of Ucluelet Single-Use Item Regulation Bylaw No. 1266, 2020 Joseph Rotenberg, Manager of Corporate Services	THAT Council direct Staff to present amendments to "District of Ucluelet Single-Use Item Regulation Bylaw No. 1266, 2020" that regulate the provision of plastic and bioplastic utensils and stir sticks.	Draft bylaw amendment for presentation to Council.	Paula Mason	Administration	In Progress: Seeking input from key stakeholders. - January 2022
Regular Council	October 12, 2021	13.1	Every Child Matters Crosswalk Courtney Johnson	THAT Council Consider implementing an Every Child Matters crosswalk during the 2022 Budget process.	Added to 2022 budget. Workplan in progress.	James Macintosh	Public Works	Assigned
Regular Council	October 26, 2021	11.1	Review of Bylaw 967, 2004 Rick Geddes, Fire Chief, Ucluelet Fire Rescue	THAT Council directs staff to update Bylaw No. 967, 2004 in the form of a new bylaw to regulate the sale, use, and possession of fireworks within the municipality by:  a. prohibiting the sale, use, or possession of Consumer fireworks; and, b. permitting the use of Display Fireworks and Special Effect Pyrotechnics through a permitting process.	In progress	Rick Geddes	Fire & Emergency Services	Assigned
Regular Council	October 26, 2021	13.1	Correspondence Regarding Bay Street Speed Controls and Crosswalk	THAT Council direct Staff to present a report regarding speed controls for consideration at a future meeting of Council.	Added to 2022 budget. Workplan in progress.	James Macintosh	Public Works	Assigned
Regular Council	November 9, 2021	13.7	AVICC Workshop Suggestions, Hotels for 2022 Convention	THAT Councillor Cole, Councillor McEwen, Councillor Hoar, Councillor Kemps, and Mayor Noël be approved to attend the 2022 Annual AVICC Conference in Victoria.	Register Council members to attend and book accommodations.	Paula Mason	Administration	In Progress: Accomodations Booked/Registration opens early Feb 2022
Regular Council	December 14, 2021	11.7	Small Craft Harbour Over-Hold Agreement Abby Fortune, Director of Parks and Recreation	THAT Council authorize the District of Ucluelet to enter into an Over-hold Agreement between the District of Ucluelet and Small Craft Harbours, Department of Fisheries and Oceans (DFO) until such time that a new head lease agreement is executed.		Abigail Fortune	Recreation	In progress waiting for DFO
Regular Council	December 14, 2021	11.5	Cedar Hub Washroom Contract Authorization James MacIntosh, Director, Engineering Services	THAT Council Direct Staff to revisit the plans and see if there is an opportunity to add a bathroom in place of the existing utility room.	Completed. Contract issued	James Macintosh	Public Works	Assigned
Regular Council	December 14, 2021	11.3	Parking Concerns 1624 Bay Street James MacIntosh, Director, Engineering Services	THAT Council direct staff to relocate the pedestrian pathway and cross walk currently located on the west side of Bay Street to the east side of Bay Street.	In progress	James Macintosh	Public Works	Assigned
Regular Council	December 14, 2021	11.2	2022 Corporate Officer and Deputy Corporate Office Appointments Joseph Rotenberg, Manager of Corporate Services	THAT Council approve Option A, to appoint Duane Lawrence as the District of Ucluelet Corporate Officer, effective December 14, 2021; and, THAT Council appoint Joseph Rotenberg, as the District of Ucluelet Interim Deputy Corporate Officer from December 14, 2021 to January 2, 2022, effective immediately; and further, THAT Council appoint Paula Mason as the District of Ucluelet Deputy Corporate Officer, effective January 3, 2022.	Sign Officer's oaths and update the Province and LGMA with the new designations.	Paula Mason	Administration	In progress - Province to be updated with designations
Regular Council	December 14, 2021	11.1	Execution of Fire Services and Donation Agreements with Toquaht Nation Rick Geddes, Fire Chief	THAT Council authorizes the Mayor and Corporate Officer to execute the Fire Service Agreement and Donation Agreement between the District of Ucluelet and Toquaht Nation as presented in the December 14, 2021 report from the Fire Chief.	Execute agreements. File agreement and update the contract tracker.	Paula Mason	Administration	Complete
Regular Council	December 14, 2021	11.8	Seasonal Office Closure Duane Lawrence, Chief Administrative Officer	THAT Council adopt the Annual Municipal Office Holiday Closure Policy 7-2510-3.	Sign, file, update policy tracker and policy binder.	Paula Mason	Administration	Complete
Regular Council	November 23, 2021	10.6	2022 Council Appointments Joseph Rotenberg, Manager of Corporate Services	THAT Councillors Cole, McEwen, Kemps, and Hoar be designated to serve as Deputy Mayor in accordance with the schedule set out in Appendix B to this report.	Update agenda template and file under the Council appointments.	Paula Mason	Administration	Complete
Regular Council	October 12, 2021	10.7	District of Ucluelet Staff and Contractor Housing Joseph Rotenberg, Manager of Corporate Services	THAT Council direct Staff to pursue extending the District's residential tenancy agreement with Braker Developments Ltd. for the rental of Unit 4, 313 Forbes Road, Ucluelet B.C. for the period of one year.	Negotiate extension to lease agreement.	Duane Lawrence	Administration	Complete
Regular Council	December 14, 2021	12.1	Ucluelet Official Community Plan Bylaw No. 1236, 2020 Bruce Greig, Director of Community Planning	THAT Council, with regard to Ucluelet Official Community Plan Bylaw No. 1236, 2020: 1. rescind second reading of the bylaw; 2. amend the bylaw to incorporate the edits as presented in draft 7.3 as described in the staff report dated December 14, 2021; 3. give the bylaw second reading as amended; and, 4. refer the bylaw to a public hearing.	Schedule and give notice of the Public Hearing.	Paula Mason	Administration	Complete - Public Hearing January 20, 2022

Regular Council	October 26, 2021	10.4	Draft Fire Protection Services and Donation Agreements with Toquaht Nation Rick Geddes, Fire Chief, District of Ucluelet	THAT Council endorse the draft Fire Services Agreement and Donation Agreement between the District of Ucluelet and Toquaht Nation as presented; and further,  THAT Council directs staff to present the final Fire Service Agreement and Donation Agreement between the District of Ucluelet and Toquaht Nation upon Toquaht Nation executing the agreement.	In progress. Draft agreements are with Toquaht to ratify / provide feedback. Toquaht has signed both agreements and returned same for DoU signatures at Council Meeting 2021-12-14	Rick Geddes	Fire & Emergency Services	Complete
Regular Council	October 12, 2021	10.2	Request for Four Temporary Use Permits for a Rooming Housing use at; 1259 Eber Road, 1241 Eber Road, 277 Otter Street, and 1313 Helen Road John Towgood, Planner	D. That Council authorize the issuance of TUP 21-05, to allow for a Rooming House use for three Pacific Rim National Park Reserve employees for a period of up to three years at 1313 Helen Road (Lot 10, Block 1, Section 21, Clayoquot District, Plan 9200).	Issue TUP21-05	Bruce Greig	Planning	Complete
Regular Council	October 12, 2021	10.2	Request for Four Temporary Use Permits for a Rooming Housing use at; 1259 Eber Road, 1241 Eber Road, 277 Otter Street, and 1313 Helen Road John Towgood, Planner	C. That Council authorize the issuance of TUP 21-04, to allow for a Rooming House use for three Pacific Rim National Park Reserve employees for a period of up to three years at 277 Otter Street (Lot 8, Section 21, Clayoquot District, Plan 11923).	Issue TUP21-04	Bruce Greig	Planning	Complete
Regular Council	October 12, 2021	10.2	Request for Four Temporary Use Permits for a Rooming Housing use at; 1259 Eber Road, 1241 Eber Road, 277 Otter Street, and 1313 Helen Road John Towgood, Planner	B. That Council authorize the issuance of TUP 21-03, to allow for a Rooming House use for four Pacific Rim National Park Reserve employees for a period of up to three years at 1241 Eber Road (Lot 11, Section 21, Clayoquot District, Plan 13683).	Issue TUP21-03	Bruce Greig	Planning	Complete
Regular Council	October 12, 2021	10.2	Request for Four Temporary Use Permits for a Rooming Housing use at; 1259 Eber Road, 1241 Eber Road, 277 Otter Street, and 1313 Helen Road	A. That Council authorize the issuance of TUP 21-02, to allow for a Rooming House use for four Pacific Rim National Park Reserve employees for a period of up to three years at 1259 Eber Road (Lot 12, Section 21, Clayoquot District, Plan 13683).	Issue TUP21-02	Bruce Greig	Planning	Complete
Regular Council	October 12, 2021	10.3	Temporary Use Permit 21-18, 210 Minato Road John Towgood, Planner	A. That Council authorize the issuance of Temporary Use Permit 21-18 for a period of 3 years, to allow two seasonal RV camping spaces for local workers.	Issue TUP21-18	Bruce Greig	Planning	Complete

Resolution Tracking - January 2022 Paula Mason, Manager of Corporate Ser...