

SITE PLAN

221 Minato Road
UCLUELET, BRITISH COLUMBIA.

Revised Rezoning Application

ISSUED FOR REZONING
MARCH 21, 2022



2022-03-21



OCP AND CONTEXT

UCLUELET'S 2020 OCP

This site will be subject to these development permit areas:

- Multi-Family, Commercial & Mixed-Use (DPA IV)
- Terrestrial (Mature Forest) (DPA V)
- Streams and Riparian Areas (DPA VI)
- Marine Shorelines (DPA VII)

OCP LAND USE SUGGESTS SINGLE FAMILY AND MULTIFAMILY ON THE SITE.



Long-Range Land Use Plan

- 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
- II - Industrial
- PI - Institutional
- P - Parks & Open Space
- PC - Marine Conservation
- MS - Marine Tourism
- Areas for Future Comprehensive Planning
- Areas of Potential Future Growth
- District Boundary

FLOOD CONSTRUCTION LEVEL ONLY OCCURS IN 30M SHORELINE SETBACK



Flood Construction Level (CGVD 2013, m)

- 4.0 - 6.0
- 6.0 - 8.0
- 8.0 - 10.0
- 10.0 - 12.0
- 12.0 +
- Flood Hazard Boundary



SATELLITE VIEW OF CONTEXT AROUND SITE

SITE PLAN

- LEGEND
- RENTAL HOUSING
 - FAMILY HOMES
 - STACKED TOWNHOMES
 - WATERFRONT HOMES
 - AMENITY



WILD PACIFIC TRAIL

SUNSET LOOKOUT POINT

WILD PACIFIC TRAIL EXTENSION

TRAIL LINKS

NORTH LOOKOUT POINT

TIDAL FLATS

WATERFRONT HOMES

TREED BUFFER

WILD PACIFIC TRAIL EXTENSION

AMENITY LODGE

10M DEDICATION

OPEN PLAY FIELD AND COMMUNITY GARDENS

FAMILY HOMES

10M RIPARIAN SETBACK FROM STREAM

BRIDGE

AMENITY BUILDING (COVERED GATHERING PLACE)

30M HIGHWAY BUFFER

STACKED TOWNHOMES

FOOTPATH

FOOTPATH

PUMP STATION, UTILITIES

KIDS ADVENTURE PARK IN TREES

RENTAL HOUSING, TWO STOREYS

PENINSULA ROAD

MINATO ROAD



MINATO BAY

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PHASING

- Phase 1 comprises the lands along Peninsula Road. It comes first to bring much-needed rental housing to Ucluelet.
- Phase 2 extends the neighbourhood north and will be designed to mitigate tsunami risk at lower elevations.
- Build-out of the phases is expected to occur over ten years.



SITE SECTIONS

SECTION



TSUNAMI DEPTH (M)

- 0.0 TO 2.0
- 2.0 TO 4.0
- 4.0 TO 6.0
- 6.0 TO 8.0
- OVER 8.0



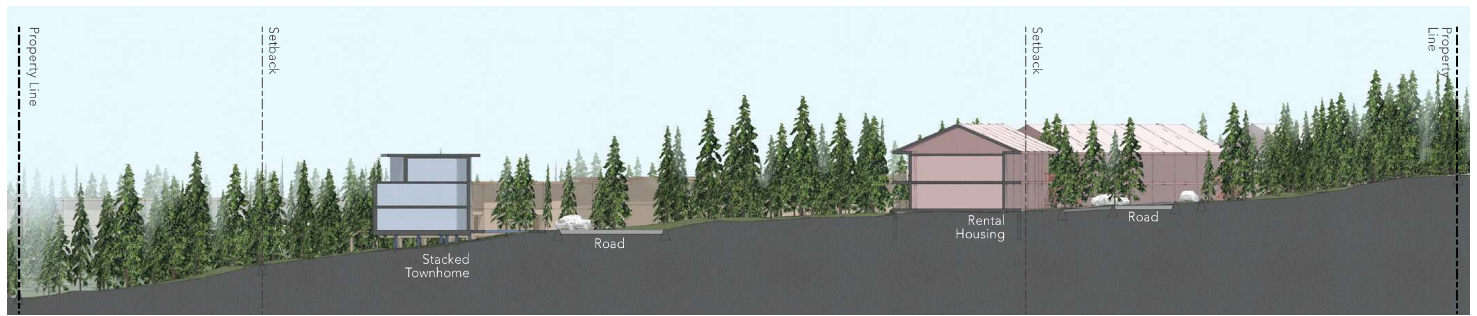
MINATO BAY

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AERIAL PERSPECTIVE FACING NORTH



MINATO BAY

AERIAL PERSPECTIVE

