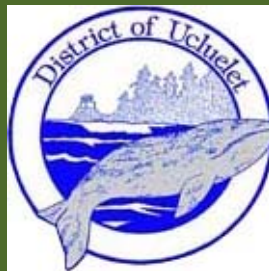


Convening for Action on Vancouver Island & Association of Vancouver Island Coastal Communities



UCLUELET: VISION TO IMPLEMENTATION



Ucluelet

Vancouver Island - British Columbia



OCP Vision

Ucluelet's built and natural environment respects, above all, the outstanding diverse natural habitat and optimizes recreational opportunities for its citizens and its visitors. Ucluelet residents enjoy a high quality of life built upon a sustainable and diversified local economy;

- ✓The waterfront is particularly emphasized and made accessible to all through trails and walkways where feasible;
- ✓A vibrant commercial core created around the harbour front provides an attraction for the visitors and local residents;
- ✓Suitable, safe, healthy housing with easy access to transportation, recreation, open space, shopping, schools, and extensive community services is provided to meet the diverse needs of individuals and families at varying income and age levels;
- ✓Vehicle movement is improved with the provision of off-street parking, and safe loading and un-loading spaces, encouraging non-motorized pedestrian movement.

Sustainable Initiatives in Ucluelet

Implementation

- Sustainable Subdivision Design
- Public Access
- Density Innovations
- Landscape and Building Design
- Residential Affordability

Sustainable Initiatives in Ucluelet

Subdivisions

- “Rural” design methods for subdivisions
- Alternatives for storm water management
- Road design
- LEED-ND (Neighborhood Design)



















Sustainable Initiatives in Ucluelet

Waterfront Access

- ✓ 100% pedestrian access to the waterfront (policy)
- ✓ Public Right-of-Way dedication
- ✓ Integration public access into waterfront development
- ✓ Master Development Agreements

Sustainable Initiatives in Ucluelet

Wild Pacific Trail



Sustainability Through Planning Policy

Density Innovations

- ✓ Exchange of density for cash/parkland/fee simple land/amenities
- ✓ Higher density/Reduced building “footprint”
- ✓ Increased green space/parkland
- ✓ Exchange for housing units
- ✓ Phased Development Agreements







Sustainable Initiatives in Ucluelet

Mixed Use Zoning (Comprehensive Development)







Landscape & Building Design

LEED Building Standards (Leadership in Energy & Environmental Design)

- ✓ Minimum LEED Silver for all new development
- ✓ Gold LEED for all municipal buildings
- ✓ Legislative Changes to Local Gov't Act
- ✓ Provincial Partnerships
- ✓ Private incentives

Sustainability Through Planning Policy

Residential Affordability

- ✓ 20% of all new multifamily, condominium, and hotel units are affordable and staff housing
- ✓ 50% rental, 50% strata
- ✓ Managed and administered affordable housing committee
- ✓ Built and paid for by developers
- ✓ CMHC - defined affordable
- ✓ Mixing up the market: Zoning policies supporting small lot sizes

Overview of Current and Future Energy Sustainable Initiatives in Ucluelet

- ✓ Mixed Use Zoning (Comprehensive Development)
- ✓ Riparian Area Regulations
- ✓ Design Charrette/Streetscape
- ✓ Alternative development Standards
- ✓ Density innovation
- ✓ Implementation of LEED guidelines
- ✓ Electric car transportation
- ✓ Wave power Initiative



A thing is right when it tends to preserve the beauty, stability and integrity of a community, it is wrong when it tends to do otherwise.

Aldo Leopold

Thank you.