

To: Electoral Area Services Committee  
From: David Bennett, Planner II  
2020-01

Date: 2021-04-08  
File No: 3360-22-

**Subject:** Community feedback received by the FVRD regarding a proposed film studio at 44390 Bayview Road, Electoral Area C

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## **INTENT**

This report is intended to advise the Fraser Valley Regional District Board of information pertaining to community feedback received by the FVRD regarding a proposed film studio at 44390 Bayview Road, Electoral Area C. Staff is not looking for a recommendation and has forwarded this information should members want more clarification to discuss the item further.

## **BACKGROUND**

On January 28, 2021 the FVRD Board gave first reading to an application to develop a film studio at 44390 Bayview Road, Electoral Area C. First Reading initiated the neighbourhood consultation and engagement process.

The Lake Errock neighbourhood has responded to an FVRD community mailout with written comments.

The purpose of this report is to provide the community's feedback to the FVRD Board.

## **DISCUSSION**

In the FVRD Electoral Areas, development proposals can generate very significant public interest or very little public interest, depending on the nature of the proposal.

Prior to receiving the application to develop a film studio at 44390 Bayview Road in Electoral Area C, the FVRD encouraged the applicant to engage with the local community early in the application process. The FVRD repeated this recommendation to the applicant when the

application was received. The applicant chose to engage with the Lake Errock neighbourhood after First Reading.

After First Reading, the FVRD began to receive neighbourhood feedback.

One of the earliest comments from a neighbour to the FVRD was to have a second notification sign installed at a more prominent location and for the FVRD to provide a broader community mailout to both north and south Lake Errock.

Based on this feedback, the FVRD mailed notices to over 260 addresses in both north and south Lake Errock and required the applicant to install a second notification sign.

The applicant also mailed their own notices to the Lake Errock community.

The community's response to these notices was swift, and within 30 days of First Reading, nearly 50 written comments were received by the FVRD. As of March 24, 2021, 57 written comments were received by the FVRD; those comments are attached. In the experience of FVRD staff, this represents a very high response and indicates that the community has a strong interest in this application.

The public comments that are attached to this report were not solicited for the purpose of collecting feedback for a formal FVRD public hearing. These comments are therefore considered to be part of an ongoing dialogue during the early and ongoing public consultation phase of this application.

Should this application proceed to a formal public hearing, the FVRD will re-notify the neighbourhood and explain how area residents can make their views known so that their comments can form part of a public hearing record.

The purpose of this report is to provide the FVRD Board with the initial community feedback so that the FVRD Board is aware of the community's concerns with this application. It is the responsibility of the applicant to address the neighbourhood's concerns.

### **Community Concerns:**

The concerns raised by the neighbourhood include, but are not limited to the following:

- Potential conflicts from introducing a non-residential use into a residential area
- Increased traffic volumes on the existing low-volume residential road system
- The existing condition of Bayview Road
- Potential for further deterioration of Bayview Road
- Impacts to neighbours from the hours of operation

- The number of staff that will be on site
- Film production staff's impacts on Lake Errock and their use of community park spaces
- Adequacy of on-site sewage disposal
- Tree clearing and tree retention
- Impacts on neighbours from noise and light pollution
- Future expansion of film studio uses and future expansion uncertainty
- Impacts from large film production events
- Parking

## **NEXT STEPS**

### Public Information Meeting

The FVRD forwarded the community's feedback to the applicant. The applicant is aware that it is their responsibility to address the issues raised by the neighbourhood.

The applicant stated that they will hold their own public information meeting to explain the details about the proposed film studio and to address the concerns raised.

When the details regarding the applicant's information meeting are available, they will be provided to Electoral Area Directors. Electoral Area Directors may wish to attend this meeting as observers. FVRD staff plan on attending, but only as observers.

During the neighbourhood consultation and engagement process, questions regarding FVRD development approval processes are being answered by staff, but questions about the application and how the applicant proposes to address concerns are the responsibility of the applicant.

Notification of the public information meeting is the responsibility of the applicant.

The FVRD expects the applicant to provide the FVRD Board with a summary of their public information meeting.

### FVRD Public Hearing

After the applicant's public information meeting is complete, staff will evaluate whether to proceed to an FVRD public hearing or whether additional public information opportunities are necessary for working through community concerns. It is not uncommon for development applications to have multiple public information meetings before proceeding to a public hearing.

The preference of staff is to work through and resolve as many community concerns as possible before the application proceeds to a public hearing because:

- a public hearing is a formal process oriented around the submission of comments that the FVRD Board will consider in making a decision. A public hearing is not an effective opportunity for dialogue and issue resolution. Issues are best explored and resolved through prior information meetings; and,
- if the applicant submits new information to address community concerns after a public hearing, a new public hearing is required; this further delays the decision-making process.

## **COST**

The costs associated with neighbourhood notification and early and ongoing consultation, including public information meetings, are the responsibility of the applicant.

## **CONCLUSION**

Staff recommended First Reading on January 28, 2021, in part because proceeding to First Reading initiates neighbourhood consultation and allows the applicant to review and respond to any concerns prior to proceeding to a public hearing.

The purpose of this report is to provide the FVRD Board with copies of the written comments and questions regarding a proposed film studio at 44390 Bayview Road, Electoral Area C. It is the responsibility of the applicant to address the neighbourhood's concerns with their proposal.

This application is at First Reading. The proposal is not approved.

## **COMMENTS BY:**

**Graham Daneluz, Director of Planning & Development:** Reviewed and supported.

**Kelly Lownsborough, Chief Financial Officer/ Director of Finance:** Reviewed and supported.

**Jennifer Kinneman, Chief Administrative Officer:**  
supported.

Reviewed and