



**REPORT TO COUNCIL**  
**STANDING COMMITTEE OF COUNCIL**  
**ON PLANNING AND ENVIRONMENT**

**JUNE 14, 2007**

A Regular Meeting of the Standing Committee of Council on Planning and Environment was held on Thursday, June 14, 2007, at 2:05 p.m., in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Councillor Kim Capri, Chair  
\*Mayor Sam Sullivan  
Councillor Suzanne Anton, Vice-Chair  
\*Councillor Elizabeth Ball  
Councillor David Cadman  
Councillor George Chow  
Councillor Heather Deal  
Councillor Peter Ladner  
Councillor B.C. Lee  
\*Councillor Raymond Louie  
Councillor Tim Stevenson

**CITY MANAGER'S OFFICE:** Judy Rogers, City Manager

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

\*Denotes absence for a portion of the meeting.

**ADOPTION OF MINUTES**

The Minutes of the Standing Committee on Planning and Environment meetings of May 3 and May 17, 2007, were adopted.

**RECOMMENDATION**

**1. Vancouver Airport Authority Update (VanRIMS No. 01-5500-30)**

The Committee had before it a document dated April 2007 and entitled "Vancouver Airport Authority - An Overview and the Vancouver Airport Authority 2006 Annual Report (*on file in the City Clerk's Office*).

Philip Owen, City of Vancouver nominee to the Airport Authority Board, Larry Berg, President and Chief Executive Officer, and Anne Murray, Vice-President, Community and Environmental Affairs, with the aid of an overhead presentation (*on file in the City Clerk's Office*), provided an overview of YVR operations, including economic impacts, air policy developments, passenger numbers, and construction timelines. Also reviewed were programs related to environment, air quality and noise management.

VAA representatives responded to questions from Council regarding:

- lengthy line-ups and delays at Canada Customs check-in for international arrivals;
- north runway issues; e.g. noise concerns, proposed use of runway for 12 hours per day during summer, use of "reverse thrust"; asked if VAA could supply information regarding monitoring of north runway;
- process used in selecting artworks for display;
- airline fleets;
- structure of Airport Authority Board and term lengths;
- whether VAA has considered putting an ethical purchasing policy in place with regard to airport vendors;
- relationship with other lower mainland airports and whether an amalgamated authority was being considered; and
- limited destinations which can be flown direct from Vancouver.

Meg Brown, City of Vancouver Representative to YVR Noise Management Committee, expressed concern regarding the use of the north runway for departures for a 12 hour period each day during the summer season. She noted that during that 12 hour span there are dips in demand and she would like assurance that the north runway is to be used as little as possible, and not at all during the low demand periods. Ms. Brown also noted the Committee would like to receive information from VAA regarding their monitoring of the north runway, in terms of numbers and "reverse thrust" use.

Ms. Murray responded to additional questions regarding north runway use.

MOVED by Councillor Deal

THAT the Committee recommend to Council

THAT the Vancouver Airport Authority Update be received for information.

CARRIED UNANIMOUSLY

(Councillor Louie and the Mayor absent for the vote)

## 2. Nuisance Property at 3532 West 40<sup>th</sup> Avenue (VanRIMS No. 11-3000-12)

The Committee had before it an Administrative Report dated March 16, 2007, in which the City Building Inspector recommended Council declare the condition of the property at 3532 West 40<sup>th</sup> Avenue a nuisance and order the owner of the property to remove all materials, miscellaneous items and unlicensed and/or dismantled vehicles from the site. It was also recommended that a 336D notice be filed against the title to the property to warn prospective purchasers of Council's order and of by-law violations in relation to the site. The City Manager and General Manager of Community Services recommended approval.

Carlene Robbins, Manager, Property Use Branch, with the aid of photographs, provided an overview of the condition of the subject property. She noted staff have advised the property owner he may keep one unlicensed vehicle at the back of the property provided it be appropriately covered, but must remove the other vehicles, wood and debris.

Jim McPherson, owner, spoke in opposition to staff's recommendations and noted that most of the photos shown by staff are not current and are taken from the view of a trespasser and do not represent what is seen from the street. He advised of a house three doors down from his which has three unlicensed vehicles. Mr. McPherson noted he has arranged for someone to take much of the wood away for firewood and he intends to complete the required clean-up work shortly.

Ms. Robbins responded to questions concerning the length of time the owner would have to carry out the required work should Council pass the report recommendations.

MOVED by Councillor Deal

THAT the Committee recommend to Council

- A. THAT Council declare that the condition of the property at 3532 West 40<sup>th</sup> Avenue, Lot 37, Block 14, District Lot 2027, Plan 2482 PID 013-736-922, is a nuisance pursuant to Section 324A of the Vancouver Charter.
- B. THAT Council approve the Resolution attached to the Administrative Report dated March 16, 2007, entitled "Nuisance Property at 3532 West 40<sup>th</sup> Avenue" and order the registered owner to remove all debris, miscellaneous items, materials stored in the yards and remove all unlicensed, dismantled or wrecked vehicles parked/stored in the yards within 30 days of a copy of the Resolution being served pursuant to Section 324A of the Vancouver Charter.
- C. THAT in the event that the owner fails to comply with this order of Council, Council further orders and hereby authorizes the City Building Inspector to have all miscellaneous items/materials stored in the yards and all unlicensed, dismantled or wrecked vehicles parked/stored in the yards removed, disposed of or sold pursuant to Section 324A(2) of the Vancouver Charter. Council further orders that from the proceeds of such sale or disposal shall be deducted for the use of the city the actual costs and disbursements incurred by the city in carrying out the removal, sale and disposal and the remainder of such proceeds shall be paid by the city to the owner.
- D. THAT in the event of the failure of the owner to allow the City Building Inspector and/or his designate access to the site to carry out the work as outlined in C above, the Director of Legal Services is hereby authorized, in her discretion, to commence a legal action or proceeding in relation to the property at 3532 West 40<sup>th</sup> Avenue, and may, in her discretion, seek injunctive relief in that action or proceeding in order to bring this property into compliance with the City By-laws and Council's resolution.

- E. THAT the City Clerk be directed to file a 336D Warning Notice against the Certificate of Title to the property at 3532 West 40<sup>th</sup> Avenue, in order to warn prospective purchasers that there are violations of the Standards of Maintenance and Untidy Premises By-laws related to this property and that there is an order of Council against the property.

CARRIED UNANIMOUSLY  
(Mayor Sullivan absent for the vote)

**3. Significant New Rezoning: East Fraserlands Phase 1 Rezoning**  
(VanRIMS No. 11-3600-10)

The Committee had before it for information a description of a Significant New Rezoning Application for East Fraserlands Phase 1, prepared by the Planning Department.

Dan Sirois, Planner, Major Projects Group, provided an overview of the rezoning application, noting it is generally in keeping with the parameters of the East Fraserlands ODP, which has won two awards this year. He briefly reviewed the public consultation to date, and advised the Urban Design Panel had given its unanimous support to the application.

MOVED by Councillor Deal  
THAT the Committee recommend to Council

THAT the description of a Significant New Rezoning Application for East Fraserlands Phase 1, prepared by the Planning Department, be received for information.

CARRIED UNANIMOUSLY  
(Mayor Sullivan absent for the vote)

**4. BC-Alberta Trade, Investment and Labour Mobility Agreement (TILMA)**  
(VanRIMS No. 01-5500-10)

Vancouver City Council, at its Regular Meeting on May 29, 2007, referred this matter to a Standing Committee meeting on June 14, 2007, in order to hear from members of the public who had requested to speak.

Accordingly, the Committee had before it an Administrative Report dated May 14, 2007, in which the General Manager of Corporate Services provided a response to the January 16, 2007, request that staff look into the implications of the BC-Alberta Trade, Investment and Labour Mobility Agreement for the City of Vancouver, and recommended Council participate, through the UBCM, in the negotiations over the next two years which will determine how BC Municipalities will be affected by the TILMA. The City Manager, in her comments, noted it is critical that Council take an active role in the negotiations.

Karen Levitt, Manager of Financial Planning, provided an overview of the report.

The following speakers expressed concerns with regard to the TILMA:

Shane Simpson, MLA - Vancouver Hastings  
David Chudnovsky, MLA - Vancouver Kensington  
Paul Faoro, President, CUPE Local 15 (*materials filed*)  
Penny Tilby, Council of Canadians (*brief filed*)  
Norman Hill (*materials filed*)  
Marc Lee, Canadian Centre for Policy Alternatives (*materials filed*)  
Connie Fogal  
Keith Ferguson, Sierra Legal Defense Fund (*materials filed*)  
Joe Barrett, BC Building Trades Council  
Lorene Oikawa, BC Government Employees Union  
Audrey Laferriere  
Paul Keeling, Civil Society Development Project  
Barry Morley, Community Business and Professional  
Association of Canada (*materials filed*)  
Caelie Frampton  
Ellen Woodsworth

Comments provided by the foregoing speakers included the following:

- TILMA is much broader than Agreement on Internal Trade; everything will be included unless it has been exempted;
- there will be tough penalties for bodies found to be out of sync with TILMA;
- TILMA encourages a lowering of standards;
- there is no current restrictive trade legislation - therefore, what is the necessity for TILMA?;
- the threat of TILMA challenges will result in a "chilling" affect;
- Council's decision-making authority in regard to issues that are in the interests of Vancouver citizens will be constrained by TILMA; these include zoning bylaws, land use planning, building heights, noise bylaws, tendering, heritage and cultural protection, social housing, rate of change, labour standards, employment agreements, and environmental assessment projects;
- workers qualified or certified in one province will have to be accepted as qualified in the other;
- several other BC municipalities and local government associations have passed resolutions asking that municipalities be exempted from TILMA;
- recommend Council seek exemption from TILMA for municipalities;
- TILMA removes power from government and passes it to an elite group of investors;
- City policies such as view corridor protection and rental housing protection could be defined as being against TILMA;
- recommend Council pass resolution asking for the repeal of TILMA;
- TILMA is a flagrant violation of citizens' rights;
- potential violations of TILMA could include measures to reduce greenhouse gas emissions, air pollution and pesticide use;
- recommend Council obtain full legal opinion on how TILMA will affect the city;
- TILMA may impact City's community amenity program, such as childcare requirements;

- Vancouver's interests will not be served with only one representative of BC municipalities involved in the negotiations;
- public health could be put at risk due to lowered standards in health-related fields such as dental technicians;
- the big winners under TILMA will be very large businesses which move around, often globally, and which will be glad to be able to locate in BC with lowered standards; and
- Council's ability to provide incentives to encourage the types of businesses it wants, such as forms of financial assistance, goods and services, free land, tax breaks, etc., could be gone under TILMA as it could be seen as providing an unfair advantage to a local business over a competing Alberta business and be challenged by an Alberta investor.

During the hearing of the foregoing speakers, Estelle Lo, General Manager of Corporate Services, and Ms. Levitt responded to questions regarding concerns raised by speakers.

MOVED by Councillor Louie

THAT the Committee recommend to Council

- A. THAT Council support and participate as appropriate in the involvement of the Union of BC Municipalities (UBCM) in the negotiations over the next two years that relate to how British Columbia municipalities will be affected by the BC-Alberta Trade, Investment and Labour Mobility Agreement (TILMA).
- B. THAT Council call on the Province of British Columbia to exempt municipalities from TILMA until full consultation with local governments and the public on the necessity and the consequences of TILMA are completed by the Province.
- C. THAT Council support the inclusion of a UBCM-nominated dispute resolution panellist if legislation is introduced requiring municipalities to comply with TILMA or in an instance where the Province directly or indirectly requires municipalities to comply with TILMA.

referred

MOVED by Councillor Cadman

THAT the Committee recommend to Council

THAT discussion and decision on the foregoing motion be referred to the next Regular Council meeting on June 26, 2007, as Unfinished Business.

CARRIED UNANIMOUSLY

(Councillor Ball absent for the vote)

The Committee adjourned at 5:59 p.m

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## CITY OF VANCOUVER

### REGULAR COUNCIL MEETING MINUTES STANDING COMMITTEE OF COUNCIL ON PLANNING AND ENVIRONMENT

JUNE 14, 2007

A Regular Meeting of the Council of the City of Vancouver was held on Thursday, June 14, 2007, at 5:59 p.m., in the Council Chamber, Third Floor, City Hall, following the Standing Committee on Planning and Environment meeting, to consider the recommendations and actions of the Committee.

**PRESENT:**

- Mayor Sam Sullivan
- Councillor Suzanne Anton
- Councillor Kim Capri
- Councillor George Chow
- Councillor Heather Deal
- Councillor Peter Ladner
- Councillor B.C. Lee
- Councillor Raymond Louie
- Councillor Tim Stevenson

**ABSENT:**

- Councillor Elizabeth Ball
- Councillor David Cadman

**CITY CLERK'S OFFICE:** Laura Kazakoff, Meeting Coordinator

#### COMMITTEE OF THE WHOLE

MOVED by Councillor Stevenson  
SECONDED by Councillor Anton

THAT this Council resolve itself into Committee of the Whole, Mayor Sullivan in the Chair.

CARRIED UNANIMOUSLY

#### COMMITTEE REPORTS

##### Report of Standing Committee on Planning and Environment June 14, 2007

Council considered the report containing the recommendations and actions taken by the Standing Committee on Planning and Environment. Its items of business included:

1. Vancouver Airport Authority Update
2. Nuisance Property at 3532 West 40<sup>th</sup> Avenue

3. Significant New Rezoning: East Fraserlands Phase 1 Rezoning
4. BC-Alberta Trade, Investment and Labour Mobility Agreement (TILMA)

Items 1-4

MOVED by Councillor Chow

THAT the recommendations and actions taken by the Standing Committee on Planning and Environment at its meeting of June 14, 2007, as contained in items 1-4, be approved.

CARRIED UNANIMOUSLY

**RISE FROM COMMITTEE OF THE WHOLE**

MOVED by Councillor Deal

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

**ADOPT REPORT OF COMMITTEE OF THE WHOLE**

MOVED by Councillor Lee  
SECONDED by Councillor Ladner

THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

The Council adjourned at 6:00 p.m.

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