



# City of Richmond

## Report to Committee

**To:** Community Safety Committee **Date:** June 17, 2021  
**From:** Cecilia Achiam **File:** 12-8375-01/2021-Vol 01  
 General Manager, Community Safety  
**Re:** Property Use Monthly Activity Report - May 2021

### Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – May 2021”, dated June 17, 2021, from the General Manager, Community Safety, be received for information.

Cecilia Achiam  
General Manager, Community Safety  
(604-276-4122)

REPORT CONCURRENCE	
ROUTED TO:	CONCURRENCE
Finance Department	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
<b>SENIOR STAFF REPORT REVIEW</b>	INITIALS: 
<b>APPROVED BY CAO</b> 	

**Staff Report**

**Origin**

This monthly report for the Property Use department provides information and statistics for enforcing bylaws related to noise, health, grease, soils, zoning and short-term rentals as well as education and public awareness initiatives.

This report supports Council’s Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

*Enhance and protect the safety and well-being of Richmond.*

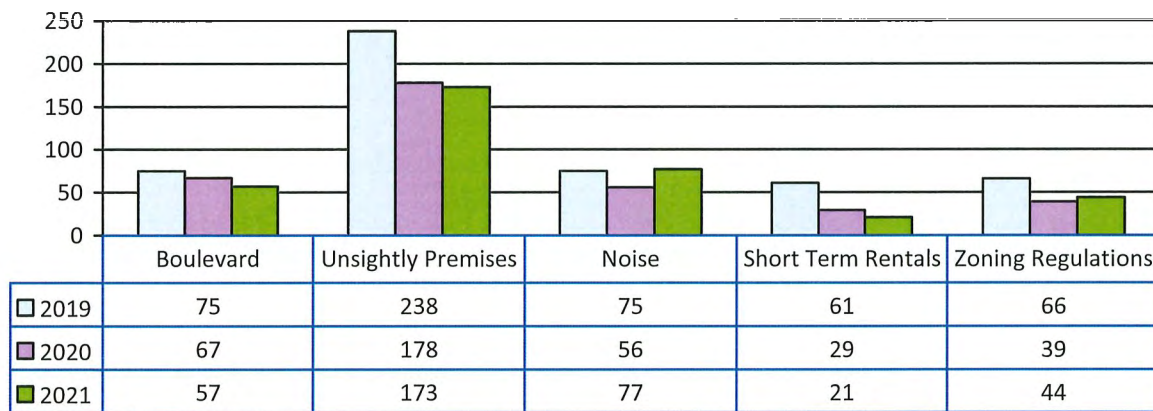
*1.1 Enhance safety services and strategies to meet community needs.*

**Analysis**

Property Use

Property use enforcement matters are divided among several groups in Community Bylaws, Engineering and Business Licencing. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.

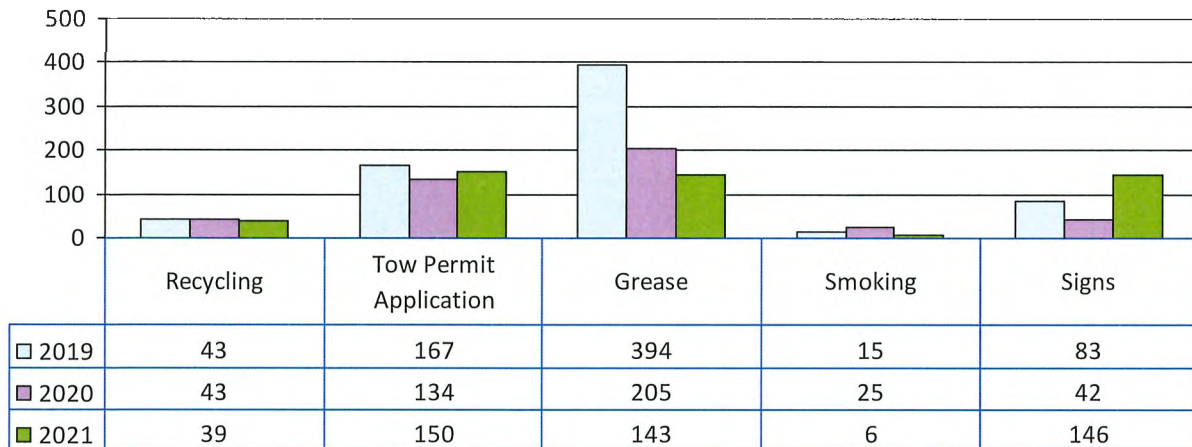
Figure 1: Property Use Calls For Service - May Year-To-Date Comparison



Calls for the month of May have continued in the trend seen in previous months. Calls related to illegal short-term rentals remain low while calls for sign enforcement have increased. However, this trend is expected to come to an end now that travel restrictions have eased (impacting short-term rentals) and the municipal by-election has ended (impacting calls related to enforcement of non-complaint signs). In order to adapt to the anticipated increase in travel, staff have moved forward with hiring two bylaw enforcement officers dedicated to the [implementation of the short-term rental registry program for all residential zones and the enforcement of illegal short-term rentals](#), as approved by Council prior to the start of the pandemic.

Another trend in the stats is an increase in the number of calls related to noise. This is an expected increase now that the City of Richmond has taken over enforcement of the Noise Regulation Bylaw No. 8856.

Figure 2: Other Calls For Service - May Year-To-Date Comparison



Grease

The Grease Officer remains focused on education and communication. During the month of May, the Grease Officer undertook 71 grease-trap inspections, which are reflected in the cumulative total shown in Figure 2. There was one violation notice issued for contravention of Drainage, Dike and Sanitary Sewer System Bylaw No. 7551.

Soil

During the month of May, the Soil Bylaw Officer conducted 88 site inspections and is currently addressing 38 properties that are considered to be in non-compliance. Warnings, Stop Work Orders and removal/remediation orders were issued for:

- 21800 River Rd – removal and remediation order
- 6020 No. 4 Rd – removal order for preload
- 10111 No. 6 Rd – removal and remediation order
- 8731 No. 5 Rd – removal of ‘other material’ requirement
- 10660 Blundell Rd – warning
- 8591 No. 5 Rd – warning
- 10491 Palmberg Rd – remove material/remediate disturbed area

Compliance was obtained for:

- 6020 No. 4 Rd – removal completed
- 11891 Blundell Rd – preload removed as required
- 21840 River Rd – removal of unauthorized fill completed

There are eight soil deposit proposals under various stages of review by City staff and the Officer continues to monitor 12 approved sites. As a result of a Council decision, staff forwarded the soil deposit proposal for 8511 No. 6 Rd to the Agricultural Land Commission (ALC) for their review and decision. In addition, the City was notified that the ALC denied the application for 19740 River Road due to an outstanding compliance issue from the early 2000’s.

### Bylaw Prosecutions

Bylaw prosecutions occur when a bylaw violation cannot be resolved through education or ticketing. In these cases when staff cannot achieve compliance, the file is then prepared for trial in Provincial Court. This monthly activity report will include summaries of new bylaw prosecution files as well as those that have been resolved through a trial or consent agreement.

The month of May saw three bylaw matters scheduled for trial in Provincial Court, which resulted in the following:

- 7620 No. 2 Road – non-compliance with Zoning and Unsightly bylaw regulations due to use of residential property for commercial storage resulting in a guilty plea and payment of a \$5000 fine;
- 6391 No. 4 Road – non-compliance with Zoning and Building regulations due to illegal suites and unapproved construction resulting in a guilty plea and payment of a \$15,000 fine; and
- 10660 Railway Ave – non-compliance with Zoning regulation for an over height fence, trial to continue in August.

### Ticketing

As shown in Table 1, there were 16 tickets issued in May related to Property Use offences. The tickets this month were related to short-term rental, unsightly premises, noise and grease bylaw violations.

Table 1: Community Bylaw Violations

Ticket Issuance (BVN's & MTI's)	May	YTD
Short-Term Rental Offences	2	9
Soil Removal & Fill Deposit Offences	0	0
Watercourse Protection Offences	0	0
Unsightly Premises	6	11
Noise	7	13
Grease Trap Offences	1	1
<b>Totals</b>	<b>16</b>	<b>34</b>

### Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines. Actual revenue in May was lower than budgeted but is expected to improve for June as tickets and court fines settle to the account. The full results are shown in Table 2.

The overall budget position is positive due to lower than budgeted expenses. This is primarily due to the delayed hiring of bylaw enforcement officers dedicated to short-term rentals. The full results are shown in Table 3.

Table 1: Property Use Revenue by Source

Program Revenue	Budget May 2021	Actual May 2021	YTD Budget May 2021	YTD Actual May 2021
Towing Permits	2,934	676	9,746	8,783
Soil Permit Applications	250	0	1,250	1,200
Other Bylaw Fines	14,027	3,350	46,597	44,825
<b>Total Revenue</b>	<b>17,211</b>	<b>4,026</b>	<b>57,593</b>	<b>54,808</b>

Table 2: Property Use Revenue and Expenses

		YTD Budget May 2021	YTD Actual May 2021
<b>Property Use</b>	Revenue	57,593	54,808
	Expenses	612,757	314,680
	<b>Net Revenue (Expense)</b>	<b>(555,164)</b>	<b>(259,872)</b>

### Financial Impact

None.

### Conclusion

Property Use administers a wide range of bylaws related to land use, unsightly premises, short-term rentals, soil, grease, noise and health. This report provides a summary of this month's activity, including revenue and expenses.



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