



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** November 17, 2025
From: Mark Corrado **File:** 12-8375-02/2025-Vol
Director, Community Bylaws & Licencing 01
Re: **Community Bylaws Monthly Activity Report – October 2025**

Staff Recommendation

That the report titled “Community Bylaws Monthly Activity Report – October 2025”, dated November 17, 2025, from the Director, Community Bylaws & Licencing, be received for information.

Mark Corrado
Director, Community Bylaws & Licencing
(604-204-8673)

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

Staff Report

Origin

This monthly report highlights activities, information, and statistics related to calls for service from the Property Use, Parking Enforcement, and Animal Protection units of Community Bylaws.

This report supports Council's Strategic Plan 2022-2026 Focus Area # 3 A Safe and Prepared Community:

3.2 Leverage strategic partnerships and community-based approaches for comprehensive safety services.

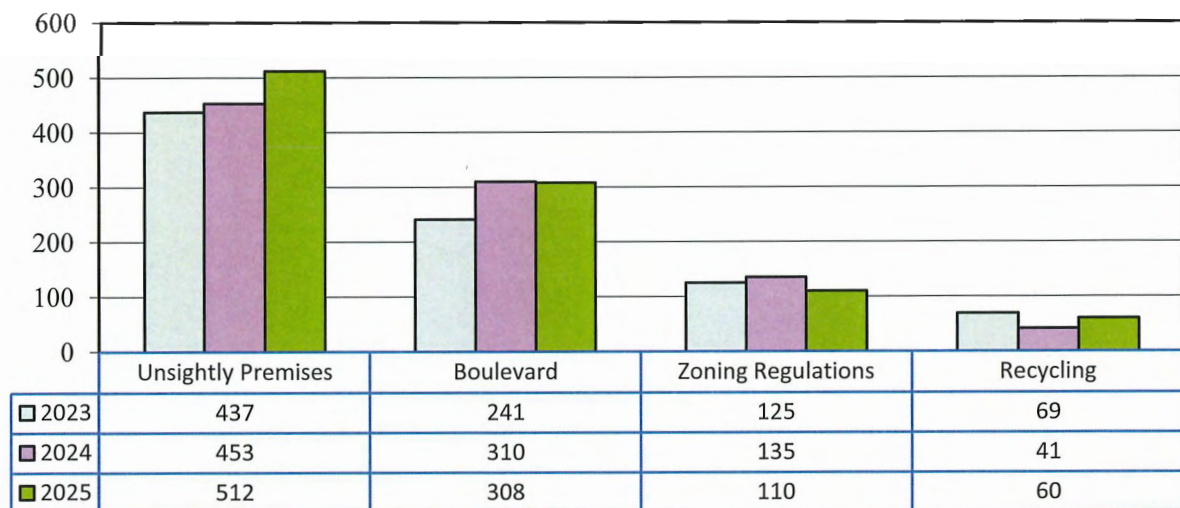
3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.

Analysis

Property Use Calls for Service

In October 2025, a total of 135 calls for service were opened for investigation, which represented an 18.4 percent increase (114) from the same period last year. Depending on the nature of the investigation, staff often liaise with multiple departments and other government agencies to conduct a through review of a received complaint. Among 24 potential calls for service categories, Figure 1 highlights the most common calls for service received for Property Use officers to follow up on and investigate.

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

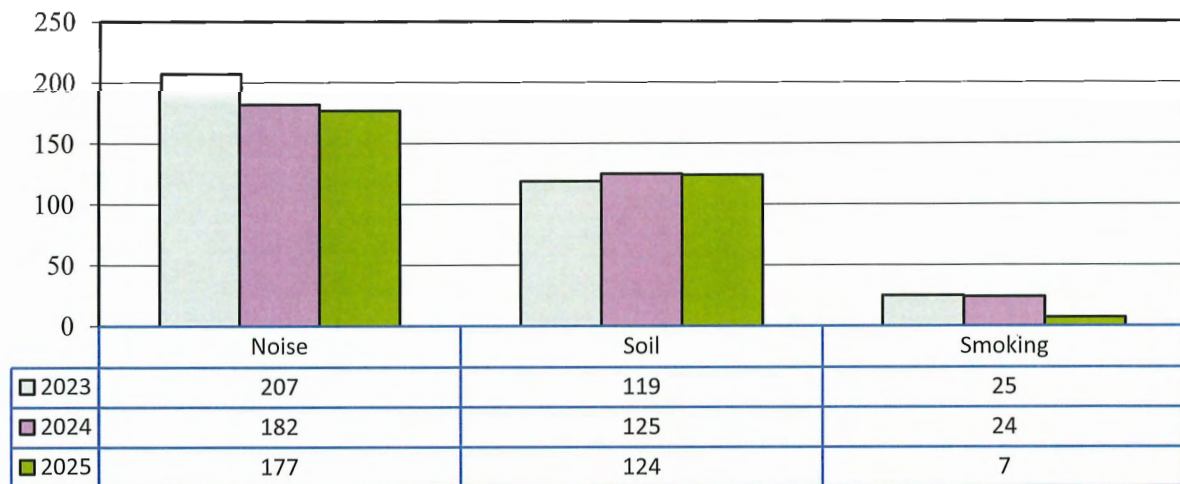


In October, there were 29 service calls on unsightly premises, mainly due to long grass, and 33 service calls for boulevard maintenance issues related to sidewalk obstruction and overgrowth of trees and hedges. Staff work with property owners to establish a timeline and set expectations for cleanup to ensure compliance. In most cases, voluntary compliance is achieved. When this does not occur, bylaw staff coordinate with public works to take remedial action and bill the costs to the property owner.

Other Community Bylaws Calls for Service

Figure 2 shows a three-year breakdown of other calls for service that are closely related to Property Use matters.

Figure 2: Property Use Calls For Service - October Year-To-Date Comparison



Soil Activity

Staff are responsible for responding to public complaints and issues of non-compliance related to unauthorized filling; monitoring permitted soil deposits and removal sites; and inspecting properties that are undergoing remediation to come into compliance with applicable City bylaws. Staff conducted 115 site inspections in the month of October.

Stop Work and/or Removal Orders issued for the following properties:

- 7311 No. 6 Road
- 10711 River Drive
- 5840 No.6 Road
- 7051 No. 5 Road
- 14260 Westminster Highway
- 13400 Blundell Road
- 9340 No. 6 Road
- 13191 Blundell Road

The following properties are now in compliance:

- 10633 River Drive
- 11120 Granville Avenue
- 6340 No. 5 Road
- 10111 Palmberg Road
- 8471 Beckwith Road
- 10711 River Drive
- 8340 No. 6 Road
- 10531 Granville Avenue

There are approximately 29 soil deposit proposals under various stages of the application process and staff continue to monitor 17 approved sites. Staff are currently addressing approximately 48 properties that are considered non-compliant.

Bylaw Prosecutions

No new bylaw charges were sworn in the month of October.

Parking Enforcement

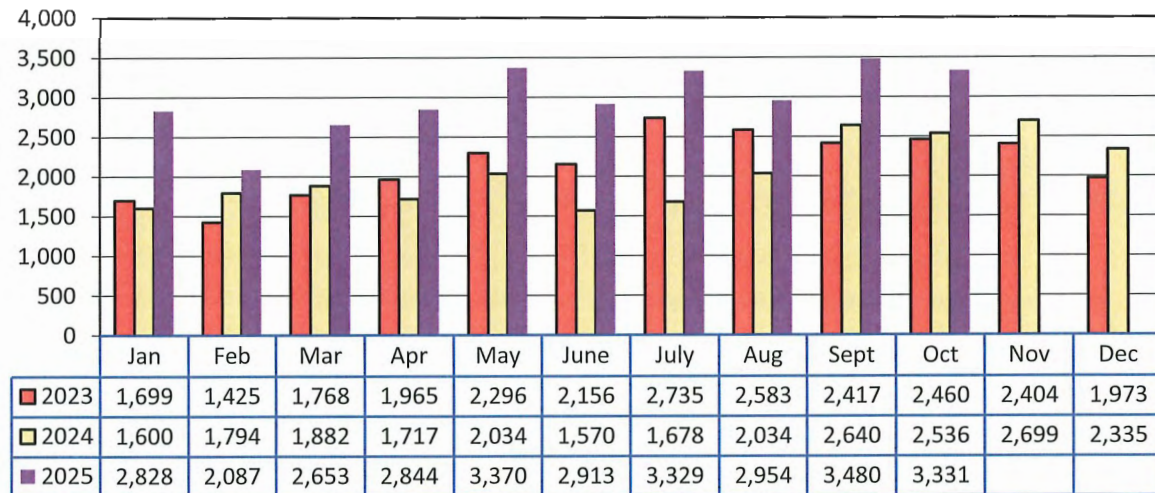
In October, staff responded to 422 calls for service, representing an eight percent decrease from the same period last year (459 calls). Parking enforcement revenue increased by 14.8 percent, while the number of parking violations increased by 31.3 percent.

Officers conducted 41 school patrols in October. Patrols are pre-scheduled a month in advance on a rotational basis, prioritizing locations based on historical activity and service requests by the Richmond School District and the public. Monthly parking enforcement revenue is highlighted in Figure 3. Figure 4 highlights the monthly parking violation issuance.

Figure 3: Parking Enforcement Revenue Comparison (000's)



Figure 4: Parking Violation Issuance Comparison



Animal Protection and Dog Licencing

As of November 1, 2025, approximately 6,605 valid dog licences were issued, representing 88 percent of the 7,500 licences on file the previous year. A total of 52 dog licences were issued this month. BC SPCA Officers responded to 149 calls for service related to animal control and dog licencing violations in October, bringing the year-to-date total to 1,409. Officers conducted 75 park patrols across various parks, dikes, and school grounds. The top patrolled locations in October were South Arm Community Park, King George Park, No. 3 Road Dyke, Garry Point Park and Westwind School Park.

In addition to enforcement actions, these patrols serve an educational purpose by increasing awareness and compliance. In collaboration with the Parks Department, staff are reviewing hotspot parks and school grounds to assess options for improving signage. Staff will continue to monitor patrol activity and adjust deployment to focus on areas with the highest demand.

Staff have begun the campaign and rollout for the 2026 Dog Licensing period. As of December 1, 2025, dog owners may purchase their 2026 licences through the City's online portal, in person, or by mail. Mail-outs of new tags and decals will also begin at that time.

Information pamphlets are included with all new and renewed licences. These materials outline key expectations for responsible dog ownership, highlight the requirements of the City's Dog Licencing and Animal Control Bylaw, and provide reminders regarding leashing, waste disposal, and off-leash area etiquette. Messaging also reinforces the importance of keeping licence and microchip information current to support reunification efforts.

In addition, staff will be promoting the licensing campaign through the City's website, social media, and at select community facilities to help increase awareness and compliance ahead of the new licensing year.

Ticketing

Table 1 reflects non-parking related Bylaw ticket issuance for the month of October.

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	October	YTD
Soil Deposit and Removal Offences	18	145
Building Regulation Offences	11	100
Unsanitary Premises Offences	7	102
Noise Offences	7	18
Animal/Dog Licensing Offences	5	125
Zoning Offences	4	90
Watercourse Protection Offences	0	2
Solid Waste and Recycling Offences	0	0
Parks Offences	0	0
Sign Offences	0	26
Demolition Waste and Recyclable Materials Offences	0	2
Regulation of Material on Highways Offences	0	5
Watering Offences	0	5
Totals	52	620

Bylaw Adjudication

The next adjudication hearing is scheduled for November 19, 2025.

Revenue and Expenses

Revenues across Property Use, Parking Enforcement, and Animal Services continue to reflect seasonal activity patterns and targeted enforcement efforts. In Property Use, soil permit applications and volume fees tend to peak during Q2 and Q3, contributing to higher revenue during the summer construction season. In addition, Parking Enforcement revenue remains driven by the City's pay parking program, supported by steady ticketing activity and monthly permits. Animal Services revenue is supported by the dog licensing program, with increased compliance resulting from prior years' proactive account audits and canvassing initiatives.

On the expense side, costs are primarily related to staffing, enforcement activities, and program administration. Seasonal enforcement demands, public education campaigns, and operational requirements for animal care also contribute to fluctuations in expenses throughout the year. Table 2 outlines the net revenue and expenses for property use, parking enforcement and animal protection services.

Table 2: Property Use, Parking and Animal Protection Services Net Revenue and Expenses

		YTD Budget October 2025	YTD Actual October 2025
Property Use	Revenue ¹	\$431,678	\$412,847
	Expenses	\$1,592,811	\$1,111,002
	Net Revenue (Expense)	(\$1,161,133)	(\$698,155)
Parking	Revenue ²	\$1,876,000	\$2,334,988
	Expenses	\$1,719,666	\$1,759,627
	Net Revenue (Expense)	\$156,334	\$575,361
Animal Protection	Revenue ³	\$275,360	\$283,689
	Expenses	\$1,234,667	\$1,172,997
	Net Revenue (Expense)	(\$959,307)	(\$889,308)

Financial Impact

None.

Conclusion

Staff and contracted service providers administer and enforce 41 unique bylaws, covering a diverse range of various regulated community activities and service use, notably land use, noise, soil deposit/removal, short-term rentals, parking permits and enforcement, unsightly premises and animal protection services. This report provides a summary of departmental activity in October.



Mark Corrado
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(604-204-8673)

¹ Property Use Revenue is primarily generated from soil permit applications and volume fees, property related bylaw tickets and court fines from bylaw prosecutions.

² Parking Enforcement revenue is largely derived from parking meters, monthly parking permits, and ticketing activity.

³ Animal Services revenue comes from the dog licencing fees and animal control-related tickets.