




City of Richmond



Report to Committee

To: Community Safety Committee **Date:** August 10, 2021
From: Cecilia Achiam **File:** 12-8375-02/CL Vol. -
 General Manager, Community Safety
Re: **Property Use Monthly Activity Report - July 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – July 2021”, dated August 10, 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"/>
SENIOR STAFF REPORT REVIEW	INITIALS: 
APPROVED BY CAO 	

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:

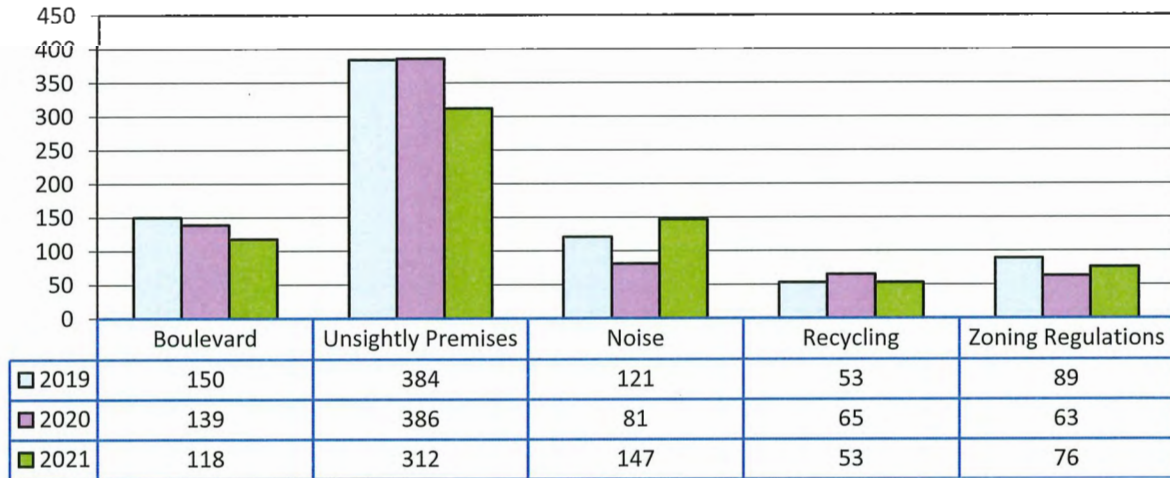
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

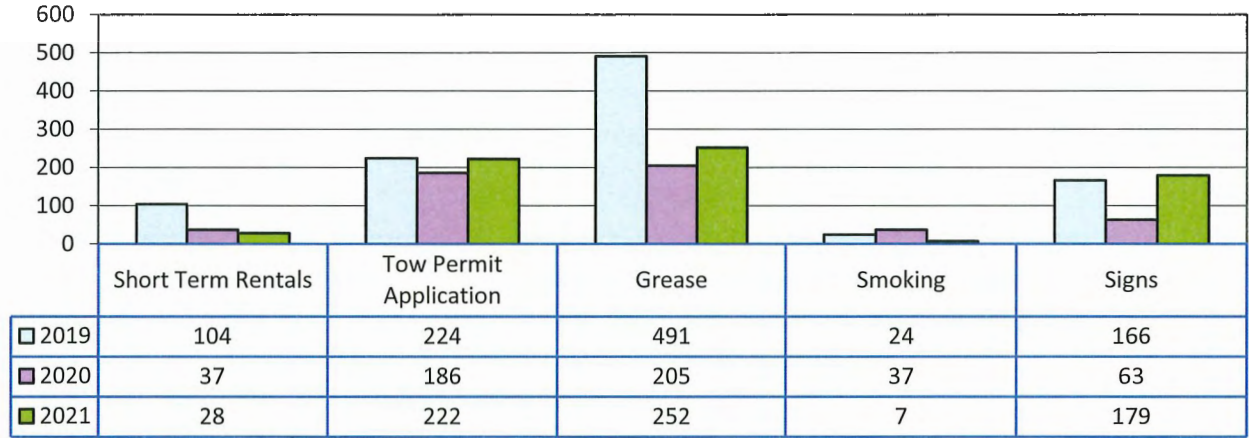
Property use enforcement matters are divided among several groups in Community Bylaws, Engineering and Business Licencing. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.

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



As expected, calls for enforcement of noise continue to increase compared to previous years. While calls related to short-term rentals are expected to return to levels seen in previous years, the numbers remain low as of July.

Figure 2: Other Calls for Service – July Year-To-Date Comparison



Grease

The Grease Officer remains focused on education and communication. During the month of July, the Grease Officer undertook 47 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 July, the Soil Bylaw Officer conducted 63 site inspections and is currently addressing 36 properties that are considered to be in non-compliance.

Stop Work Orders and removal/remediation orders were issued for:

- 10031 Blundell Road (removal order)
- 6280 No. 4 Road (removal order)
- 16160 Westminster Hwy (Stop Work Order and removal order)
- 2200 No. 6 Road (Stop Work Order)

Compliance was obtained for:

- 10271 No. 6 Road – Property brought into compliance
- 11040 Blundell Road – Owner complied with a removal order

Soil deposit application received for:

- 11400 Westminster Hwy
- 7200 No. 5 Road
- 8451 No. 5 Road (removal application)

There are 13 soil deposit proposals under various stages of review by City staff and the Officer continues to monitor 12 approved sites. The Agricultural Land Commission has not provided a decision regarding the soil deposit proposal for 8511 No. 6 Road (forwarded by the City as per Council approval in May).

Bylaw Prosecutions

There was one bylaw prosecution trial in Provincial Court in July. The trial related to an over-height fence at 10660 Railway Avenue. The property owner was found not guilty during the trial but did remove the over-height fence.

Ticketing

The following table reflects department violation issuance by file type for the month of July and year to date.

Table 1: Community Bylaw Violations

Ticket Issuance (BVN's & MTI's)	July	YTD
Short-Term Rental Offences	0	9
Soil Removal & Fill Deposit Offences	0	0
Watercourse Protection Offences	0	0
Unightly Premises Offences	4	21
Noise Offences	4	20
Grease Trap Offences	0	1
Solid Waste and Recycling Offences	1	3
Sign Offences	2	14
Totals	11	68

Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines from bylaw prosecutions. While the actual amount collected each month can very depend on timing of court and ticket payments, overall Property Use revenue is ahead of budget. These results are shown in Table 2.

Table 2: Property Use Revenue by Source

Program Revenue	Budget July 2021	Actual July 2021	YTD Budget July 2021	YTD Actual July 2021
Towing Permits	1,817	2,848	11,885	14,605
Soil Permit Applications	250	2,400	1,750	4,500
Other Bylaw Fines	8,688	32,150	56,823	87,540
Total Revenue	10,755	37,398	70,458	106,645

In addition to a favorable result on the revenue side, there are also savings on the expense side. This equates to an overall budget position that is lower than budgeted expenses. The full results are shown in Table 3.

Table 3: Property Use Revenue and Expenses

		YTD Budget July 2021	YTD Actual July 2021
Property Use	Revenue	70,458	106,645
	Expenses	840,782	443,352
	Net Revenue (Expense)	(770,324)	(336,707)

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.



Mark Corrado
 Manager, Community Safety Policies and Programs
 (604-204-8673)