



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** April 12, 2021
From: Cecilia Achiam **File:** 12-8375-02/2021-Vol
 General Manager, Community Safety 01
Re: **Property Use Monthly Activity Report - March 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – March 2021”, dated April 12, 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	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
SENIOR STAFF REPORT REVIEW	INITIALS: <i>MA</i>
APPROVED BY CAO 	

Staff Report

Origin

This monthly report for the Property Use department provides information and statistics for enforcing bylaws related to grease, soils, zoning and short-term rentals 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.

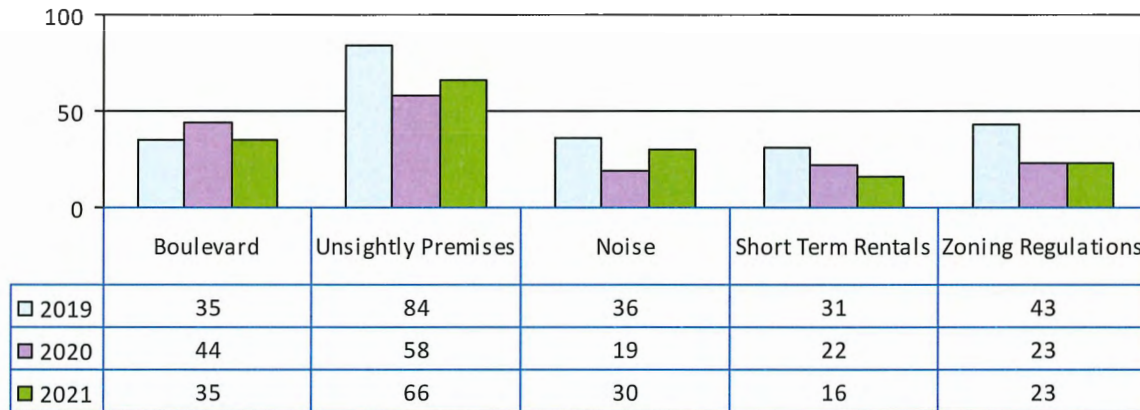
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use

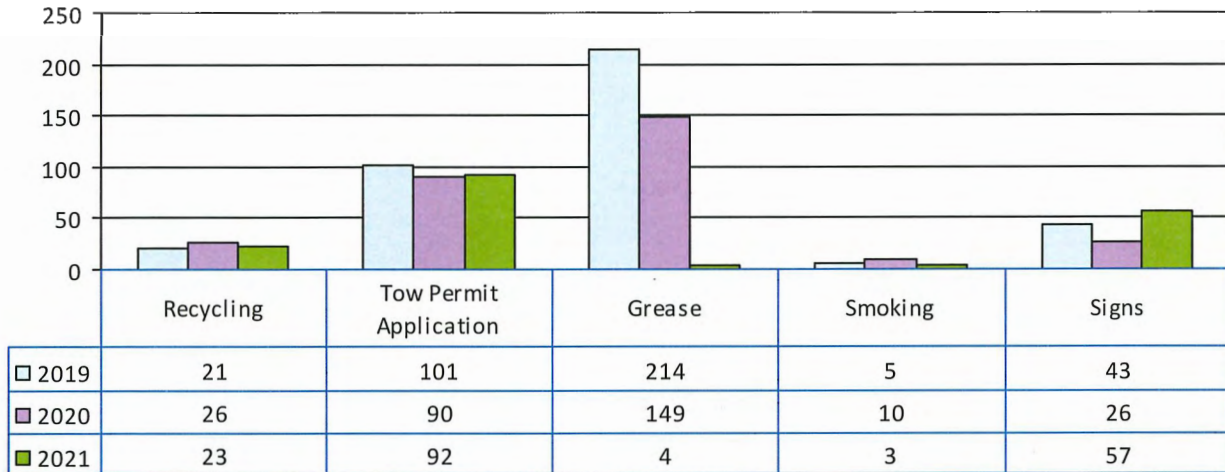
Property use enforcement matters are divided among several groups in Community Bylaws, Engineering, Business Licencing and Vancouver Coastal Health. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.

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



In comparison to this time period in 2020, the overall call number is essentially the same, while there are differences among some of the categories. March is the last month that calls related to noise and smoking were to be handled by Vancouver Coastal Health. It is expected that this call volume will increase in future months.

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



Grease

The Grease Officer remains focused on education and communication. During the month of March, the Grease Officer undertook four regular grease-trap inspections, which are reflected in the cumulative total shown in Figure 2. There were no violation notices issued for contraventions of the Drainage, Dyke and Sanitary Sewer Bylaw No. 7551.

Grease inspections in 2021 have occurred primarily through focused investigations and working directly with properties in areas with observed issues in the sanitary system. With most of the food establishments re-opened from COVID-related closures in 2020, a plan is in place to continue inspections on a priority basis and restore to full capacity over the next several months

Soils

During the month of March, the Soil Bylaw Officer conducted 58 site inspections and is currently addressing 34 properties that are considered to be in non-compliance. A removal order was issued for 7291 No. 6 Road (the deadline to remove is April 30, 2021). There are also nine soil deposit proposals under various stages of review by City staff and the Soil Bylaw Officer continues to monitor 12 approved sites.

The City is awaiting a decision from the ALC for two projects which previously received endorsement from City Council:

- 5800 No. 7 Rd (Mahal)
- 19740 River Rd (Jagbar Farms)

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. On a go forward basis, 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.

For the month of March, information was sworn in for bylaw violations at the following address:

- 6360 No. 6 Road – Non-compliance with Zoning, Building and Business regulations

This month there were no trials or cases that were settled with a consent agreement.

Ticketing

As shown in Table 1, there were six tickets issued in March related to Property Use offences. The tickets this month were related to short-term rental and noise (construction) bylaw violations.

Table 1: Property Use Bylaw Violations

Ticket Issuance (BVN's & MTI's)	March	YTD
Short-Term Rental Offences	4	7
Soil Removal & Fill Deposit Offences	0	0
Watercourse Protection Offences	0	0
Unightly Premises	0	3
Noise	2	5
Grease Trap Offences	0	0
Totals	6	15

Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines. Revenue in March was close to budgeted and year-to-date revenue remains high due to the court fines received in January. The full results are shown in Table 2.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Mar 2021	Actual Mar 2021	YTD Budget Mar 2021	YTD Actual Mar 2021
Towing Permits	2,090	1,798	5,770	5,020
Soil Permit Applications	250	0	750	0
Other Bylaw Fines	9,994	9,525	27,587	42,700
Total Revenue	12,334	11,323	34,107	47,720

In addition to positive results related to revenue year to date, the overall budget position is improved further by 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 3: Property Use Revenue and Expenses


		YTD Budget Mar 2021	YTD Actual Mar 2021
Property Use	Revenue	34,107	47,720
	Expenses	344,067	199,052
	Net Revenue (Expense)	(309,960)	(151,332)

Financial Impact

None.

Conclusion

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



Carli Williams, P.Eng.
 Manager, Business Licence and Bylaws
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