



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** May 13, 2021
From: Cecilia Achiam **File:** 12-8375-01/2021-Vol 01
General Manager, Community Safety
Re: **Property Use Monthly Activity Report - April 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – April 2021”, dated May 13, 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:

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

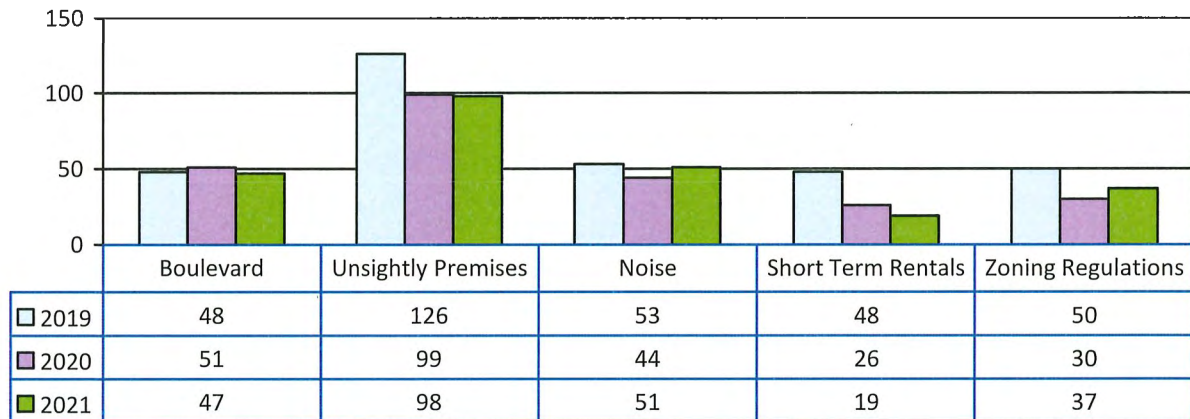
1.1 Enhance safety services and strategies to meet community needs.

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.

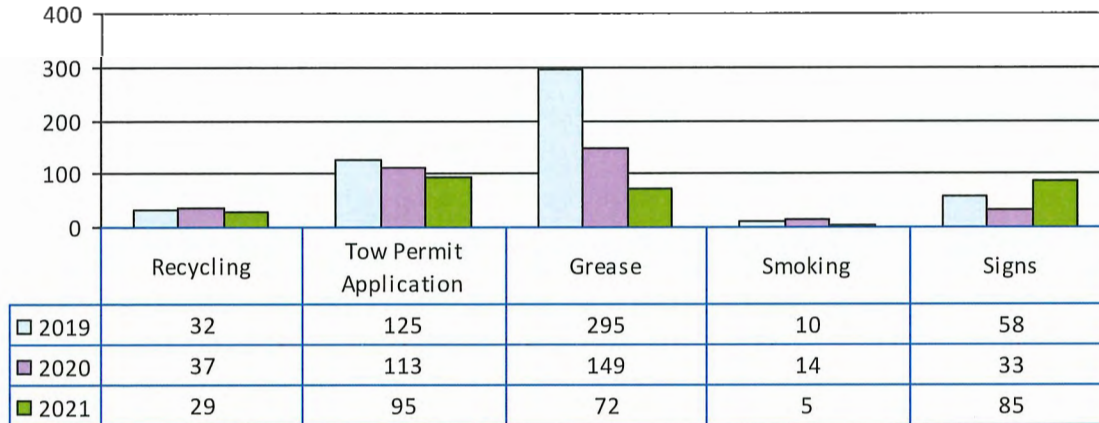
Figure 1: Property Use Calls For Service - April Year-To-Date Comparison



Calls for this time of year are consistent with calls received in previous years, with the exception of short-term rentals and signs. Calls for short-term rentals continue to be reduced when compared to previous years while calls for signs have increased, in part due to calls received for election signs.

April is the first month where the enforcement of noise and health (smoking) bylaws are being undertaken by City of Richmond Property Use staff. To date, there has not been an increase in calls related to these bylaws.

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



Grease

The Grease Officer remains focused on education and communication. During the month of April, the Grease Officer undertook 68 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, Dike and Sanitary Sewer System Bylaw No. 7551.

Soil

During the month of April, the Soil Bylaw Officer conducted 77 site inspections and is currently addressing 35 properties that are considered to be in non-compliance. Warnings, Stop Work Orders and/or removal orders were issued for:

- 12191 Gilbert Road (owner may apply to retain some material);
- 14200 Cambie Road (issue addressed);
- 9960 Sidaway Road (warning for creating parking area and placing material on City allowance);
- 6700 No. 7 Road (warning to not bring any additional material); and
- 11851 Blundell Road (road allowance issue; removal/remediation order).

Compliance was obtained for:

- 6391 No. 6 Road (removal completed; road allowance issue)

There are 10 soil deposit proposals under various stages of review by City staff and the Soil Officer continues to monitor 12 approved sites.

Agricultural Land Commission (ALC) decisions in April:

- Denied the soil deposit application for 5800 No. 7 Road (Mahal);

The City is awaiting a decision from the ALC for one project, which previously received endorsement from City Council:

- 19740 River Road (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. 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.

There were no trials or new charges sworn in the month of April but there are three trials scheduled for May.

Ticketing

As shown in Table 1, there were three tickets issued in April related to Property Use offences. The tickets this month were related to unsightly premises and noise bylaw violations.

Table 1: Property Use Bylaw Violations

Ticket Issuance (BVN's & MTI's)	April	YTD
Short-Term Rental Offences	0	7
Soil Removal & Fill Deposit Offences	0	0
Watercourse Protection Offences	0	0
Unsightly Premises	2	5
Noise	1	6
Grease Trap Offences	0	0
Totals	3	18

Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines. Year-to-date revenue collected is higher than budgeted 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 Apr 2021	Actual Apr 2021	YTD Budget Apr 2021	YTD Actual Apr 2021
Towing Permits	1,042	3,087	6,812	8,107
Soil Permit Applications	250	1,200	1,000	1,200
Other Bylaw Fines	4,983	(1,225)	32,570	41,475
Total Revenue	6,275	3,062	40,382	50,782

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 Apr 2021	YTD Actual Apr 2021
Property Use	Revenue	40,382	50,782
	Expenses	478,322	258,503
	Net Revenue (Expense)	(437,940)	(207,721)

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.



Carli Williams, P.Eng.
 Manager, Business Licence and Bylaws
 (604-276-4136)