



# City of Richmond

## Report to Committee

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

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### Staff Recommendation

That the staff report titled “Community Bylaws Monthly Activity Report – April 2025”, dated May 12, 2025, from the Director, Community Bylaws & Licencing, be received for information.

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

Att. 1

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

## 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.*

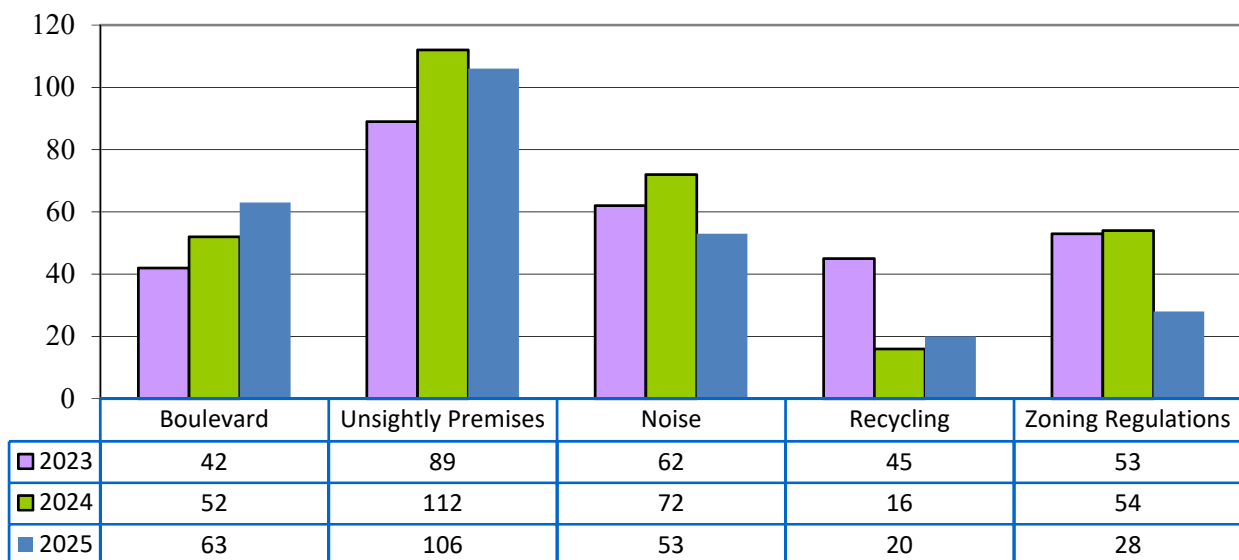
*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

### Analysis

#### Property Use Calls for Service

In April 2025, a total of 95 calls for service were opened for investigation which represented a 6.8 percent decrease (102) 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 review of a given complaint. Among 24 potential calls for service categories, Figure 1 highlights the most common calls for service received by Property Use officers to follow up on and investigation. Staff will continue to monitor this variance to determine whether a significant trend is emerging.

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



### Tree Island - Update

Since January 2024, the City has been actively addressing issues related to live-aboard vessels, unpermitted structures along the dyke, and unsafe vehicle parking near dyke access points. Enforcement actions have included the removal of unauthorized construction on City property and the towing of hazardously parked vehicles following the issuance of violations.

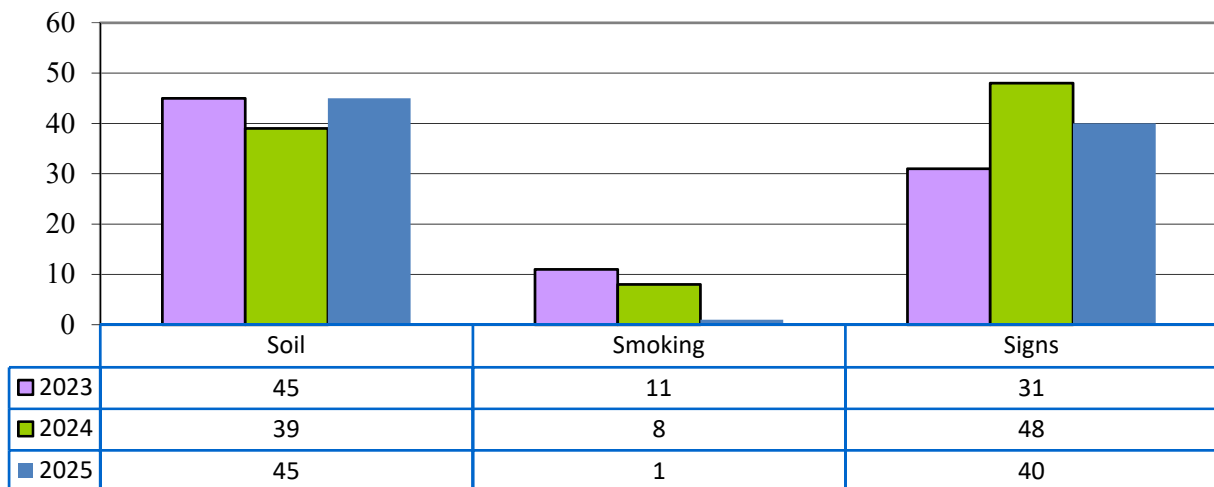
Of particular concern was the unpermitted construction of a dock on the foreshore—an area under the jurisdiction of the Ministry of Forests. The presence of this dock facilitated easy moorage of vessels within a federally regulated waterway. On April 24<sup>th</sup>, in coordination with Natural Resource Officers (NROs) and the Ministry of Forests, the dock was seized and authorized for removal. A specialized marine salvage contractor was engaged by staff to remove the dock from the water side (see Attachment 1). The dock was detached from the dyke and floated down river for haul out and recycling.

The entire dock structure has now been removed from the waterway. In addition, a sunken vessel was also removed from the waterway as part of the same waterside cleanup. There are no permanent live-aboard in the slough, and the three remaining vessels are temporarily anchored. The vessel owners have indicated they will be seeking alternative moorage arrangements. Staff will continue to monitor this area and will keep Council informed of any further developments.

### 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 - April Year-To-Date Comparison



Signage-related calls cover a variety of issues. In April, the Sign Inspector received a total of 19 calls. Of these, 14 were related to the improper placement of election signage, and the remaining five were real estate signage. In these cases, staff work directly with the agents to ensure the signage is brought into compliance or removed altogether.

### 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 23 site inspections for the month of April. When ongoing unpermitted soil deposition is found, staff frequently issue a Stop Work and/or Removal Order, which is frequently accompanied by ticket issuance and escalating enforcement action.

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

- 9531 Sidaway Road
- 12060 No. 2 Road
- 11760 Blundell Road

The following properties are now in compliance:

- 7831 No. 5 Road

There are approximately 37 soil deposit proposals under various stages of the application process and staff continue to monitor 19 approved sites. Staff are currently addressing approximately 32 properties that are considered non-compliant.

### Bylaw Prosecutions

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

### Parking Enforcement

In April, parking enforcement officers issued 2,844 tickets which is a 65.6 percent increase from last year (1,717). Staff responded to 421 calls for service, representing a 14.4 percent increase from the calls received during the same period last year (368). The majority of the calls and the largest increase were for safety and obstruction which primarily involve parking issues that pose safety risks, such as vehicles parked in no-stopping zones, near fire hydrants, or obstructing roadways and driveways. Also, regular deployment of the Licence Plate Recognition (LPR) vehicle has improved coverage and efficiency in enforcing time restrictions. Year-to-date, tickets related to time enforcement have increased by 117.8 percent, rising to 536 compared to 246 during the same period last year.

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)

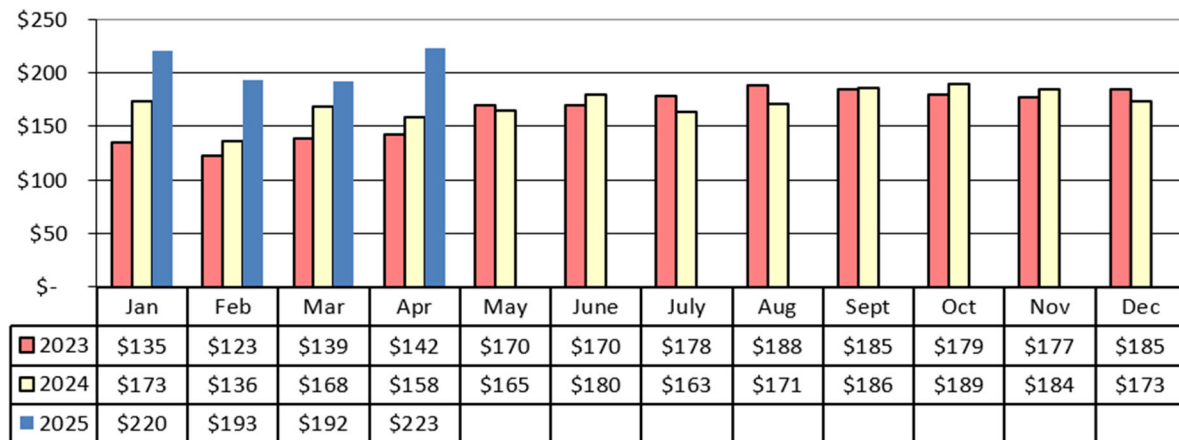
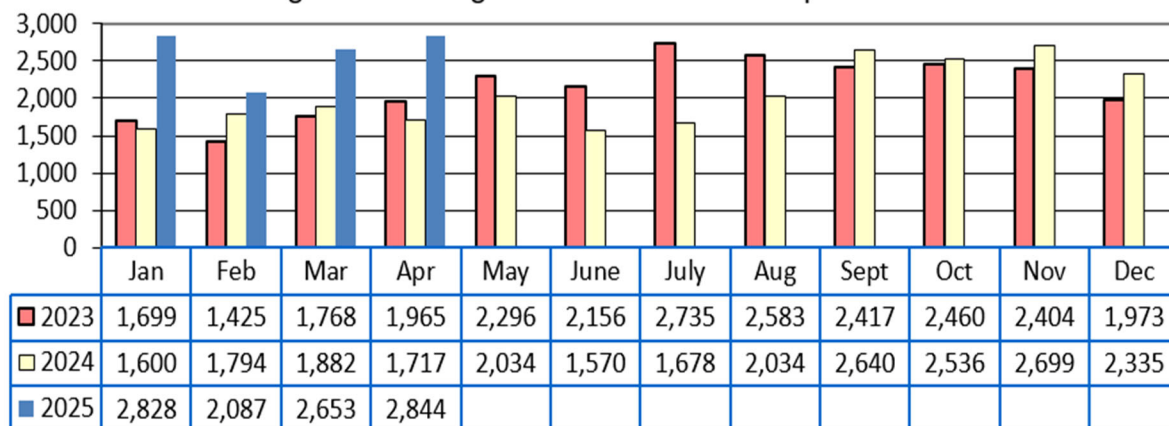


Figure 4: Parking Violation Issuance Comparison



### Animal Protection and Dog Licencing

As of May 6, 2025, approximately 6,007 dog licences have been issued. This figure represents 80 percent of the 7,500 licences on file from last year. Dog licenses are valid for the calendar year, regardless of the purchase date. Staff are now focusing on canvassing efforts to follow up with accounts that have not renewed or provided updates on their account status.

In April, BC SPCA Officers responded to 146 calls for service related to animal control and dog licencing violations. Officers conducted 142 park patrols across 38 different parks, dikes, and school grounds. Frequently patrolled parks in April were Garry Point, Gilbert Beach, McNair Secondary School, Steveston Community Centre and No. 3 Road Bark Park. Of the total patrols, 121 were proactive while the remaining were responses to public complaints. In addition to enforcement, these patrols fulfill an important educational role by promoting public awareness and encouraging voluntary compliance.

A press release was issued regarding an emaciated dog found near McNair Secondary. Despite his condition, the dog remains loving and affectionate, at the time of this report, he is still in foster care and will remain there until he has fully recovered and is ready for adoption.

Operationally, the centre could not take in any dogs due to a Parvovirus outbreak that lasted nearly a month. Due to the shelter team's swift response and early detection—particularly when a group of puppies entered care—the outbreak was successfully contained. Dogs were rerouted to other SPCA network shelters while the Richmond shelters was in quarantine. As of April 28<sup>th</sup>, operations have returned to normal.

### Ticketing

Table 1 presents non-parking-related Bylaw ticket issuance for April, sorted accordingly. Year-to-date, all issued tickets have been Bylaw Violation Notices (BVNs), with no Municipal Ticket Information (MTIs) issued.

Table 1: Community Bylaw Offences

| <b>Ticket Issuance (BVN's &amp; MTI's)</b>         | <b>April</b> | <b>YTD</b> |
|--|--------------|------------|
| Animal/Dog Licencing Offences                      | 14           | 58         |
| Building Regulation Offences                       | 7            | 31         |
| Sign Offences                                      | 2            | 19         |
| Soil Deposit and Removal Offences                  | 2            | 42         |
| Unsightly Premises Offences                        | 1            | 19         |
| Noise Offences                                     | 1            | 1          |
| Watercourse Protection Offences                    | 1            | 1          |
| Demolition Waste and Recyclable Materials Offences | 0            | 2          |
| Parks Offences                                     | 0            | 0          |
| Solid Waste and Recycling Offences                 | 0            | 0          |
| Watering Offences                                  | 0            | 0          |
| <b>Totals</b>                                      | <b>28</b>    | <b>173</b> |

### Bylaw Adjudication

No adjudication hearings were held in the month of April and the next hearing will be held on June 18, 2025.

### Revenue and Expenses

Revenue in the Property Use section is primarily derived from permits, tickets and court fines related to bylaw prosecutions. Soil permit applications and volume fees follow a seasonal trend and tend to increase in Q2 and Q3. Revenue collected in "Other Bylaw Fines" is primarily attributed to infractions such as unsightly premises and building-related violations. These results are shown in Table 2.

Parking enforcement generates a significant portion of its revenue from meters, permits and fines. Table 3 identifies the individual revenue sources within parking enforcement. Table 4 highlights the funds collected from dog licencing and fines. The overall increase in licencing revenue can be attributed to proactive work done by staff in previous years to ensure accuracy in

dog licencing accounts and to conduct canvassing efforts for compliance. Table 5 outlines the net revenue and expenses for property use, parking enforcement and animal protection services.

Table 2: Property Use Revenue by Source

| Program Revenue                         | Budget<br>Apr 2025 | Actual<br>Apr 2025 | YTD Budget<br>Apr 2025 | YTD Actual<br>Apr 2025 |
|---|--------------------|--------------------|------------------------|------------------------|
| Soil Permit Application and Volume Fees | \$20,628           | \$7,402            | \$51,474               | \$18,076               |
| Other Bylaw Fines                       | \$25,438           | \$14,832           | \$109,364              | \$58,458               |
| <b>Total Revenue</b>                    | <b>\$46,066</b>    | <b>\$22,234</b>    | <b>\$160,838</b>       | <b>\$76,534</b>        |

Table 3: Parking Revenue by Source

| Program Revenue               | Budget<br>Apr 2025 | Actual<br>Apr 2025 | YTD Budget<br>Apr 2025 | YTD Actual<br>Apr 2025 |
|-------------------------------|--------------------|--------------------|------------------------|------------------------|
| Contract Revenue <sup>1</sup> | \$5,000            | \$5,000            | \$20,000               | \$20,000               |
| Filming Revenue               | \$0                | \$0                | \$0                    | \$736                  |
| Parking Revenue <sup>2</sup>  | \$179,600          | \$222,706          | \$718,400              | \$827,812              |
| <b>Total Revenue</b>          | <b>\$184,600</b>   | <b>\$227,706</b>   | <b>\$738,400</b>       | <b>\$848,548</b>       |

Table 4: Animal Protection Services Revenue by Source

| Program Revenue      | Budget<br>Apr 2025 | Actual<br>Apr 2025 | YTD Budget<br>Apr 2025 | YTD Actual<br>Apr 2025 |
|----------------------|--------------------|--------------------|------------------------|------------------------|
| Dog Licences         | \$15,000           | \$16,169           | \$222,000              | \$229,776              |
| Fines                | \$520              | \$825              | \$1,700                | \$3,800                |
| <b>Total Revenue</b> | <b>\$15,520</b>    | <b>\$16,994</b>    | <b>\$223,700</b>       | <b>\$233,576</b>       |

Table 5: Property Use, Parking and Animal Protection Services Revenue and Expenses

|                          |                              | YTD Budget<br>Apr 2025 | YTD Actual<br>Apr 2025 |
|--------------------------|------------------------------|------------------------|------------------------|
| <b>Property Use</b>      | Revenue                      | \$160,838              | \$76,534               |
|                          | Expenses                     | \$626,500              | \$404,232              |
|                          | <b>Net Revenue (Expense)</b> | <b>(\$465,662)</b>     | <b>(\$327,698)</b>     |
| <b>Parking</b>           | Revenue                      | \$738,400              | \$848,548              |
|                          | Expenses                     | \$675,867              | \$626,265              |
|                          | <b>Net Revenue (Expense)</b> | <b>\$62,533</b>        | <b>\$222,283</b>       |
| <b>Animal Protection</b> | Revenue                      | \$223,700              | \$233,576              |
|                          | Expenses                     | \$493,867              | \$468,086              |
|                          | <b>Net Revenue (Expense)</b> | <b>(\$270,167)</b>     | <b>(\$234,510)</b>     |

<sup>1</sup> City Towing Contract with Rusty's Towing

<sup>2</sup> Parking Revenue consists of Parking Meters, Monthly Parking Permits, and Parking Enforcement

### **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 April.



Mark Corrado  
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Att. 1: Tree Island – Unpermitted Dock Removal



## Attachment 1

Tree Island - Unpermitted Dock Removal. April 24, 2025





