



**To:** Community Safety Committee **Date:** May 15, 2026  
**From:** Anthony Capuccinello Iraci **File:** 12-8375-02/2025-Vol 01  
General Manager, Law and Community Safety  
**Re:** **Community Bylaws Monthly Activity Report - April 2026**

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**Staff Recommendation**

That the report titled “Community Bylaws Monthly Activity Report – April 2026”, dated May 15, 2026, from the General Manager, Law and Community Safety, be received for information.

**Executive Summary**

This Community Bylaws Monthly Activity Report - April 2026 highlights activities, information, and statistics related to calls for service from the Property Use, Parking Enforcement, and Animal Protection units of Community Bylaws.

### Staff Report

#### Origin

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

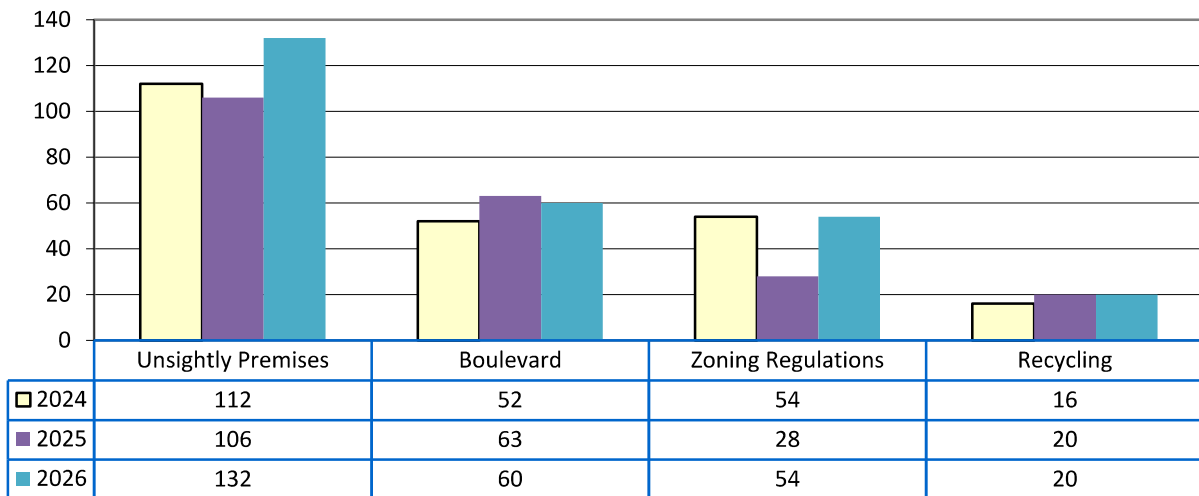
*Community safety and preparedness through effective planning, strategic partnerships and proactive programs.*

#### Analysis

##### Property Use Calls for Service

In April 2026, a total of 120 calls for service were opened for investigation, which represented a 26.3 percent increase (95) from the same period last year. Complaints related to boulevard maintenance and unsightly premises accounted for the largest number of calls at 42.5 percent; however, overall volumes remained within historical seasonal norms. Depending on the nature of the investigation, staff often liaise with multiple departments and other government agencies to conduct a thorough 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.

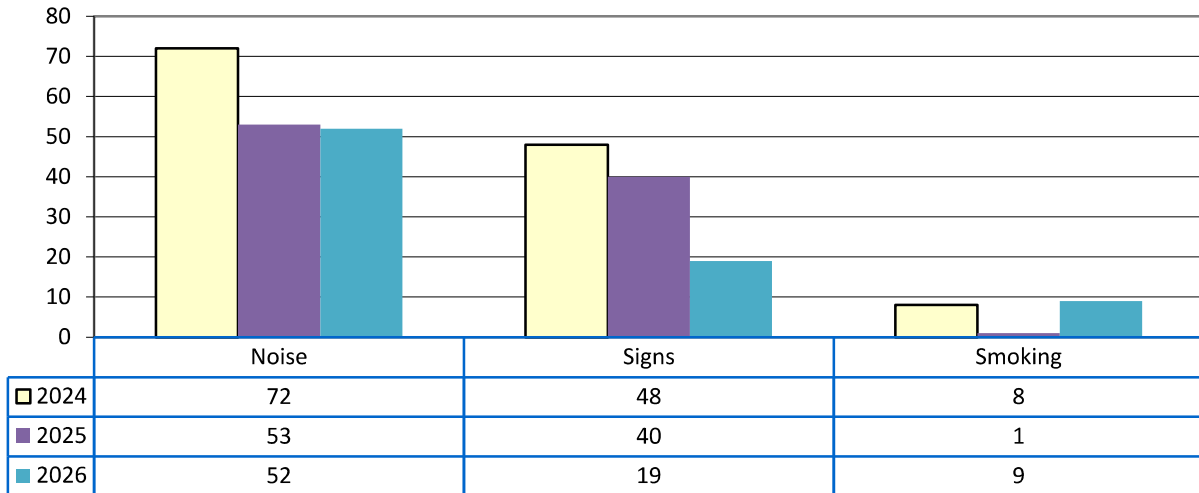
Figure 1: Property Use Calls for Service - April Year-To-Date Comparison



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: Other Calls for Service - April 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 104 site inspections in the month of April.

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

- 4280 River Rd
- 8191 No. 6 Rd
- 8600 Steveston Hwy
- 11400 No 2 Rd

The following properties are now in compliance:

- 5988 Blanshard Dr
- 9651 No. 6 Rd
- 11811 Blundell Rd
- 9655 No. 6 Rd
- 17400 Fedoruk
- 9391 Lasko St

There are approximately 28 soil deposit proposals under various stages of the application process and staff continue to monitor 17 approved sites. Staff are currently addressing approximately 61 properties that are considered non-compliant.

Bylaw Prosecutions

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

Parking Enforcement

In April, staff responded to 459 calls for service, representing a 9 percent increase compared to the same period last year (421 calls). Complaints related to 72-hour parking violations saw the largest increase, rising by 41 percent, with 102 calls compared to 72 during the same period last year. Most of these service calls were from residents reporting unfamiliar vehicles parked for extended periods in their neighbourhoods. Officers followed up to ensure there were no immediate safety concerns and to verify compliance with the bylaw.

Parking enforcement revenue increased by 10.3 percent, primarily driven by increased proactive parking patrols. The number of parking violations also increased by 37.4 percent, reflecting proactive patrols in targeted areas. Monthly parking enforcement revenue is presented in Figure 3, while Figure 4 illustrates the number of parking violations issued.

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

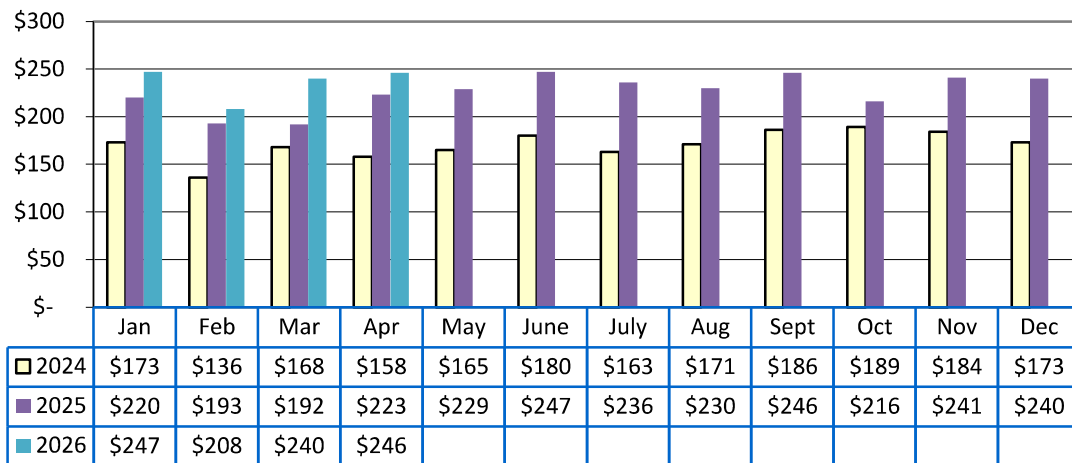
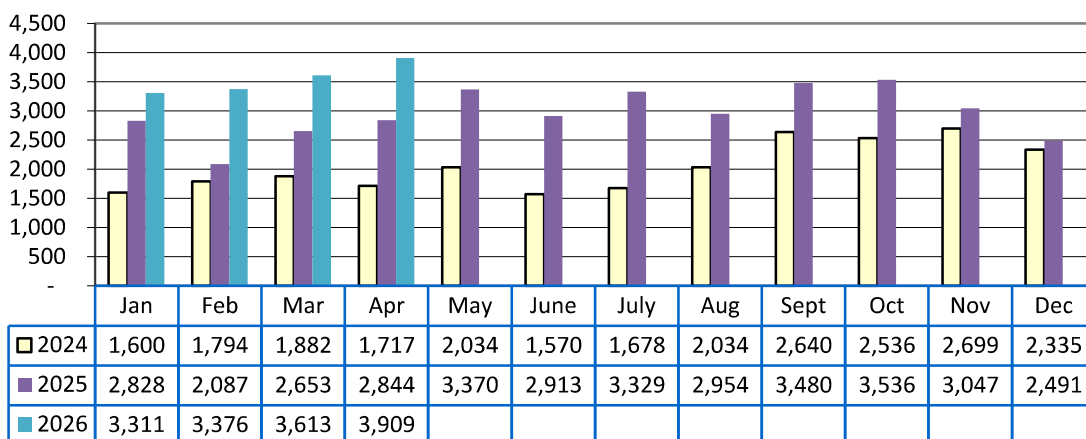


Figure 4: Parking Violation Issuance Comparison



Animal Protection and Dog Licencing

For the month of April, 437 valid dog licences were issued, including both new applications and renewals. This represents 6.5 percent of the 6,648 licences on record from the previous year. Year to date, a total of 4,692 dogs has been licensed under the 2026 dog licensing program, accounting for 70.5 percent of last year’s total. Given that early discount renewal rate is effective until May 31. Staff continue to follow up on outstanding accounts that have not yet renewed or provided a status update.

In April, BC SPCA Officers responded to 128 calls for service related to animal control and dog licensing violations. Officers also proactively conducted 105 park patrols across various parks, dikes, and school grounds. The most frequently patrolled locations included Gilbert Beach, Garry Point Park, South Arm Park, West Dyke Trail, J.N. Burnett Secondary and Kingswood Elementary. In addition to enforcement activities, these patrols serve an important educational role by increasing public awareness and promoting compliance with animal control regulations.

Ticketing

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

Table 1: Community Bylaw Offences

<b>Ticket Issuance (BVN’s &amp; MTI’s)</b>	<b>April</b>	<b>YTD</b>
Animal/Dog Licencing Offences	9	46
Zoning Offences	4	113
Building Regulation Offences	3	59
Noise Offences	2	8
Parks Offences	2	11
Sign Offences	2	11
Soil Deposit and Removal Offences	1	34
Unsightly Premises Offences	1	14
Watercourse Protection Offences	0	0
Solid Waste and Recycling Offences	0	0
Demolition Waste and Recyclable Materials Offences	0	0
Regulation of Material on Highways Offences	0	6
Watering Offences	0	0
<b>Total</b>	<b>24</b>	<b>302</b>

Bylaw Adjudication

No adjudication hearings were scheduled for the month of April. At this time, no hearings are scheduled, as dispute requests are still undergoing validation through the screening process.

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 April 2026	YTD Actual April 2026
<b>Property Use</b>	Revenue <sup>1</sup>	\$162,994	\$95,733
	Expenses	\$650,308	\$498,497
	<b>Net Revenue (Expense)</b>	<b>(\$487,314)</b>	<b>(\$402,764)</b>
<b>Parking</b>	Revenue <sup>2</sup>	\$772,618	\$946,000
	Expenses	\$750,378	\$809,882
	<b>Net Revenue (Expense)</b>	<b>\$22,240</b>	<b>\$136,118</b>
<b>Animal Protection</b>	Revenue <sup>3</sup>	\$228,440	\$170,331
	Expenses	\$495,634	\$484,444
	<b>Net Revenue (Expense)</b>	<b>(\$267,194)</b>	<b>(\$314,113)</b>

**Budgetary Implications**

None.

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

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

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

## **Conclusion**

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

Respectfully submitted,

Mark Corrado, Director, Community Bylaws and Licencing

## **Report Contributors**

This report was prepared by Mark Corrado, Director, Community Bylaws and Licencing and reviewed by Finance.

Endorsed by Serena Lusk, CAO