



# City of Richmond

## Report to Committee

**To:** Community Safety Committee **Date:** March 17, 2026  
**From:** Mark Corrado **File:** 12-8375-02/2025-Vol  
 Director, Community Bylaws & Licencing 01  
**Re:** Community Bylaws Monthly Activity Report – February 2026

### Staff Recommendation

That the report titled “Community Bylaws Monthly Activity Report – February 2026”, dated March 17, 2026, from the Director, Community Bylaws & Licencing, be received for information.

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

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Finance Department	<input checked="" type="checkbox"/>	
<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.*

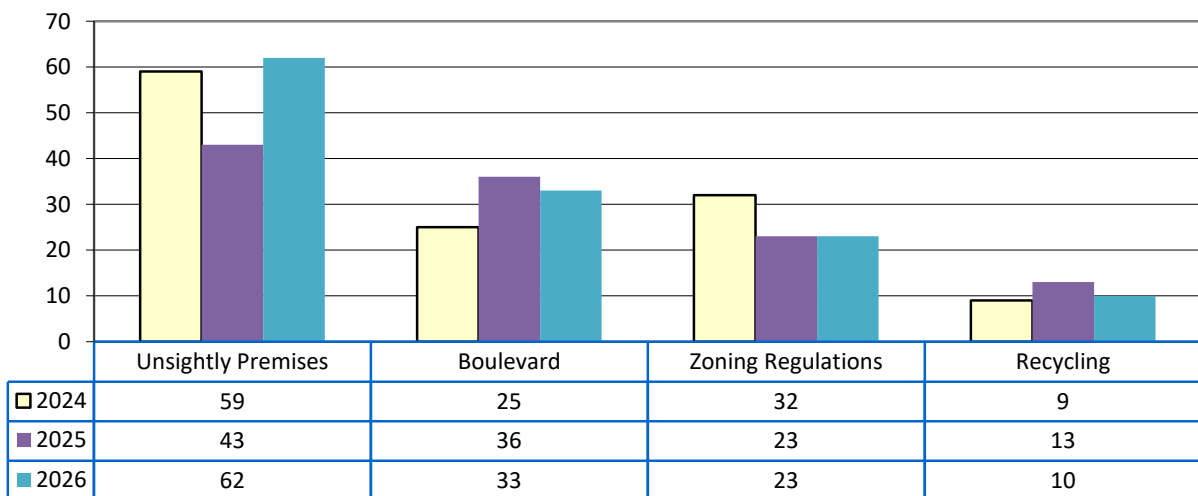
*3.4 Ensure civic infrastructure, assets and resources are effectively maintained and continue to meet the needs of the community as it grows.*

### Analysis

#### Property Use Calls for Service

In February 2026, a total of 88 calls for service were opened for investigation, which represented a 17.8 percent decrease (107) 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 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.

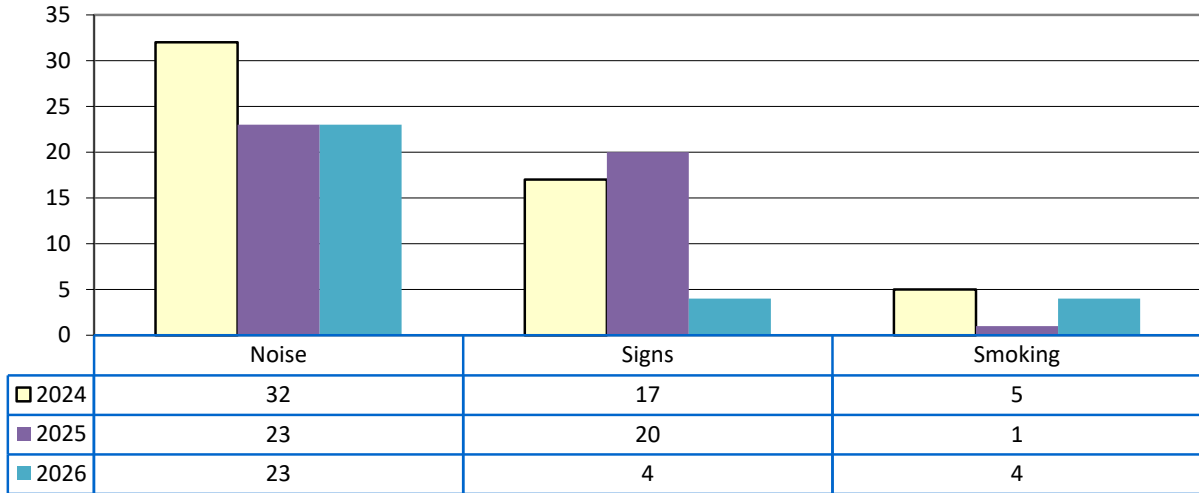
Figure 1: Property Use Calls for Service - February Year-To-Date Comparison



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 - February 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 105 site inspections in the month of February.

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

- 11040 Blundell Road
- 5691 Oliver Drive
- 5671 Oliver Drive
- 5551 Oliver Drive
- 5611 Oliver Drive
- 5591 Oliver Drive
- 14611 Westminster Highway
- 16200 blk Westminster Highway

The following properties are now in compliance:

- 13191 Blundell Road
- 16960 River Road

There are approximately 24 soil deposit proposals under various stages of the application process and staff continue to monitor 16 approved sites. Staff are currently addressing approximately 58 properties that are considered non-compliant.

Bylaw Prosecutions

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

Parking Enforcement

In February, staff responded to 386 calls for service, representing a modest increase of 0.5 percent compared to the same period last year (384 calls). Parking enforcement revenue increased by 7.8 percent, primarily driven by higher demand for monthly parking permits. The number of parking violations issued also rose significantly, up 61.7 percent, reflecting expanded staff coverage and a greater ability to conduct proactive patrols in targeted areas. To support the Commercial Truck Permit Pilot Program, additional proactive patrols were conducted outside of regular operating hours, further enhancing enforcement efforts and program compliance.

Officers completed 29 school patrols during the month. These patrols are scheduled in advance on a rotating basis, with priority given to locations identified through historical trends and service requests from the Richmond School District and the public. 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)

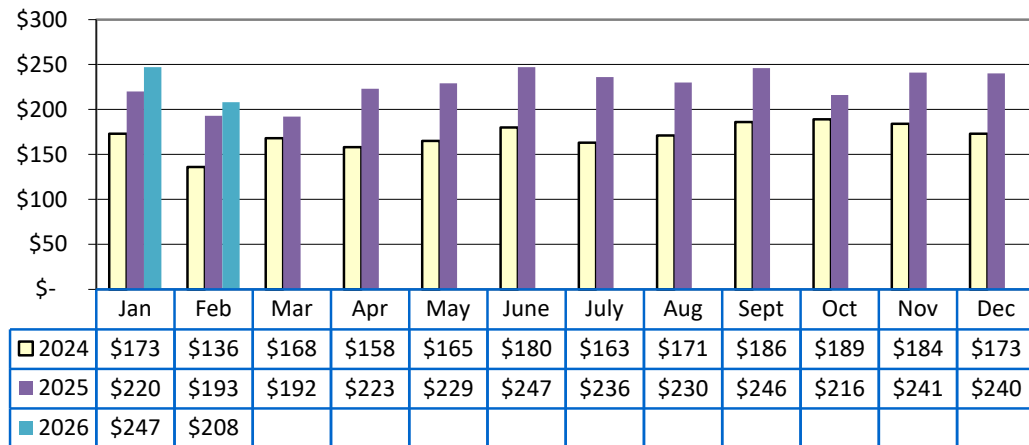
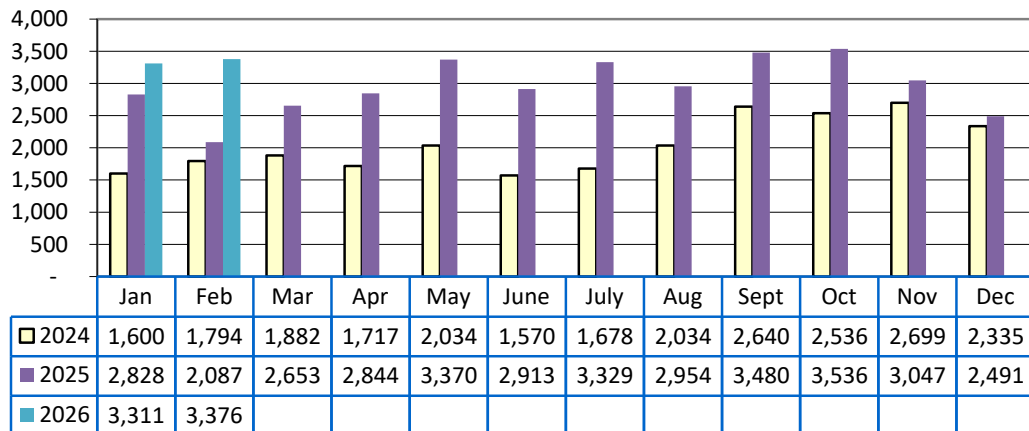


Figure 4: Parking Violation Issuance Comparison



Animal Protection and Dog Licencing

For the month of February, 1,206 valid dog licences were issued, including both new applications and renewals. This represents 18.2 percent of the 6,648 licences on record from the previous year. Year to date, a total of 3,573 dogs have been licensed under the 2026 dog licensing program, accounting for 53.8 percent of last year’s total. The high number of licences issued this month suggests that follow-up communication regarding the extended deadline to May 1 has been effective.

In February, BC SPCA Officers responded to 123 calls for service related to animal control and dog licensing violations. Officers also proactively conducted 70 park patrols across various parks, dikes, and school grounds. The most frequently patrolled locations included Garry Point Park, the West and South Dyke Trail, A.R. MacNeill Secondary, No. 3 Road Bark Park, Gilbert Beach, and South Arm Park. In addition to enforcement activities, these patrols serve an important educational role by increasing public awareness and promoting compliance with animal control regulations.

The BC SPCA’s Compassionate Program also provides ongoing month-to-month support to individuals in need. In February, the program assisted two individuals who reached out directly for support. Staff provided essential supplies such as pet food, blankets, kitty litter, leashes, and other items for animal welfare.

Ticketing

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

Table 1: Community Bylaw Offences

<b>Ticket Issuance (BVN’s &amp; MTI’s)</b>	<b>February</b>	<b>YTD</b>
Zoning Offences	62	100
Building Regulation Offences	19	34
Animal/Dog Licencing Offences	6	19
Unsightly Premises Offences	6	8
Sign Offences	6	8
Regulation of Material on Highways Offences	6	6
Soil Deposit and Removal Offences	5	19
Noise Offences	2	4
Parks Offences	1	3
Watercourse Protection Offences	0	0
Solid Waste and Recycling Offences	0	0
Demolition Waste and Recyclable Materials Offences	0	0
Watering Offences	0	0
<b>Total</b>	<b>113</b>	<b>201</b>

Bylaw Adjudication

Adjudication hearings were held on February 26, 2026, addressing 11 disputed violations. Of these, two violations related to animal control regulations were dismissed. At this time, no additional hearings are scheduled pending validation of dispute requests 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 February 2026	YTD Actual February 2026
<b>Property Use</b>	Revenue <sup>1</sup>	\$73,030	\$53,106
	Expenses	\$329,889	\$214,365
	<b>Net Revenue (Expense)</b>	<b>(\$256,859)</b>	<b>(\$161,259)</b>
<b>Parking</b>	Revenue <sup>2</sup>	\$379,612	\$449,101
	Expenses	\$375,190	\$397,672
	<b>Net Revenue (Expense)</b>	<b>\$4,422</b>	<b>\$51,429</b>
<b>Animal Protection</b>	Revenue <sup>3</sup>	\$181,464	\$121,167
	Expenses	\$246,829	\$228,025
	<b>Net Revenue (Expense)</b>	<b>(\$65,365)</b>	<b>(\$106,858)</b>

**Financial Impact**

None.

<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 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 February.



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