



To: Community Safety Committee

Date: June 22, 2026

From: Anthony Capuccinello Iraci
General Manager, Law and Community Safety

File: 12-8375-02/2025-Vol 01

Re: **Community Bylaws Monthly Activity Report – May 2026**

Staff Recommendation

That the report titled “Community Bylaws Monthly Activity Report – May 2026”, dated June 22, 2026, from the General Manager, Law and Community Safety, be received for information.

Executive Summary

This Community Bylaws Monthly Activity Report – May 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.

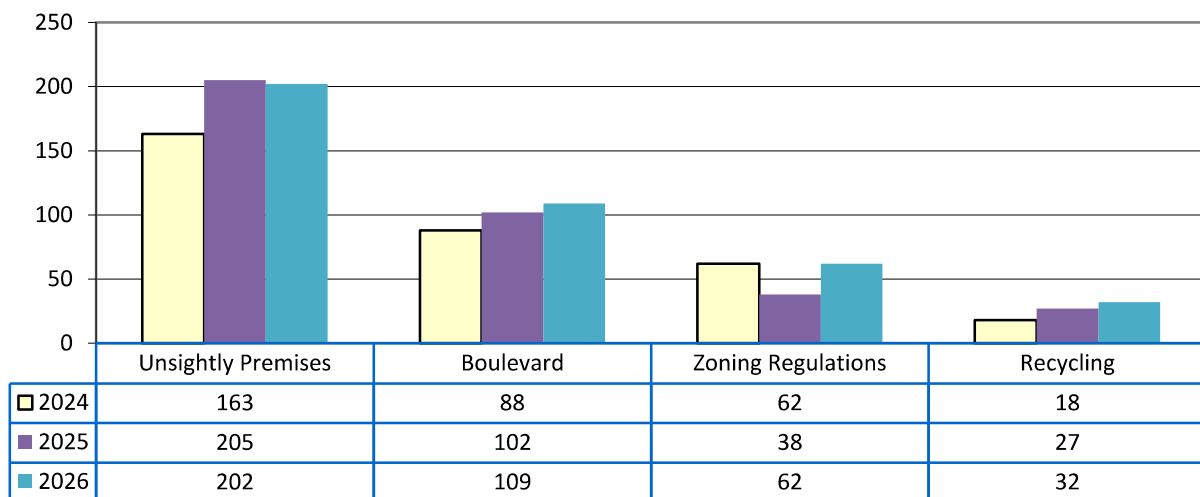
Analysis

Property Use Calls for Service

In May 2026, a total of 219 calls for service were opened for investigation, which represented an 8.9 percent increase (201) from the same period in 2025. A contributing factor to this rise was the introduction of Metro Vancouver's Stage 2 Water Restrictions, which came into effect on May 1. Given the early implementation of this year's water conservation measures, compliance concerns increased and resulted in the largest number of complaints, accounting for 17.3 percent. As of May 31, a total of 37 lawn watering calls for service were received. Despite this rise, 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.

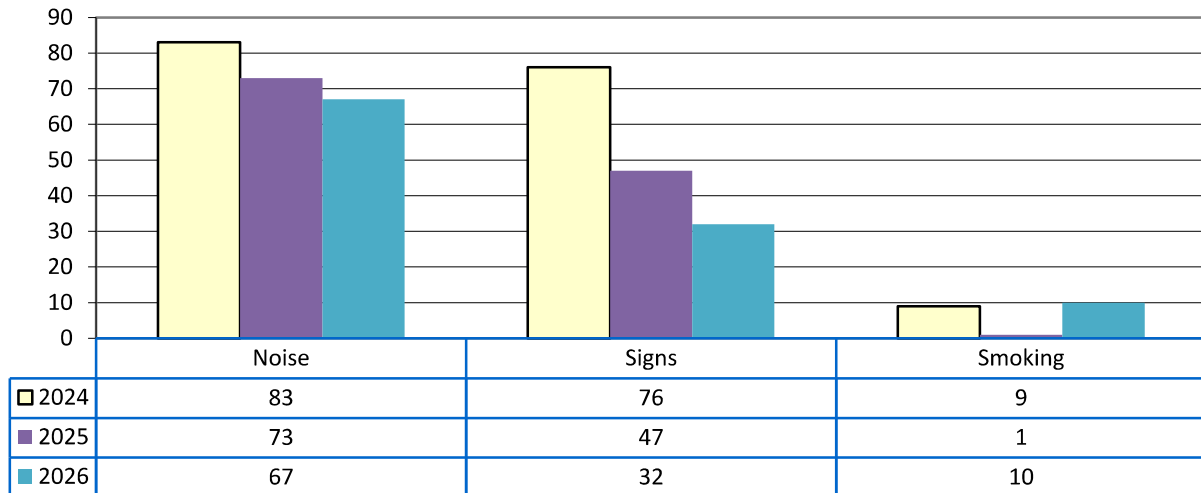
Figure 1: Property Use Calls for Service - May Year-To-Date Comparison



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 - May 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 84 site inspections in the month of May.

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

- 10800 Palmberg Road
- 10940 River Road
- 12760 Blundell Road

The following properties are now in compliance:

- 13620 Westminster Highway
- 20371 Westminster Highway
- 5840 BLK Easterbrook Road
- 6660 Sidaway Rode
- 4280 River Drive
- 12910 No. 2 Road
- 9240 No. 6 Road
- 5480 No. 6 Road
- 5440 No. 6 Road

There are approximately 27 soil deposit proposals under various stages of the application process and staff continue to monitor 19 approved sites. Staff are currently addressing approximately 53 properties that are considered non-compliant.

Bylaw Prosecutions

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

Parking Enforcement

In May, staff responded to 500 calls for service, representing a 4.5 percent decrease compared to the same period last year (524 calls). Overall call volumes remained stable, with no statistically significant changes. Approximately 60 percent (301 calls) of calls were safety-related, primarily involving roadway obstructions, blocked driveways, and vehicles parked too close to fire hydrants.

Parking enforcement revenue increased by 6.1 percent, primarily due to enhanced proactive patrol activity. The number of parking violations issued also rose by 10.9 percent, reflecting targeted enforcement in priority areas. This increase can also be attributed to expanded deployment of License Plate Reader (LPR) technology in on-street parking areas, where pay parking and time restriction violations recorded the largest increase, rising by approximately 55.9 percent, or 355 tickets.

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)

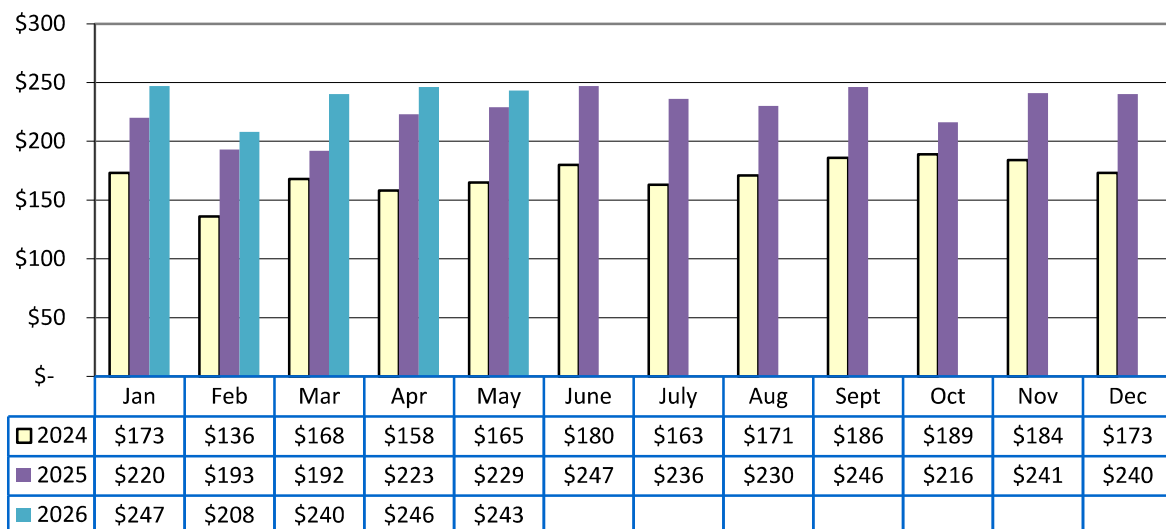
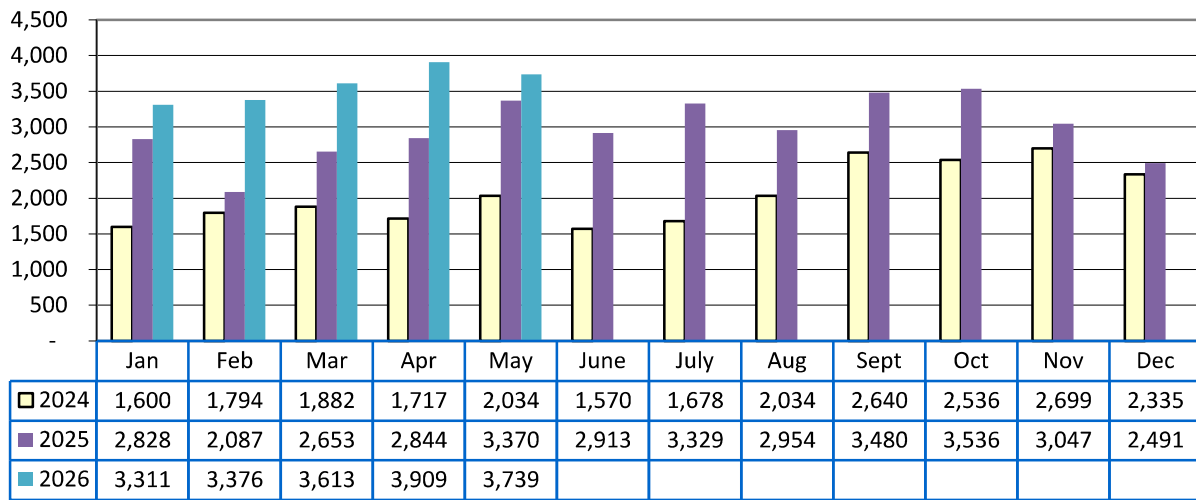


Figure 4: Parking Violation Issuance Comparison



Animal Protection and Dog Licencing

For the month of May, 1,344 valid dog licences were issued, including both new applications and renewals. A focused letter and email campaign contributed to notable increase in compliance, with this month's activity accounting for 20.2 percent of the 6,648 licences recorded in the previous year. Year to date, a total of 6,036 dogs have been licensed under the 2026 dog licensing program, achieving 90.7 percent of last year's total. This reflects strong progress in the current licensing cycle and suggests that renewal efforts are continuing to generate positive results. Staff continue to follow up on outstanding accounts that have not yet renewed or provided a status update, with the goal of further improving compliance in the coming months.

In May, BC SPCA Officers responded to 149 calls for service related to animal control and dog licensing violations. Officers also proactively conducted 46 park patrols across various parks, dikes, and school grounds. The most frequently patrolled locations include Gary Point Park Minoru Park, DeBeck Neighbourhood School Park, A.R. MacNeill Secondary School and Maple Lane Elementary School. These patrols help address observed issues such as dogs off leash, failure to pick up after pets, and other bylaw-related concerns. In addition to enforcement, patrols also play an important educational role by increasing public awareness and encouraging voluntary compliance with animal control regulations. Continued visibility in high-use public spaces supports both responsible pet ownership and community safety.

Ticketing

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

Table 1: Community Bylaw Offences

Ticket Issuance	May	YTD
Animal/Dog Licencing Offences	27	73
Zoning Offences	11	124
Unsightly Premises Offences	11	25
Soil Deposit and Removal Offences	10	44
Building Regulation Offences	8	67
Sign Offences	2	13
Noise Offences	2	10
Parks Offences	1	12
Regulation of Material on Highways Offences	1	7
Watercourse Protection Offences	0	0
Solid Waste and Recycling Offences	0	0
Demolition Waste and Recyclable Materials Offences	0	0
Watering Offences	0	0
Total	73	375

Bylaw Adjudication

No adjudication hearings were scheduled for the month of May. 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 in the spring and summer months. Year to date several projects are still in the planning phases with applications in process. 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 May 2026	YTD Actual May 2026
Property Use	Revenue ¹	\$219,946	\$102,661
	Expenses	\$814,132	\$626,019
	Net Revenue (Expense)	(\$594,186)	(\$523,358)
Parking	Revenue ²	\$990,996	\$1,214,763
	Expenses	\$937,973	\$1,013,269
	Net Revenue (Expense)	\$53,023	\$201,494
Animal Protection	Revenue ³	\$238,060	\$227,205
	Expenses	\$620,037	\$617,062
	Net Revenue (Expense)	(\$381,977)	(\$389,857)

Budgetary Implications

None.

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 May.

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

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

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

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