City of Richmond

Report to Committee

To:	Community Safety Committee	**Date:**	September 21, 2026
From:	Anthony Capuccinello Iraci General Manager, Law and Community Safety	**File:**	12-8375-02/2025-Vol 01
Re:	**Community Bylaws Monthly Activity Report – August 2026**		

Staff Recommendation

That the report titled "Community Bylaws Monthly Activity Report – August 2026", dated September 21, 2026, from the General Manager, Law and Community Safety, be received for information.

Executive Summary

This Community Bylaws Monthly Activity Report – August 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.*

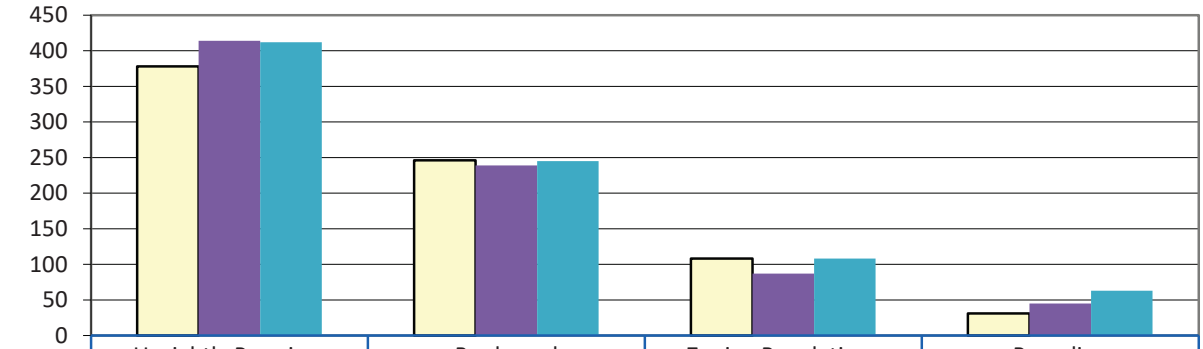
Analysis

Property Use Calls for Service

In August 2026, a total of 174 calls for service were opened for investigation, unchanged from the same period in 2025. While overall call volume remained stable, the nature of reported concerns shifted. Vegetation remained the most common complaint, with 25 calls, consistent with previous year. Other recurring concerns includes landscaping, garbage, and construction noise 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 - August Year-To-Date Comparison

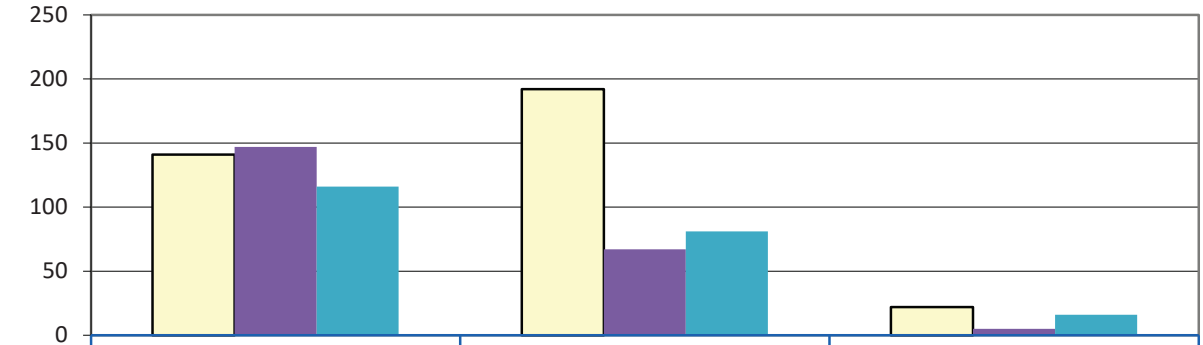


	Unsightly Premises	Boulevard	Zoning Regulations	Recycling
2024	378	246	108	31
2025	414	239	87	45
2026	412	245	108	63

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 - August Year-To-Date Comparison



	Noise	Signs	Smoking
2024	141	192	22
2025	147	67	5
2026	116	81	16

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 116 site inspections in the month of August.

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

- 8711 Sidaway Road
- 9240 No 6 Road
- 9340 No 6 Road
- 11280 Granville Ave
- 19051 Westminster Highway

The following properties are now in compliance:

- 3220 Blundell Road
- 6151 Monteith Road
- 11571 Mitchell Road
- 11911 Montego Street
- 12104 No. 2 Road

As of August 31, 2026, there are approximately 22 soil deposit proposals under various stages of the application process and staff continue to monitor 17 approved sites. Staff are currently addressing approximately 62 properties that are considered non-compliant.

Bylaw Prosecutions

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

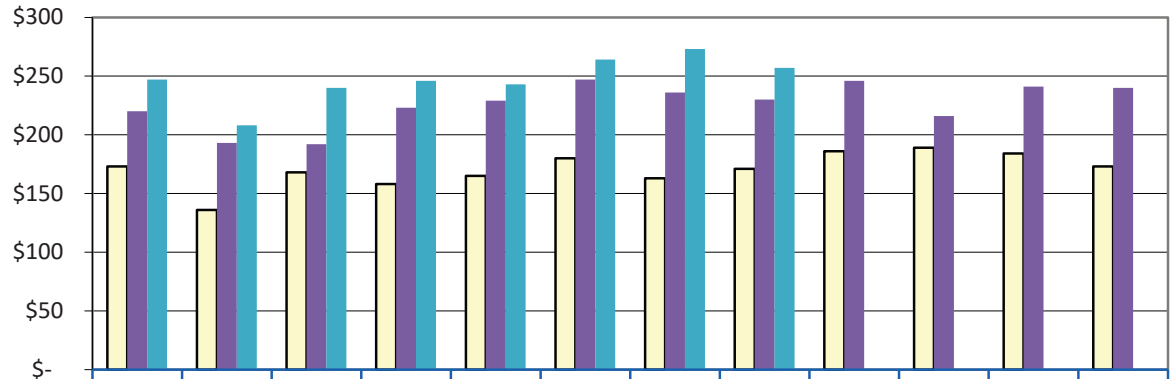
Parking Enforcement

During August, staff responded to 395 calls for service, representing 10 percent decrease compared to the same period last year (439). The reduction was primarily attributed to fewer safety and obstruction complaints. Safety-related matters accounted for 61 percent of all calls (241 calls), with common concerns including roadway obstructions, blocked driveways, and vehicles parked within restricted distances of fire hydrants.

The decrease in calls for service allowed staff to dedicate more time to proactive patrols and enforcement activities. As a result, parking enforcement revenue increased by 11.7 percent during the reporting period, while the number of parking violations issued increased by 8.3 percent. The increase was driven by focused enforcement in identified priority locations, along with the expanded use of License Plate Reader (LPR) technology in pay parking and time limited parking areas. Pay parking and time-limit violations showed the most notable growth, increasing by approximately 19 percent, or 99 tickets.

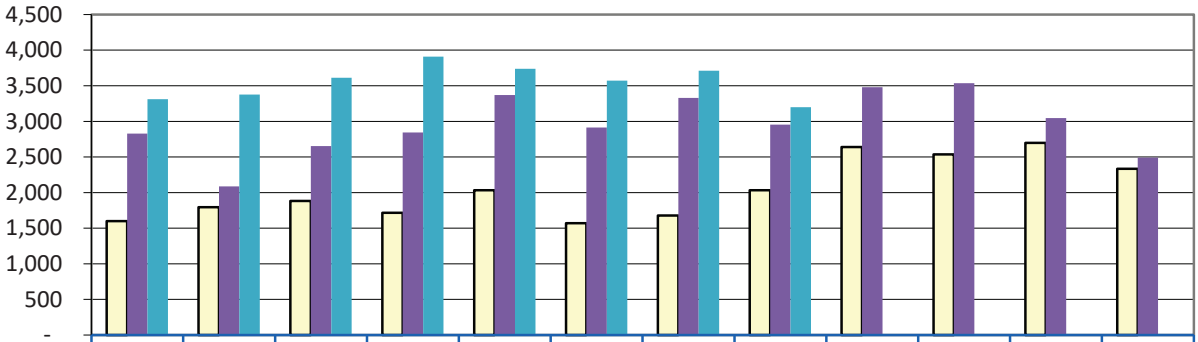
Monthly parking enforcement revenue is presented in Figure 3, while Figure 4 illustrates the number of parking violations issued.

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



	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2024	$173	$136	$168	$158	$165	$180	$163	$171	$186	$189	$184	$173
2025	$220	$193	$192	$223	$229	$247	$236	$230	$246	$216	$241	$240
2026	$247	$208	$240	$246	$243	$264	$273	$257				

Figure 4: Parking Violation Issuance Comparison



	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2024	1,600	1,794	1,882	1,717	2,034	1,570	1,678	2,034	2,640	2,536	2,699	2,335
2025	2,828	2,087	2,653	2,844	3,370	2,913	3,329	2,954	3,480	3,536	3,047	2,491
2026	3,311	3,376	3,613	3,909	3,739	3,572	3,711	3,200				

Animal Protection and Dog Licencing

For the month of August, 52 valid dog licences were issued, including both new applications and renewals. A focused letter and email campaign contributed to notable increase in compliance, with August's activity accounting for 1 percent of the 6,648 licences recorded in the previous year. Year to date, a total of 6,499 dogs has been licensed under the 2026 dog licensing program, achieving 97.7 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 August, BC SPCA Officers responded to 86 calls for service related to animal control and dog licensing violations. Officers also proactively conducted 43 park patrols across various parks, dikes, and school grounds. The most frequently patrolled locations include Steveston Village, Blundell Neighbourhood Park, and Thomas Kidd Elementary. 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 August.

Table 1: Community Bylaw Offences

Ticket Issuance	August	YTD
Animal/Dog Licencing Offences	12	119
Soil Deposit and Removal Offences	10	101
Zoning Offences	8	168
Unsightly Premises Offences	5	52
Sign Offences	5	21
Watering Offences	4	60
Building Regulation Offences	2	79
Noise Offences	2	13
Parks Offences	0	32
Regulation of Material on Highways Offences	0	11
Totals	**48**	**656**

Bylaw Adjudication

No adjudication hearings were scheduled for the month of August. 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 August 2026	YTD Actual August 2026
Property Use	Revenue[1]	$367,562	$174,507
	Expenses[2]	$1,326,694	$1,054,557
	Net Revenue (Expense)	**($959,132)**	**($880,050)**
Parking	Revenue[3]	$1,669,214	$2,077,611
	Expenses[2]	$1,500,756	$1,673,385
	Net Revenue (Expense)	**$168,458**	**$404,226**
Animal Protection	Revenue[4]	$269,120	$270,735
	Expenses[2]	$993,245	$996,209
	Net Revenue (Expense)	**($724,125)**	**($725,474)**

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 August.

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] Property Use, Parking, and Animal Protection Expenses include operating expenses and exclude amortization expense.
[3] Parking Enforcement revenue is largely derived from parking meters, monthly parking permits, and ticketing activity.
[4] Animal Services revenue comes from the dog licencing fees and animal control-related tickets.

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