



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** March 11, 2021
From: Cecilia Achiam **File:** 12-8375-01/2021-Vol
 General Manager, Community Safety 01
Re: **Property Use Monthly Activity Report - February 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – February 2021”, dated March 11, 2021, from the General Manager, Community Safety, be received for information.

Cecilia Achiam
 General Manager, Community Safety
 (604-276-4122)

REPORT CONCURRENCE	
ROUTED To:	CONCURRENCE
Finance	<input checked="" type="checkbox"/>
Engineering	<input checked="" type="checkbox"/>
SENIOR STAFF REPORT REVIEW	INITIALS: CT
APPROVED BY CAO 	

Staff Report

Origin

This monthly report for the Property Use department provides information and statistics for enforcing bylaws related to grease, soils, zoning and short-term rentals as education and public awareness initiatives.

This report supports Council’s Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

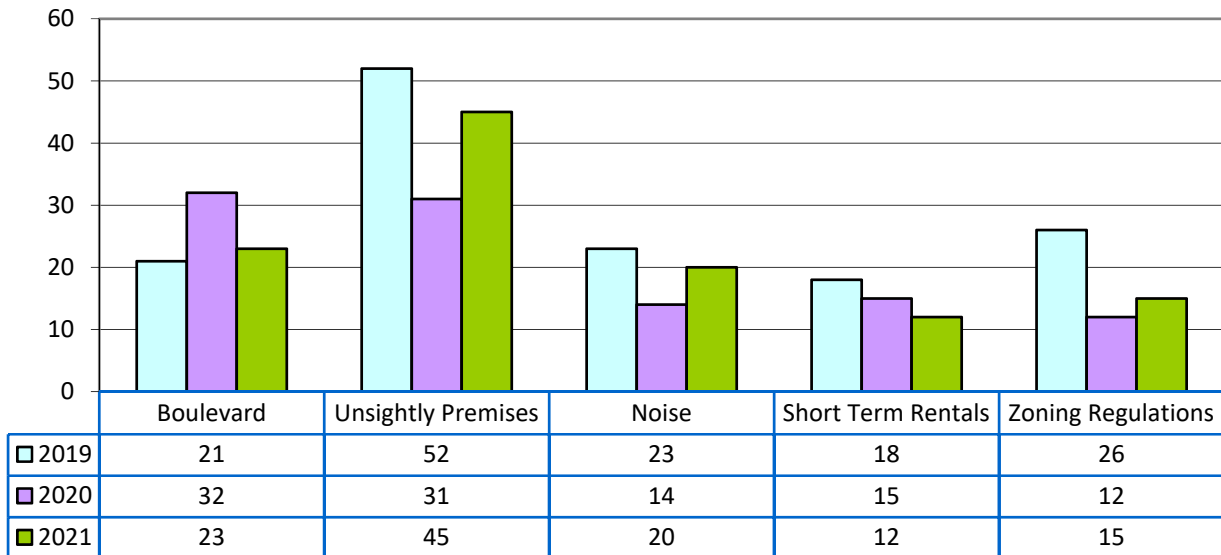
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use

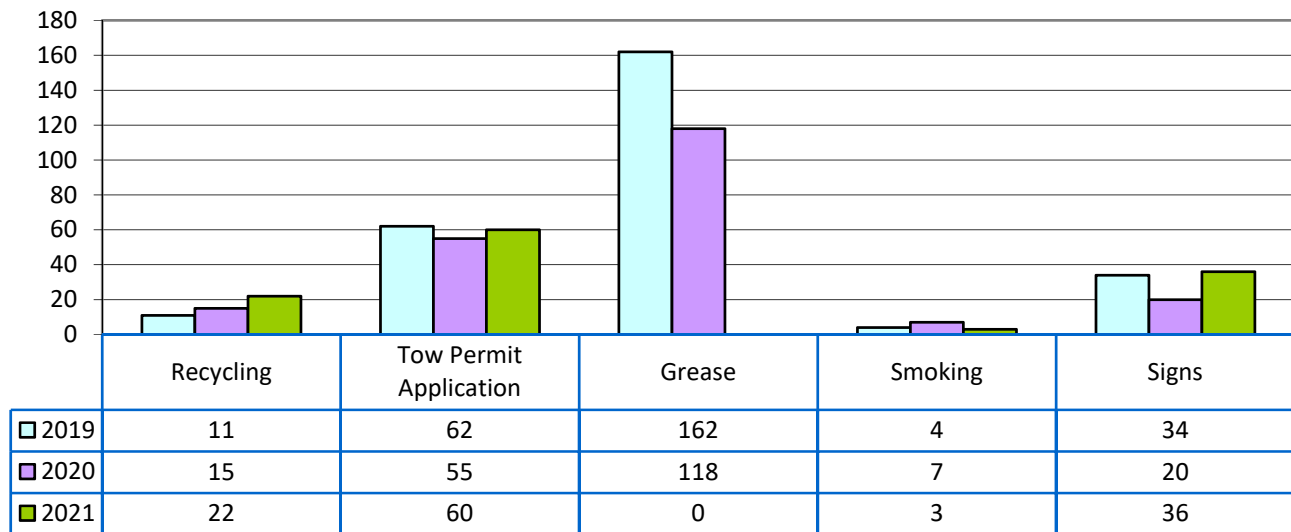
Property use enforcement matters are divided among several groups in Community Bylaws, Engineering, Business Licencing and Vancouver Coastal Health. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.

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



Calls were up in many categories this month when compared to 2020 but still lower in most cases than the same period in 2019. This is within expected month to month fluctuations.

Figure 2: Other Calls For Service - February Year-To-Date Comparison



Grease

Grease inspections in 2021 have occurred primarily through focused investigations and working directly with properties in areas with observed issues in the sanitary system. With most of the food establishments re-opened from COVID-related closures in 2020, a plan is in place to continue inspections on a priority basis and restore to full capacity over the next several months.

Soils

During the month of February, the Soil Bylaw Officer conducted 63 site inspections and is currently addressing 40 properties that are considered to be in non-compliance. Warnings and/or Stop Work Orders were issued to:

- 7931 McLennan Ave; and
- 10051 Sidaway Road.

In addition to the properties above, compliance was also obtained for the property at 11400 Westminster Hwy after they had been found filling a City owned road allowance. This was resolved with an application for lawful use of the City land and removal of the unapproved material.

In addition to enforcement activities, there are eight soil deposit proposals under various stages of review by City staff and the Officer continues to monitor 12 approved sites. The City is awaiting a decision from the Agricultural Land Commission on two projects, for 5800 No. 7 Rd (Mahal) and 19740 River Rd (Jagbar Farms), both of which previously received endorsement from City Council.

Short-Term Rental Enforcement

There are two types of legal short-term rental operations that require licences (Bed and Breakfast and Boarding and Lodging). Enforcement staff ensure that all licence holders comply with business regulations plus investigate allegations of unlicensed operations.

Council has approved two bylaw enforcement officer positions to be dedicated to the enforcement of short-term rental regulations. However, as a result of travel restrictions, there are very few verified complaints of illegal short term regulations and even those licensed are not currently hosting guests. Due to the current conditions, the staff dedicated to this program have not been hired. Hiring will proceed when the travel restrictions are lifted.

Bylaw Prosecutions

Bylaw prosecutions occur when a bylaw violation cannot be resolved through education or ticketing. In these cases when staff cannot achieve compliance, the file is then prepared for trial in Provincial Court. On a go forward basis, this monthly activity report will include summaries of new bylaw prosecution files as well as those that have been resolved through a trial or consent agreement.

For the months of January and February, information was sworn in for bylaw violations at the following addresses:

- 10660 Railway – Non-compliance with Zoning regulations
- 7620 No. 2 Road – Non-compliance with Zoning and Unsightly regulations
- 6391 No. 4 Road – Non-Compliance with Building regulations
- 6360 No. 6 Road – Non-compliance with Zoning, Building and Business regulations
- 10288 Bird Road – Non-Compliance with Zoning and Building regulations

There were no trials this month or cases that were settled with a consent agreement.

Ticketing

As shown in Table 1, there were four tickets issued in February related to Property Use offences. The tickets this month were related to noise and unsightly premises.

Table 1: Community Bylaw Violations

Ticket Issuance (BVN's & MTI's)	February	YTD
Short-Term Rental Offences	0	3
Soil Removal & Fill Deposit Offences	0	0
Watercourse Protection Offences	0	0
Unsightly Premises	1	3
Noise	3	3
Grease Trap Offences	0	0
Totals	4	9

Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines. Revenue in February was higher than budgeted due to better than expected collection of ticket revenue. Year-to-date, revenue remains high due to the court fines received in January. The full results are shown in Table 2.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Feb 2021	Actual Feb 2021	YTD Budget Feb 2021	YTD Actual Feb 2021
Towing Permits	1,333	1,734	2,666	3,222
Soil Permit Applications	250	0	500	0
Other Bylaw Fines	3,042	6,625	6,084	33,175
Recovery-General Exp.	0	0	0	(126)
Total Revenue	4,625	8,359	9,250	36,271

In addition to positive results related to revenue, the overall budget position is improved further by lower than budgeted expenses. This is primarily due to the delayed hiring of bylaw enforcement officers dedicated to short-term rentals. The full results are shown in Table 3.

Table 3: Property Use Revenue and Expenses

		YTD Budget Feb 2021	YTD Actual Feb 2021
Property Use	Revenue	9,250	36,271
	Expenses	194,450	127,650
	Net Revenue (Expense)	(185,200)	(91,379)

Financial Impact

None.

Conclusion

Property Use administers a wide range of bylaws related to land use, unsightly premises, short-term rentals, soil and grease. This report provides a summary of this month’s activity, including revenue and expenses. Notable this month are several bylaw prosecution files started this month in Provincial Court.



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 Manager, Business Licence and Bylaws
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