



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** February 10, 2021
From: Cecilia Achiam **File:** 12-8060-01/20-Vol01
 General Manager, Community Safety
Re: **Property Use Monthly Activity Report – January 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – January 2021”, dated February 10, 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:
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.

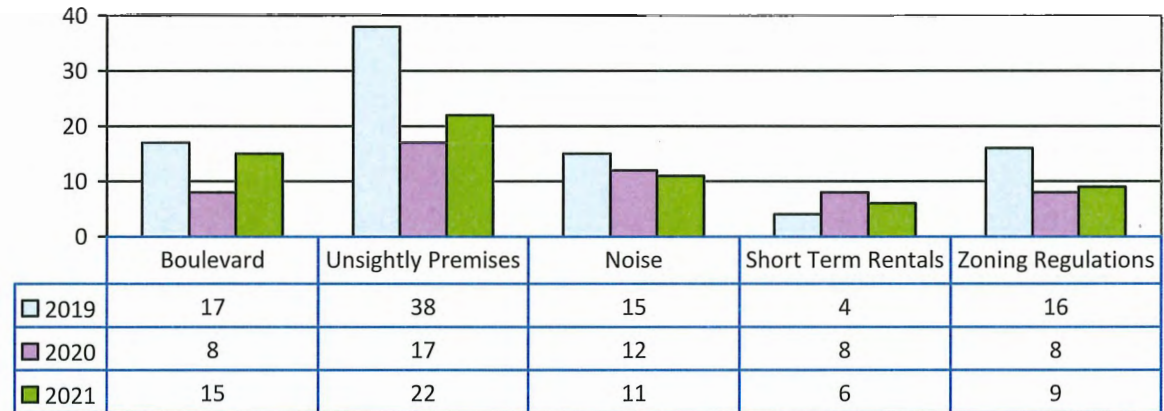
1.1 Enhance safety services and strategies to meet community needs.

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 - January Year-To-Date Comparison

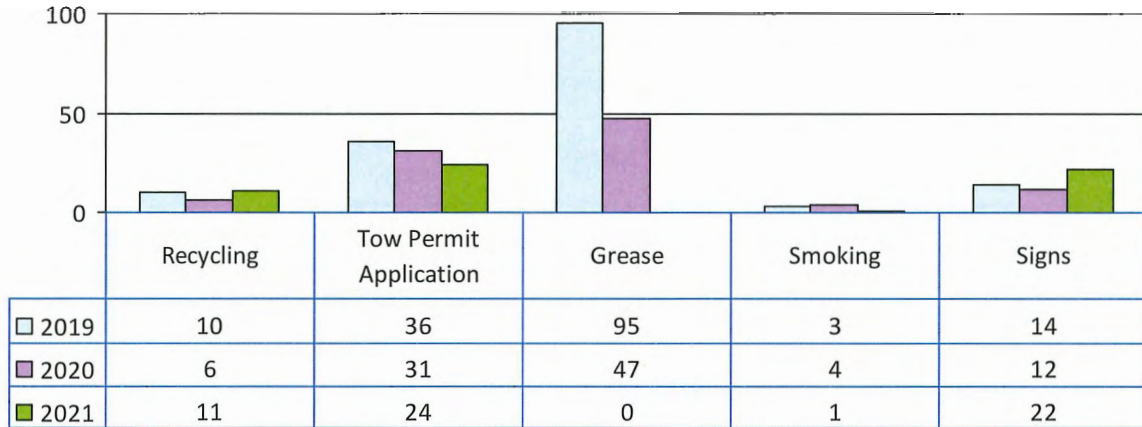


Overall, calls in the Property Use area were slightly higher this month when compared to the same months in 2019 and 2020. This amount of fluctuation is expected and is within normal service levels.

Grease

The Grease Officer is currently unavailable and systematic grease inspections have not taken place through the regular inspection program. During this time, sanitary sewer operations and Engineering staff continue to investigate and inspect properties on demand based on observed problematic areas. There were no violation notices issued for contraventions of the Drainage, Dike and Sanitary Sewer System Bylaw No. 7551 this month.

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



Soils

During the month of January, the Soil Bylaw Officer conducted 60 site inspections and is currently addressing 33 properties that are considered to be in non-compliance. Stop Work Orders and/or removal orders were issued for:

- 11400 Westminster Hwy;
- 12671 Blundell Road; and
- 14200 Cambie Road.

In all cases, the owners of these properties complied with the orders and are now in compliance. The property at 13220 Blundell Road was also brought into compliance this month.

In addition to enforcement activities, there are 10 soil deposit applications under review by City staff while the Soil Bylaw 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.

Ticketing

As shown in Table 1, there were five tickets issued in January related to Property Use offences. The tickets this month were related to short-term rental violations and unsightly premises.

Table 1: Property Use Bylaw Violations

Ticket Issuance (BVN's & MTI's)	January	YTD
Short-Term Rental Offences	3	3
Soil Removal & Fill Deposit Offences	0	0
Unsightly Premises	2	2
Watercourse Protection Offences	0	0
Grease Trap Offences	0	0
Totals	6	6

Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines. Revenue in January was significantly higher than budgeted due to the payment of fines from successful bylaw prosecutions in Provincial and Supreme Court.

The City was paid \$22,000 from the owners of 1111 Bird Road after they were found to be in contempt of court due to non-compliance with a court order. The City also received payment from the owners of 2390 Thompson Gate who agreed to plead guilty and enter into a consent order to resolve issues related to unpermitted work. The department is also awaiting recovery of a claim for reimbursement of costs related to enforcement of COVID-19 orders which shows as a negative balance this month (\$126). The summary of all sources of revenue are shown in Table 2.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Jan 2021	Actual Jan 2021
Towing Permits	1,333	1,488
Other Permits	250	0
Other Bylaw Fines	3,042	30,150
Recovery-General Exp.	0	(126)
Total Revenue	4,625	31,512

Due to the collection of higher than budgeted revenue in the month of January, the department's overall financial position is positive as shown below in Table 3. This month's favourable position is also due to the delay in hiring two bylaw enforcement officers for the enforcement of short-term rentals. These hiring's will continue to be delayed until travel restrictions are lifted or there is an increase in complaints in this area.

Table 3: Property Use Revenue and Expenses

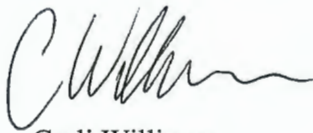
		YTD Budget Jan 2021	YTD Actual Jan 2021
Property Use	Revenue	4,625	31,512
	Expenses	97,225	59,447
	Net Revenue (Expense)	(92,600)	(27,935)

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 is the higher than budgeted collection of court fines due to successful outcomes of two on-going bylaw enforcement files.



Carli Williams
 Manager, Business Licencing and Bylaws
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