



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** October 13, 2021
From: Cecilia Achiam **File:** 09-5350-00/Vol 01
 General Manager, Community Safety
Re: **Property Use Monthly Activity Report – September 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – September 2021”, dated October 13, 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 Department	<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 noise, health, grease, soils, zoning and short-term rentals as well as education and public awareness initiatives.

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

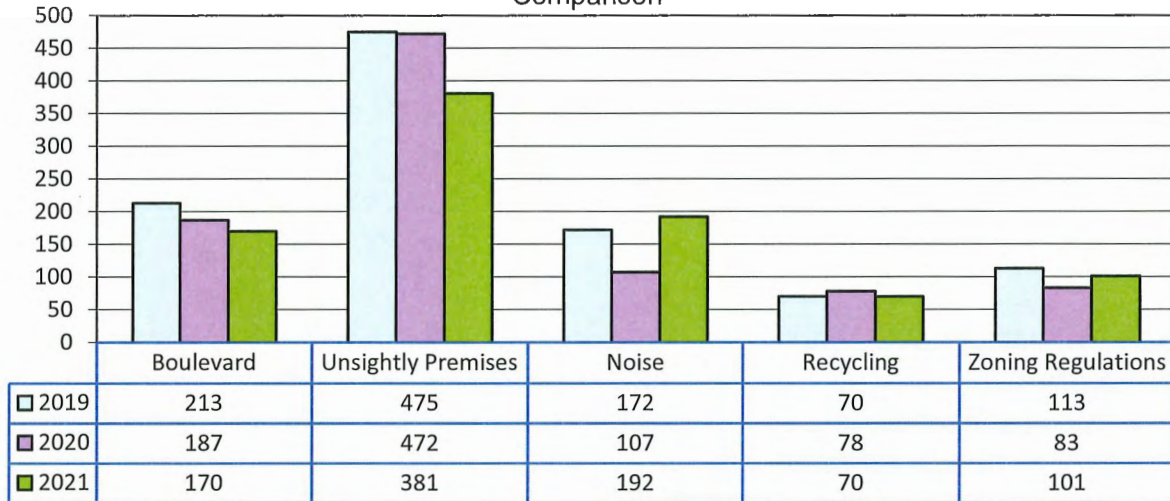
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

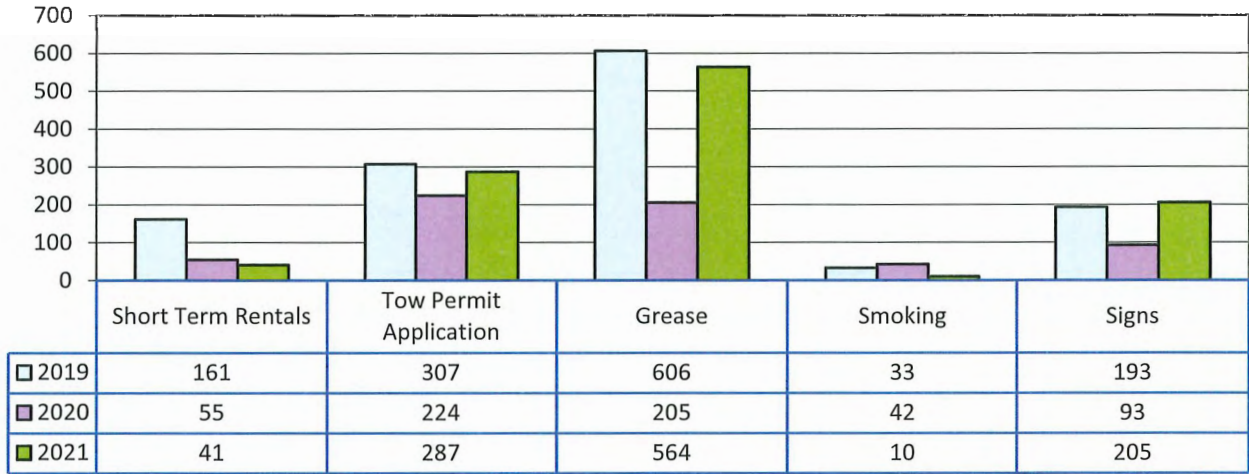
Property use enforcement matters are divided among several groups in Community Bylaws, Engineering and Business Licencing. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.

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



As expected, calls for enforcement of noise continue to increase compared to previous years. This increase was in part due to a rise in construction related noise calls. While calls related to short-term rentals are expected to return to levels seen in previous years, the numbers remain low for September.

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



Grease

The Grease Officer remains focused on education and communication. During the month of September, the Grease Officer undertook 184 grease-trap inspections, which are reflected in the cumulative total shown in Figure 2.

Soil Report

The Soil Bylaw Officer (the “Officer”) responds to public complaints, issues of non-compliance related to unauthorized filling, conducting oversight of permitted soil deposit/removal sites, and inspecting properties in which compliance is being undertaken by the owner(s). The aforementioned issues generated 41 site inspections conducted by the Soil Bylaw Officer during the month of September.

Removal orders were issued for:

- 19740 River Road
- 2200 No. 6 Road
- 11520 Blundell Road

Stop Work Order’s were issued for:

- 11140 Granville Avenue
- 5440 No. 6 Road

Compliance was obtained for:

- 10031 Blundell Road
- 5990 No. 6 Road

A soil removal permit was issued for 8451 No. 5 Road following a Notice-of-Intent approval from the ALC. In addition, a soil deposit permit was issued for 7088 No. 5 Rd following a Notice-of-Intent approval from the Agricultural Land Commission (ALC). Soil deposit applications were received for:

- 8251 No. 5 Road
- 18840 River Road
- 7088 No. 5 Road
- 11500 Blundell Road
- 5440 No. 6 Road

There are 18 soil deposit proposals under various stages of review by City staff and the Officer continues to monitor 15 approved sites.

The Officer is currently addressing 35 properties that are considered to be in non-compliance. There are two files with legal counsel.

The ALC has not provided a decision regarding the soil deposit proposal for 8511 No. 6 Road (forwarded by the City as per Council approval in May 2021).

Bylaw Prosecutions

The reconvening of the trial regarding commercial vehicles and outdoor storage 10040 Palmberg Road is set for December 6, 2021.

Ticketing

The following table reflects department *violation issuance* by file type for the month of September and year to date.

Table 1: Community Bylaw Violations

Ticket Issuance (BVN's & MTI's)	September	YTD
Short-Term Rental Offences	0	11
Soil Deposit and Removal Offences	0	0
Watercourse Protection Offences	0	0
Unsightly Premises Offences	1	24
Noise Offences	2	25
Grease Trap Offences	0	2
Solid Waste and Recycling Offences	0	3
Sign Offences	0	14
Watering Offences	0	1
Totals	3	80

Revenue and Expenses

Revenue in Property Use is derived from soil permit revenue, tickets and court fines from bylaw prosecutions. While the actual amount collected each month can vary depend on timing of court and ticket payments, overall Property Use revenue is ahead of budget. These results are shown in Table 2.

Table 1: Property Use Revenue by Source

Program Revenue	Budget Sep 2021	Actual Sep 2021	YTD Budget Sep 2021	YTD Actual Sep 2021
Towing Permits	1,172	2,169	14,185	19,429
Soil Permit Applications	250	5,550	2,250	8,850
Bylaw Fines	5,604	5,000	67,820	101,110
Total Revenue	7,026	12,719	84,255	129,389

The favorable result on the revenue side are reflective of positive court outcomes. At the same time, there are also savings on the expense side. This equates to an overall budget position that is lower than budgeted expenses. The full results are shown in Table 3.

Table 2: Property Use Revenue and Expenses

		YTD Budget Sep 2021	YTD Actual Sep 2021
Property Use	Revenue	84,255	129,389
	Expenses	1,068,406	594,732
	Net Revenue (Expense)	(984,151)	(465,343)

Financial Impact

None.

Conclusion

Property Use administers a wide range of bylaws related to land use, unsightly premises, short-term rentals, soil, grease, noise and health. This report provides a summary of this month's activity, including revenue and expenses.



Mark Corrado
 Manager, Community Safety Policy and Programs
 (604-204-8673)

MC:mc