



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** October 24, 2022
From: Mark Corrado **File:** 12-8060-00/Vol 02
 Director, Community Bylaws & Licencing
Re: **Property Use and Parking Enforcement Monthly Activity Report - September 2022**

Staff Recommendation

That the staff report titled "Property Use and Parking Enforcement Monthly Activity Report - September 2022", dated October 24, 2022, from the Director, Community Bylaws & Licencing, be received for information.

Mark Corrado
 Director, Community Bylaws & Licencing
 (604-204-8673)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department Engineering	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

This monthly report for the Property Use and Parking Enforcement sections of Community Bylaws provides information and statistics for enforcing bylaws related to land use, noise, health, soil, short-term rentals, parking permits and parking enforcement.

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

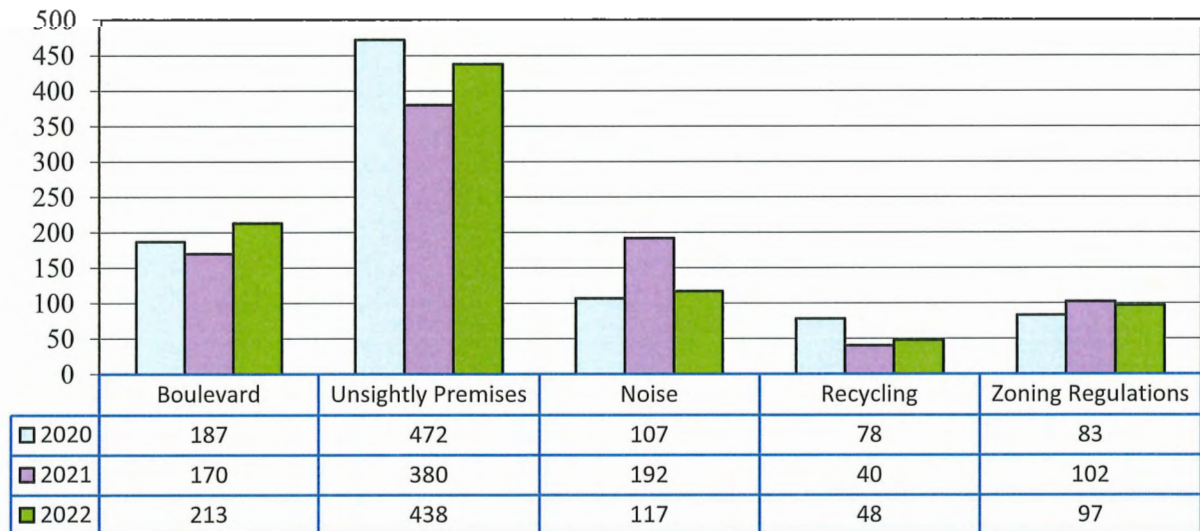
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

Property Use officers are either the lead enforcement team or a key partner supporting other City departments and government agencies, depending on the nature of the investigation required. Figure 1 highlights the most common calls for service received for Property Use officers to follow up and investigate.

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

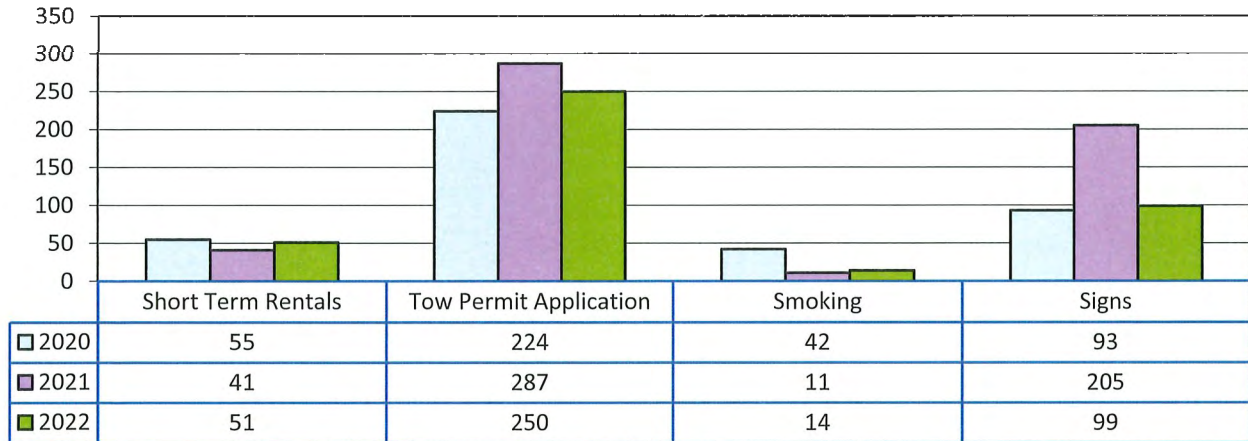


Community Bylaws staff seek to obtain compliance through proactive education, voluntary compliance, or when required, formal legal proceedings. As of September calls for service relating to boulevard maintenance and unsightly premises are up slightly, but are not indicative of an overall trend.

Other Community Bylaws Calls for Service

Figure 2 shows other Calls for Service, which are closely related to Property Use matters.

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



Calls for Service regarding short-term rental violations have begun to increase due in part to a return of normal travel behaviours. To support education, enforcement and compliance, a temporary-fulltime Bylaw Officer II, dedicated to addressing short term rental files, has been hired as per a staff report titled “Review of Licencing and Enforcement of Short-Term Rentals”, dated October 1, 2019.

Grease

The Grease Inspector is a dedicated position that supports the City’s Grease Management Program. The Inspector coordinates with Public Works Operations to investigate and address grease issues when identified within sanitary sewer systems. During the month of September, the Grease Officer conducted 67 grease-trap inspections. A year-to-date total of 731 inspections have been conducted and three warnings have been issued.

Soil Activity

The Soil Bylaw Officer (Officer) is responsible for responding to public complaints and issues of non-compliance related to unauthorized filling; the need to monitor permitted soil deposits and removal sites; and inspecting properties that are undergoing remediation to come into compliance with applicable City bylaws. The Officer conducted 60 site inspections in the month of September.

Stop Work/Removal Orders issued for the following properties:

- 2911 Smith Street
- 11171 Granville Avenue
- 14671 Triangle Road

There are 24 soil deposit proposals under various stages of the application process. The Officer is monitoring eight approved sites and is currently addressing 30 properties that are considered non-compliant.

Bylaw Prosecutions

No new bylaws charges were sworn in September.

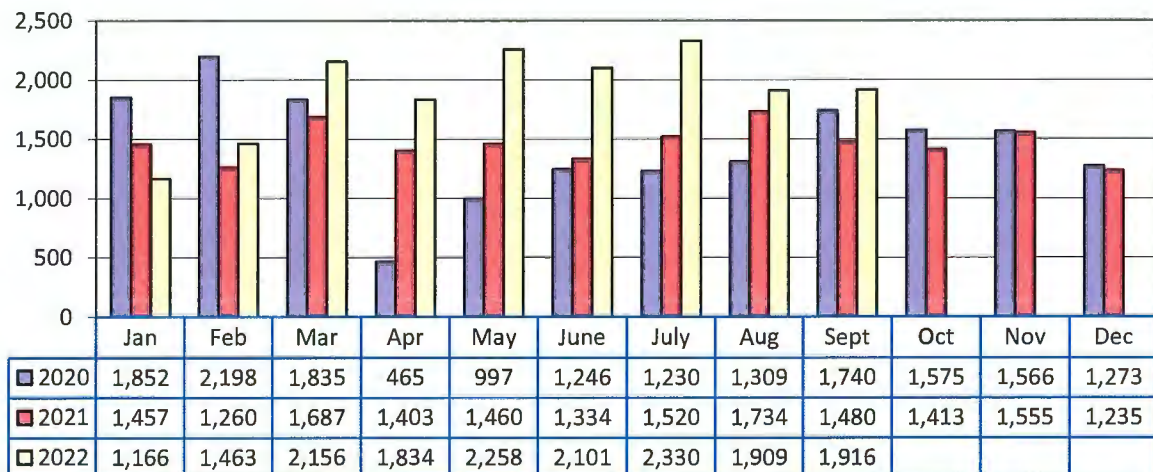
Parking Enforcement

For the month of September 2022, Parking Officers proactively patrolled for stopping and parking infractions while continuing to monitor assigned files. Parking Officers received 320 Calls for Service for parking related matters, a 21 per cent (264) increase from the same period in 2021. Management of files by Parking Officers are priority-based, with all safety and obstruction requests receiving top priority. Parking revenue and ticket issuance comparisons are listed in Figures 3 and 4 below.

Figure 3: Parking Revenue Comparison (000's)



Figure 4: Parking Violations Issuance Comparison



Year to date parking revenue from 2021 to 2022, has increased 29 per cent as a result of greater enforcement driven by “hot spot” analysis as well as monthly meter activity and parking permit issuance. Parking violation issuance increased slightly in September.

Ticketing

The following table reflects Property Use and related Bylaws ticket issuance by Offence type for the month of September and year to date.

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	September	YTD
Short-Term Rental Offences	2	10
Soil Deposit and Removal Offences	3	47
Watercourse Protection Offences	0	0
Unsightly Premises Offences	0	18
Noise Offences	2	5
Grease Trap Offences	0	0
Solid Waste and Recycling Offences	0	0
Sign Offences	0	12
Watering Offences	0	0
Totals	7	92

The increase in Soil Deposit and Removal Offences are a result of a single operator using a property contrary to Soil Deposit and Removal Bylaw No. 10200. Community Bylaws staff are monitoring the site and additional enforcement measures will be taken as warranted.

Overall, the increase in Short-Term Rental Offences under the Business Regulation Bylaw No. 7538 and Zoning Bylaw 8500 is driven by two specific operators. Staff are in communication with the operators and reviewing options of additional enforcement measures.

Bylaw Adjudication

The next adjudication session is scheduled for November 23, 2022.

Revenue and Expenses

Revenue in Property Use is primarily derived from permits, tickets and court fines related to bylaw prosecutions. The actual amount collected each month can vary depending on the timing of court rulings and ticket payments. These results are shown in Table 2.

The gap in false alarm budgeted and actual revenue is decreasing and this trend is expected to continue as additional invoices are sent out and paid.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Sept 2022	Actual Sept 2022	YTD Budget Sept 2022	YTD Actual Sept 2022
False Alarm	4,633	5,248	41,700	10,719
Towing Permits	1,592	2,413	14,268	17,125
Newspaper Box Permits	2,269	0	23,935	6,814
Bylaw Soil Permit, Fines and Fees	20,323	3,200	194,310	118,434
Total Revenue	28,817	10,861	274,213	153,092

Parking enforcement generates much of its revenue from meters, permits and fines. The remainder of the revenue is generated from filming and receivable income. Table 3 outlines individual revenue types. Table 4 outlines the net revenue and expenses for both Property Use and Parking.

Table 3: Parking Revenue by Source

Program Revenue	Budget Sep 2022	Actual Sep 2022	YTD Budget Sep 2022	YTD Actual Sep 2022
Contract Revenue ¹	5,339	5,000	44,444	45,000
Filming Revenue	0	8,122	0	34,451
Parking Revenue ²	182,035	147,814	1,515,395	1,226,957
Receivable Income ³	8,897	5,510	74,073	27,355
Expense Recovery	0	0	0	158
Total Revenue	196,271	166,446	1,633,912	1,333,921

Table 4: Property Use and Parking Revenue and Expenses

		YTD Budget September 2022	YTD Actual September 2022
Property Use	Revenue	274,213	153,092
	Expenses	1,171,970	661,015
	Net Revenue (Expense)	(897,757)	(507,923)
Parking	Revenue	1,633,912	1,333,921
	Expenses	1,243,799	1,034,495
	Net Revenue (Expense)	390,113	299,426

¹ City Towing Contract with Rusty's towing

² Parking Revenue consists of Parking Meters, Monthly Parking Permits, and Parking Enforcement

³ Receivable Income consists of Night Market Recoveries

Overall, parking enforcement revenue is increasing month over month. Increased business activity, seasonal driving habits and deployment of staff using data driven analytics have contributed to these changes. Expenses in both Parking Enforcement and Property Use are also lower as a result of vacancies.

Financial Impact

None.

Conclusion

The Property Use and Parking Enforcement sections of Community Bylaws administer and enforce a wide range of bylaws related to land use, unsightly premises, short-term rentals, soil, noise, parking permit issuance and parking enforcement. This report provides a summary of this month's activity, including revenue and expenses.



Mark Corrado
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