



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** April 13, 2022
From: Mark Corrado **File:** 12-8060-00/Vol 02
 Director, Community Bylaws & Licencing
Re: **Property Use and Parking Enforcement Monthly Activity Report - March 2022**

Staff Recommendation

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report - March 2022”, dated April 13, 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:

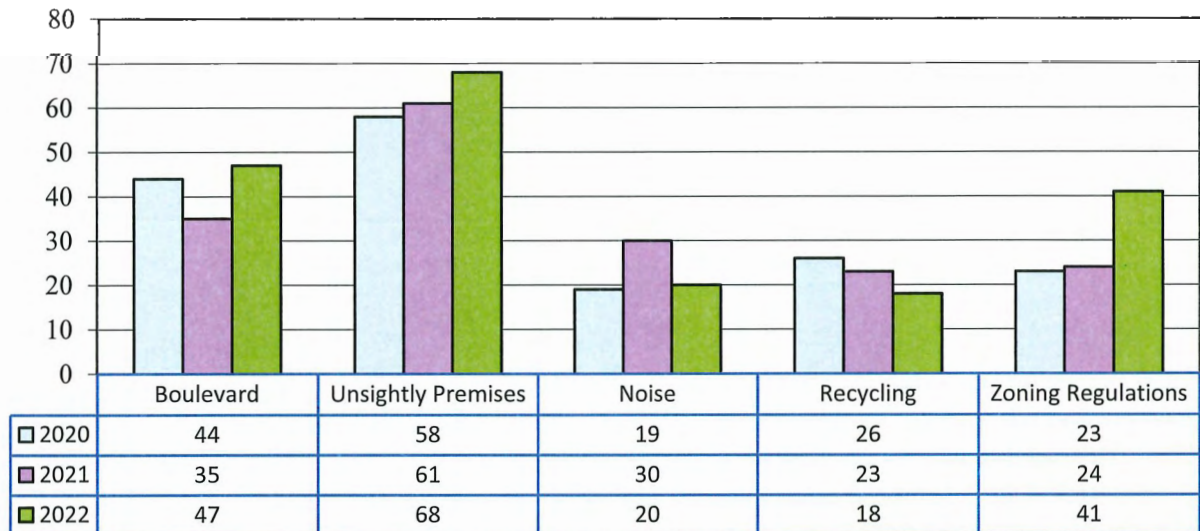
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

Property Use enforcement matters are divided into the following groups: Community Bylaws, Engineering and Business Licencing. Figure 1 shows the calls for service for Property Use.

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

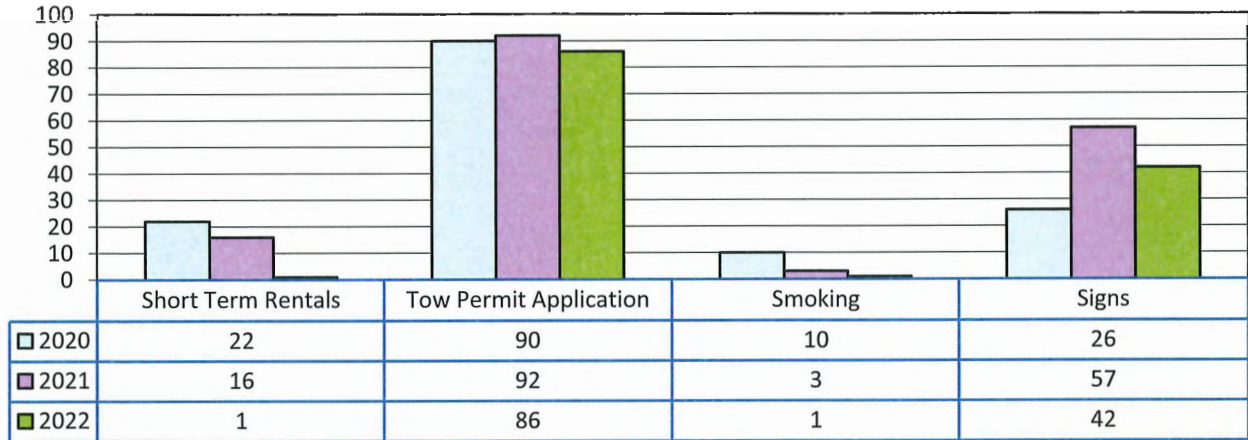


Property Use officers both investigate property related matters based on public complaints and conduct proactive enforcement. Calls for Service relating to potential Zoning Regulation violations increased year to date due to calls related to non-permitted use and business activities.

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 - March Year-To-Date Comparison



The above trend in reduced Calls for Service for Short Term Rental violations is directly related to the impact of the COVID-19 pandemic.

Grease

The Grease Officer remains focused on education and communication. During the month of March, the Grease Officer conducted 97 grease-trap inspections. A year-to-date total of 376 inspections have been conducted.

Soil Report

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 59 site inspections in the month of March.

The following properties submitted a Soil deposit application:

- 2200 No. 6 Road
- 8888 No. 6 Road

The following properties are now compliant:

- 14260 Westminster Highway
- 16160 River Road
- 10951 Granville Avenue
- 11400 No. 2 Road
- 11100 Blundell Road
- 12060 No. 5 Road

The following properties were found to be non-compliant and a Removal Order was issued:

- 13340 Blundell Road
- 11100 Blundell Road
- 11400 No. 2 Road
- 9111 No. 6 Road
- 10211 Sidaway Road
- 13451 Steveston Highway

The Officer is monitoring 13 approved sites and is currently addressing 28 properties that are considered non-compliant.

Bylaw Prosecutions

There were no trials this month or cases that were settled with a consent agreement. No new bylaws charges were sworn in March.

Parking Enforcement

For the month of March 2022, Parking Officers proactively patrolled for stopping and parking infractions while continuing to monitor assigned files. Parking Officers received 221 Calls for Service for parking related matters. Management of files by Parking Officers are priority-based, with all safety and obstruction requests receiving top priority. Parking revenue and ticket issuance comparison are listed in Figures 3 and 4 below.

Figure 3: Parking Revenue Comparison (000's)

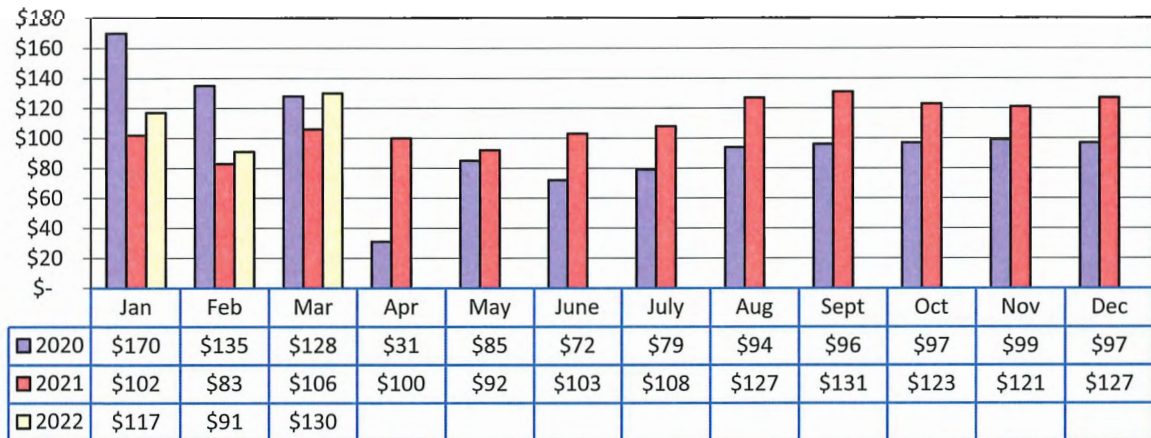
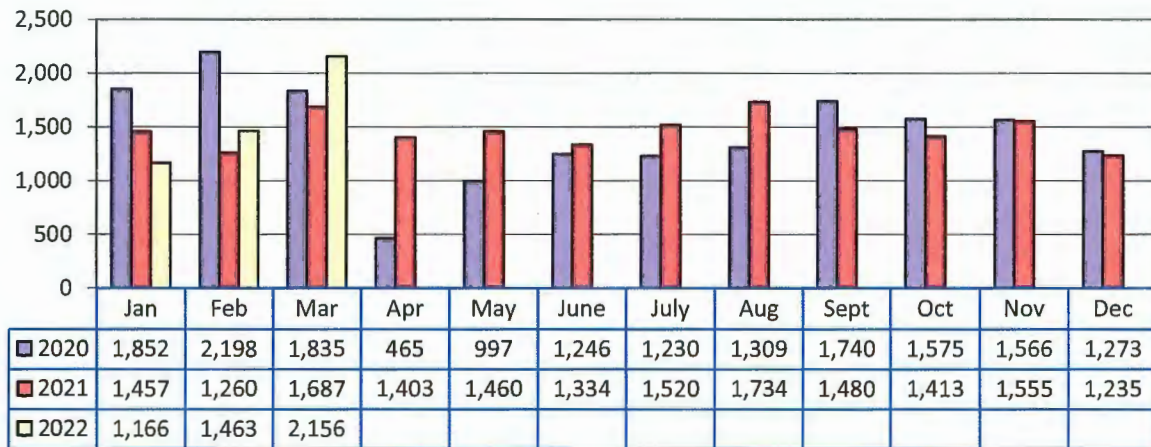


Figure 4: Parking Violations Issuance Comparison



Ticketing

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

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	March	YTD
Short-Term Rental Offences	0	0
Soil Deposit and Removal Offences	0	2
Watercourse Protection Offences	0	0
Unightly Premises Offences	1	3
Noise Offences	0	0
Grease Trap Offences	0	0
Solid Waste and Recycling Offences	0	0
Sign Offences	2	6
Watering Offences	0	0
Totals	3	11

Bylaw Adjudication

The next adjudication session is scheduled for May 26, 2022. There are approximately 10 disputed tickets requesting adjudication.

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.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Mar 2022	Actual Mar 2022	YTD Budget Mar 2022	YTD Actual Mar 2022
False Alarm	4,633	0	13,900	991
Towing Permits	1,140	2,217	5,878	6,152
Newspaper Box Permits	1,721	1,098	11,028	6,753
Bylaw Soil Permit, Fines and Fees	16,287	19,055	81,792	27,430
Total Revenue	23,781	22,370	112,598	41,326

The gap between budgeted and actual revenue from “Bylaw Soil Permit, Fines and Fees” has decreased due to the revenue generated from collecting volume fees relating to the new Soil Deposit and Removal Bylaw No. 10200.

Parking Enforcement generates much of its revenue from meters, permits and fines. The remainder of revenue generated is 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 Mar 2022	Actual Mar 2022	YTD Budget Mar 2022	YTD Actual Mar 2022
Contract Revenue ¹	6,776	5,000	18,013	15,000
Filming Revenue	0	3,183	0	3,183
Parking Revenue ²	231,048	130,015	614,188	338,111
Receivable Income ³	11,294	0	30,022	0
Total Revenue	249,118	138,198	662,223	356,294

Table 4: Property Use and Parking Revenue and Expenses

		YTD Budget Mar 2022	YTD Actual Mar 2022
Property Use	Revenue	112,598	41,326
	Expenses	385,371	149,199
	Net Revenue (Expense)	(272,773)	(107,873)
Parking	Revenue	662,223	356,294
	Expenses	500,698	371,499
	Net Revenue (Expense)	161,525	(15,205)

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 revenue in Property Use and Parking Enforcement is lower as a result of the COVID-19 pandemic and seasonality. Nonetheless, expenses have also decreased as a result of vacancies. It is anticipated that revenues will increase later in the year as a result of increased business activity due to reduced health restrictions and seasonality.

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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