



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** June 20, 2022
From: Mark Corrado **File:** 12-8060-00/Vol 02
 Director, Community Bylaws & Licencing
Re: Property Use and Parking Enforcement Monthly Activity Report - May 2022

Staff Recommendation

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report - May 2022”, dated June 20, 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:

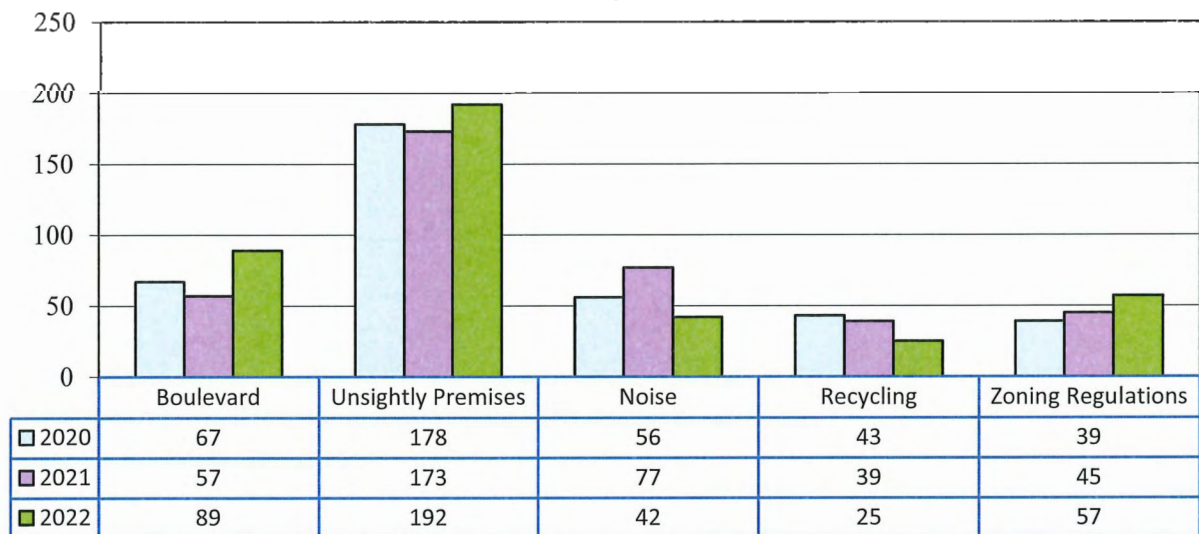
1.1 Enhance safety services and strategies to meet community needs.

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 - May Year-To-Date Comparison

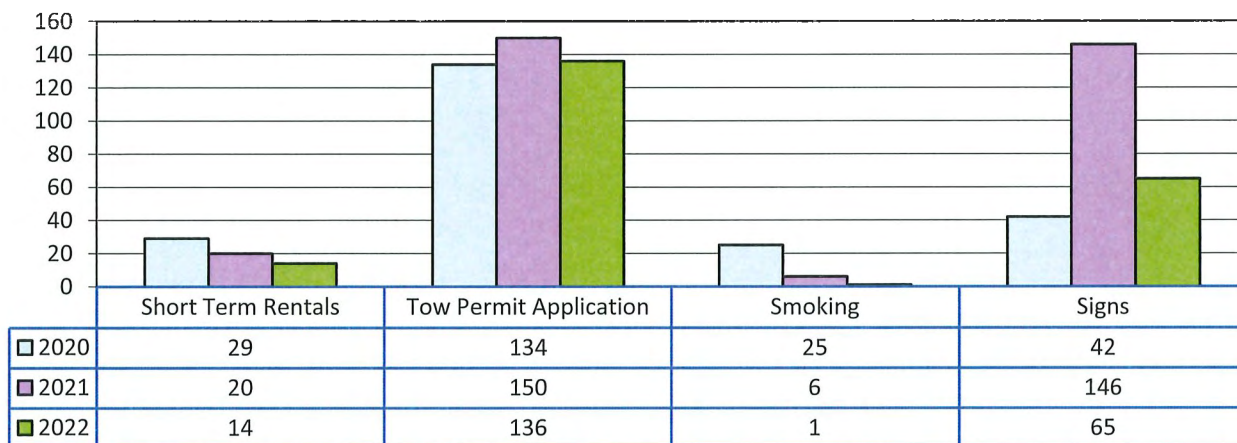


Property Use officers investigate property related matters based on public complaints and through proactive enforcement. Calls for service relating to potential zoning regulation violations increased year to date due to calls for non-permitted use and unlicensed business activities. Calls relating to boulevard maintenance and unsightly premises are up slightly, but not indicative of an overall trend. There is a seasonal causal factor to these calls as the clement weather drives vegetation growth.

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 - May 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 May, the Grease Officer conducted 71 grease-trap inspections. A year-to-date total of 521 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 34 site inspections in the month of May.

The following property is now compliant:

- 10211 Sidaway Road

There are 18 soil deposit proposals under various stages of the application process. The Officer is monitoring 14 approved sites and is currently addressing 27 properties that are considered non-compliant.

Bylaw Prosecutions

There was one trial in May, regarding Zoning Bylaw contraventions. The courts ruled in favour of the City on two counts. A hearing is being arranged to set the fines amounts to be levied against the defendant.

No new bylaw charges were sworn in May.

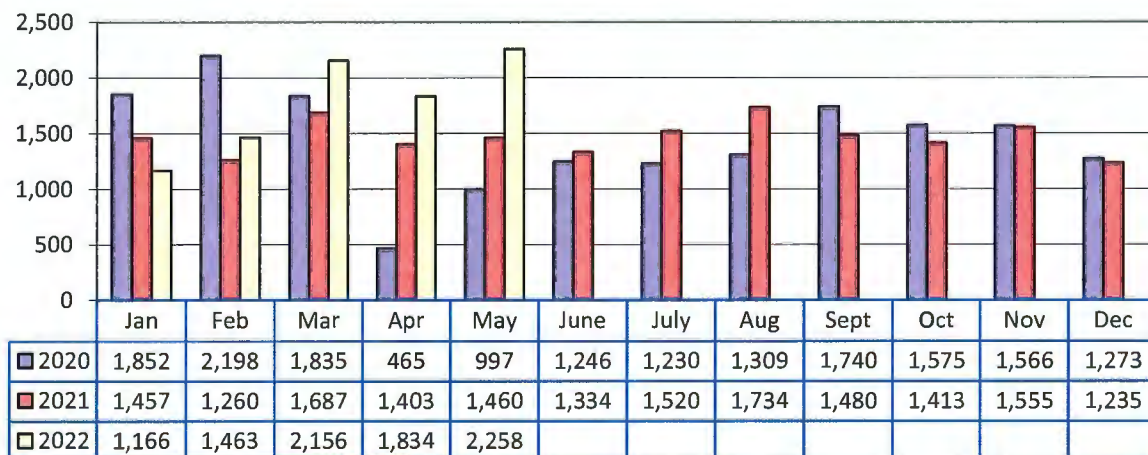
Parking Enforcement

For the month of May 2022, Parking Officers proactively patrolled for stopping and parking infractions while continuing to monitor assigned files. Parking Officers received 248 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 May and year to date.

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	May	YTD
Short-Term Rental Offences	0	4
Soil Deposit and Removal Offences	0	3
Watercourse Protection Offences	0	0
Unightly Premises Offences	7	10
Noise Offences	0	0
Grease Trap Offences	2	2
Solid Waste and Recycling Offences	0	0
Sign Offences	3	10
Watering Offences	0	0
Totals	12	29

Bylaw Adjudication

An adjudication session took place May 26, 2022. The adjudicator ruled in the City's favour for all 11 disputed tickets relating to Property Use, Parking and Business Licenses offences.

The next adjudication session is scheduled for August 24, 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 result are shown in Table 2.

The gap in false alarm budgeted and actual revenue is in large part due to a data lag and actual revenue is anticipated to be accounted for in the coming months.

Table 2: Property Use Revenue by Source

Program Revenue	Budget May 2022	Actual May 2022	YTD Budget May 2022	YTD Actual May 2022
False Alarm	4,634	0	23,166	991
Towing Permits	597	1,713	7,402	9,516
Newspaper Box Permits	1,135	0	13,358	6,631
Bylaw Soil Permit, Fines and Fees	9,236	1,975	102,153	89,024
Expense Recovery	0	0	0	223
Total Revenue	15,602	3,688	146,079	106,385

The variance between budgeted and actual revenue from “Bylaw Soil Permit, Fines and Fees” has decreased due to the revenue generated by the seasonal increase of soil applications.

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 May 2022	Actual May 2022	YTD Budget May 2022	YTD Actual May 2022
Contract Revenue ¹	4,225	5,000	25,386	25,000
Filming Revenue	0	8,271	0	11,454
Parking Revenue ²	144,061	145,624	865,561	613,596
Receivable Income ³	7,042	4,206	42,309	4,206
Expense Recovery	0	0	0	157
Total Revenue	155,328	163,101	933,256	654,413

Table 4: Property Use and Parking Revenue and Expenses

		YTD Budget May 2022	YTD Actual May 2022
Property Use	Revenue	146,079	106,385
	Expenses	655,010	345,011
	Net Revenue (Expense)	(508,931)	(238,626)
Parking	Revenue	933,256	654,413
	Expenses	787,513	595,834
	Net Revenue (Expense)	145,743	58,579

Expenses in the property use section have been amended after a review of Community Bylaws accounting streams. A correction was made to the property use Actuals to reflect expenses incurred year to date within Community Bylaws.

Overall, parking enforcement revenue is increasing month over month. Increased business activity, seasonal driving habits and the return of gatherings such as the Richmond Night Market have contributed to these changes. Nonetheless, expenses have also decreased as a result of vacancies.

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

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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