



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** September 15, 2022
From: Mark Corrado **File:** 12-8060-00/Vol 02
 Director, Community Bylaws & Licencing
Re: **Property Use and Parking Enforcement Monthly Activity Report - August 2022**

Staff Recommendation

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report - August 2022”, dated September 15, 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:

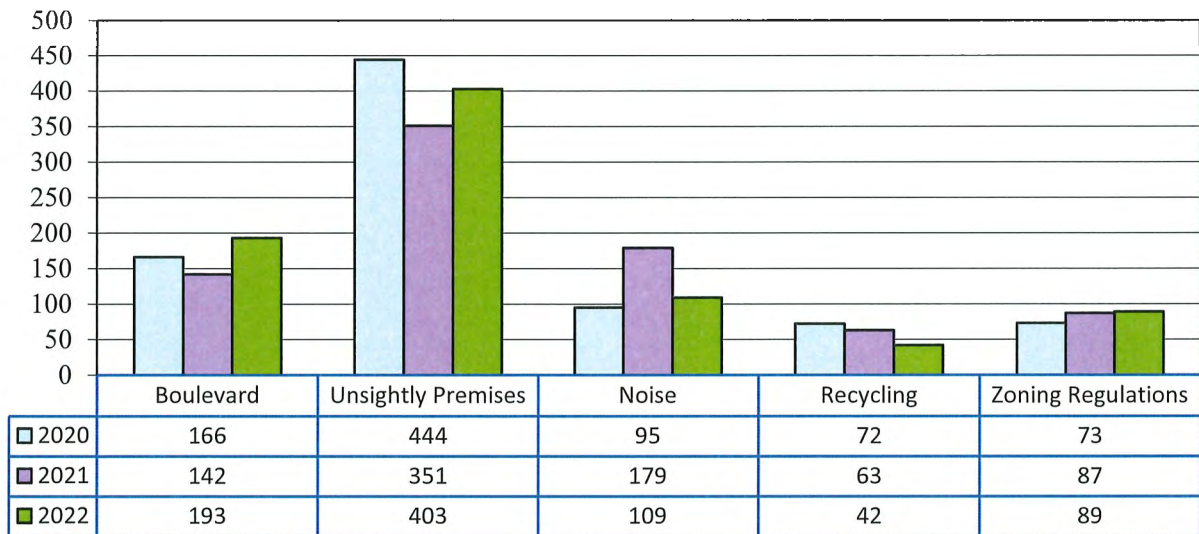
1.1 Enhance safety services and strategies to meet community needs.

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 - August Year-To-Date Comparison

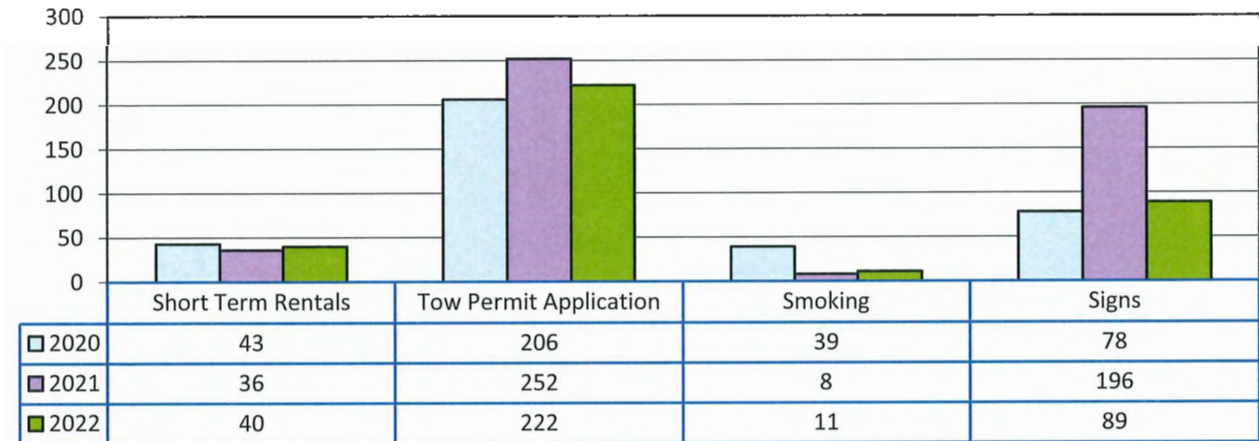


Property Use officers both investigate property related matters based on public complaints and conduct proactive enforcement. Calls relating to boulevard maintenance and unsightly premises are up slightly, but are not indicative of an overall trend.

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 - August Year-To-Date Comparison



The above trend in reduced Calls for Service for short-term rental violations is directly related to the impact of travel patterns.

Grease

The Grease Officer remains focused on education and communication. During the month of August, the Grease Officer conducted 38 grease-trap inspections. A year-to-date total of 664 inspections have been conducted. A year-to-date total of two 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 38 site inspections in the month of August.

Stop Work/Removal Orders issued for the following properties:

- 7200 No. 5 Road (fines issued)
- 10060 No. 5 Road

There are 23 soil deposit proposals under various stages of the application process. The Officer is monitoring 13 approved sites and is currently addressing 32 properties that are considered non-compliant.

The ALC approved the soil deposit proposal for PID: 005-480-663 (17260 Block of River Road). This Soil Application was forwarded by the City upon Council approval on November 22, 2021.

Bylaw Prosecutions

No new bylaws charges were sworn in August.

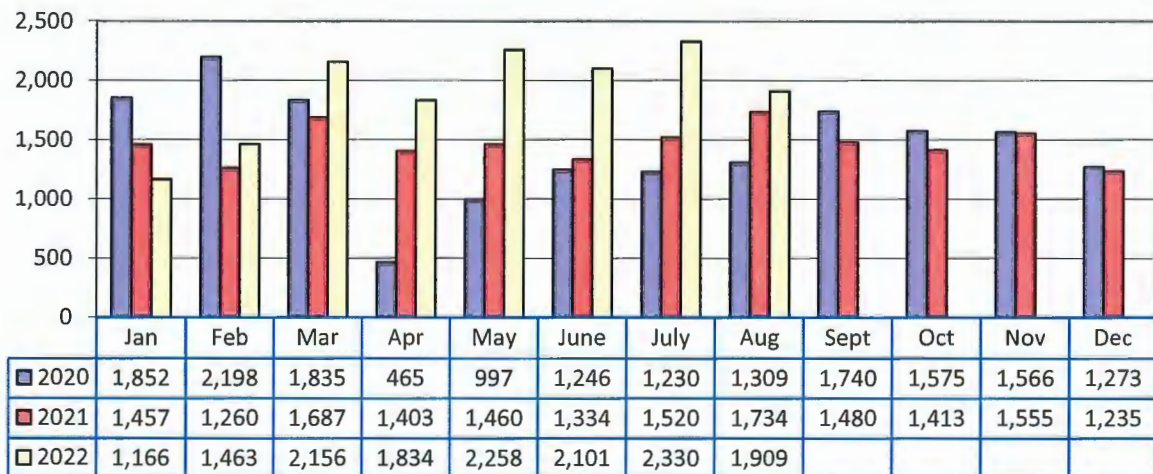
Parking Enforcement

For the month of August 2022, Parking Officers proactively patrolled for stopping and parking infractions while continuing to monitor assigned files. Parking Officers received 298 Calls for Service for parking related matters, a 47% (203) 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



The previous table shows a trend of seven consecutive monthly increases in parking revenue over 2021 and 2022. Parking revenue has correspondingly increased 32 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 decreased slightly in August, this is due to temporary staffing vacancies.

Ticketing

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

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	August	YTD
Short-Term Rental Offences	4	8
Soil Deposit and Removal Offences	13	44
Watercourse Protection Offences	0	0
Unightly Premises Offences	1	18
Noise Offences	1	3
Grease Trap Offences	0	0
Solid Waste and Recycling Offences	0	0
Sign Offences	1	12
Watering Offences	0	0
Totals	20	85

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. Bylaws staff are monitoring the site and additional enforcement measures will be taken as warranted. The increase in Unightly Premises Regulation Bylaw No. 7162 violations is primarily driven by a short yet robust vegetation growing season this past summer. Similarly, violation tickets issued relating to the Sign Regulation Bylaw No. 9700 have also increased, the primary offense has been the improper placement of a sign without a permit.

Bylaw Adjudication

An adjudication session was held on August 24. A total of nine disputed tickets were submitted, all of which related to parking offenses. One ticket was dismissed with the remaining eight offenses being upheld.

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 attributable to a lag in data and is expected to significantly decrease in future reports.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Aug 2022	Actual Aug 2022	YTD Budget Aug 2022	YTD Actual Aug 2022
False Alarm	4,633	4,480	37,067	5,471
Towing Permits	1,150	1,585	12,676	14,712
Newspaper Box Permits	2,571	0	21,666	6,814
Bylaw Soil Permit, Fines and Fees	19,965	1,625	173,987	115,234
Total Revenue	28,319	7,690	245,396	142,231

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 Aug 2022	Actual Aug 2022	YTD Budget Aug 2022	YTD Actual Aug 2022
Contract Revenue ¹	5,326	5,000	39,105	40,000
Filming Revenue	0	7,081	0	26,329
Parking Revenue ²	181,607	158,824	1,333,360	1,079,143
Receivable Income ³	8,877	7,224	65,175	21,844
Expense Recovery	0	0	0	158
Total Revenue	195,810	178,129	1,437,640	1,167,474

Table 4: Property Use and Parking Revenue and Expenses

		YTD Budget August 2022	YTD Actual August 2022
Property Use	Revenue	245,396	142,231
	Expenses	1,041,864	583,067
	Net Revenue (Expense)	(796,468)	(440,836)
Parking	Revenue	1,437,640	1,167,474
	Expenses	1,118,366	910,604
	Net Revenue (Expense)	319,274	256,870

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 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.

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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