



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** December 10, 2021
From: Cecilia Achiam **File:** 12-8375-03/2021-Vol
 General Manager, Community Safety 01
Re: **Property Use Monthly Activity Report – November 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – November 2021”, dated December 10, 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 section 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.

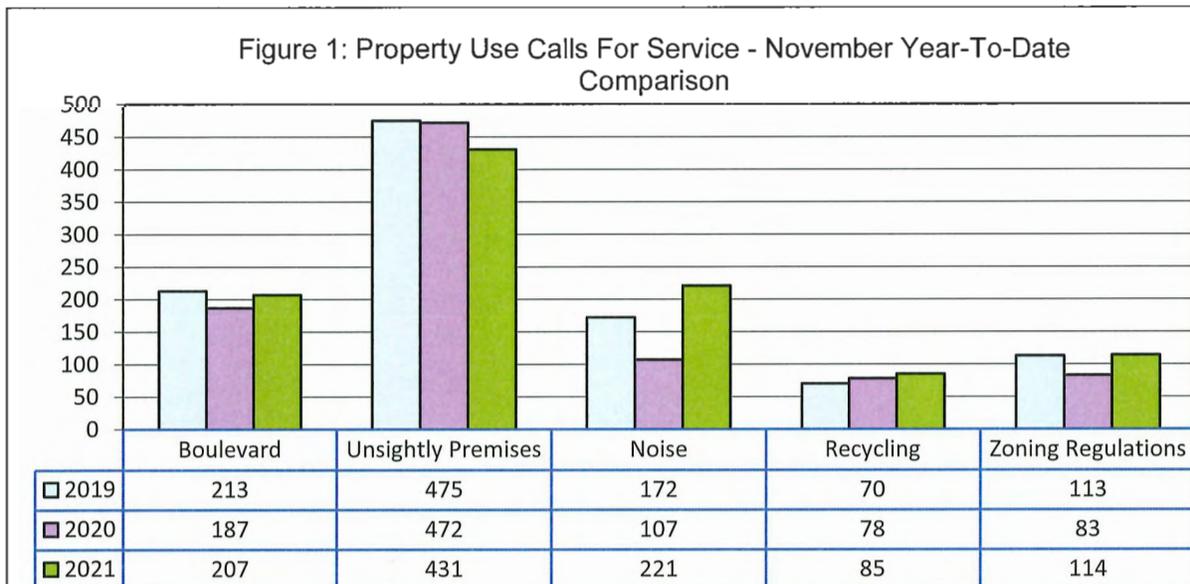
This report supports Council’s Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

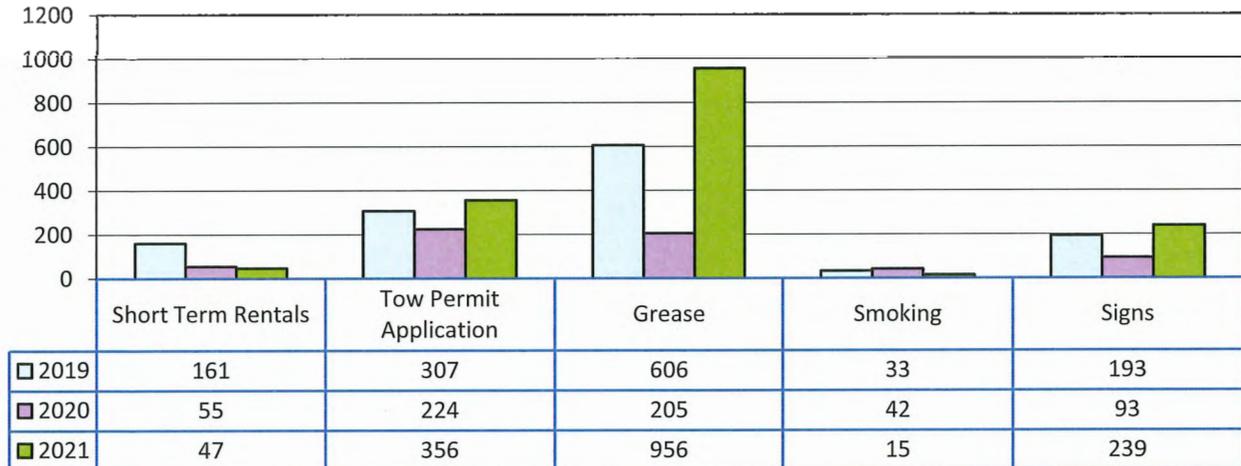
Property use enforcement matters are divided among several groups in Community Bylaws, Engineering and Business Licencing. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.



Year to date there has been a consistent trend in monthly increases for noise related calls as compared to prior years. It is anticipated that this will continue through to 2022. The primary drivers of this increase are twofold. First, in March 2021 the City took over enforcement of noise related calls from Vancouver Coast Health due to the termination of the shared services agreement. This resulted in an incense of calls directed to Community Bylaws. Secondly, many calls to date are in regards to public work or construction noise which can result in repetitive complaints for different phases of a project.

Calls related to short-term rentals are expected to return to levels seen in previous years once travel rates increase, overall, the numbers remain low for November 2021.

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



Grease

The Grease Officer remains focused on education and communication. During the month of November, the Grease Officer undertook 178 grease-trap inspections, which are reflected in the cumulative total shown in Figure 2.

Smoking

Since taking over smoking related education and enquiry response from Vancouver Coastal Health on March 30, 2021, staff continue to respond to smoking bylaw violations. Starting in November and continuing into 2022, a social media campaign on the City’s social media networks will educate the public on Richmond’s smoking restrictions and provide awareness materials for individuals and business, including signage templates and links to the BC Lung Association.

Ride Hailing

On November 30, 2021, staff partnered with Passenger Transportation Branch Officers (PTB), who are the lead law enforcement agency regarding ride-hailing issues, and Metro Vancouver Transit Police undertook a joint operation targeting illegal ride hailing operators. This operation resulted in two operators being stopped and ticketed for both Municipal and Provincial violations. During this operation, a grand total of \$5,516 fines were issued. Staff will continue to work with partner law enforcement agencies in a pro-active manner to continue enforcement into 2022.

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 46 site inspections conducted by the Officer during the month of November.

Stop Work Order issued for:

- 10951 Granville Avenue

Removal order issued for:

- 17600 River Road

Compliance obtained for:

- 20391 Westminster Hwy
- 6471 No. 5 Road

Soil deposit application was received for:

- 6200 No. 5 Road
- 10951 Granville Avenue

There are 18 soil deposit proposals under various stages of review by City staff and the Officer continues to monitor 12 approved sites. The Officer is currently addressing 34 properties that are considered to be in non-compliance. There are two files with legal counsel.

Council authorized the soil deposit proposal for 17000 BLK River Road (PID 005-480-663) to be forwarded to the ALC.

The Agricultural Land Commission (ALC) granted a Notice of Intent (NOI) approval for 18840 River Road and approved the ‘Soil Use for Placement of Fill’ application for 8511 No. 6 Road, which had been forwarded by the City as per Council approval in May 2021. Staff will be working with each applicant and their qualified professionals to determine the City’s permit conditions.

Bylaw Prosecutions

No new bylaws charges were sworn in November.

Ticketing

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

Table 1: Community Bylaw Violations

Ticket Issuance (BVN's & MTI's)	November	YTD
Short-Term Rental Offences	4	15
Soil Deposit and Removal Offences	0	0

Ticket Issuance (BVN's & MTL's)	November	YTD
Watercourse Protection Offences	0	1
Unsanitary Premises Offences	3	29
Noise Offences	0	25
Grease Trap Offences	0	2
Solid Waste and Recycling Offences	0	3
Sign Offences	0	14
Watering Offences	0	1
Totals	7	90

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 depending on timing of court and ticket payments, overall Property Use revenue is ahead of budget. These results are shown in Table 2.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Nov 2021	Actual Nov 2021	YTD Budget Nov 2021	YTD Actual Nov 2021
Towing Permits	1,217	372	15,790	21,968
Soil Permit Applications	250	1,900	3,000	12,550
Bylaw Fines	5,816	2,775	75,496	112,485
Total Revenue	7,283	5,047	94,283	147,003

The favorable result on the revenue side is 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 3: Property Use Revenue and Expenses

		YTD Budget Nov 2021	YTD Actual Nov 2021
Property Use	Revenue	94,286	147,003
	Expenses	1,320,281	763,587
	Net Revenue (Expense)	(1,225,995)	(616,584)

Financial Impact

None.

Conclusion

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



Mark Corrado
Manager, Community Safety Policy and Programs
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