



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** September 17, 2021
From: Cecilia Achiam **File:** 09-5355-00/Vol 01
 General Manager, Community Safety
Re: **Property Use Monthly Activity Report – August 2021**

Staff Recommendation

That the staff report titled “Property Use Monthly Activity Report – August 2021”, dated September 17, 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 department 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:

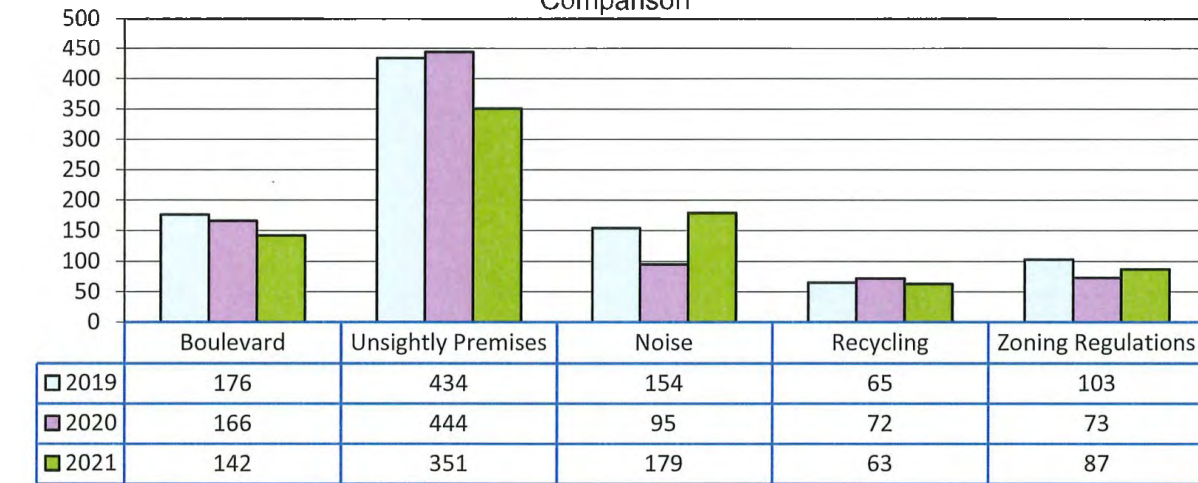
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

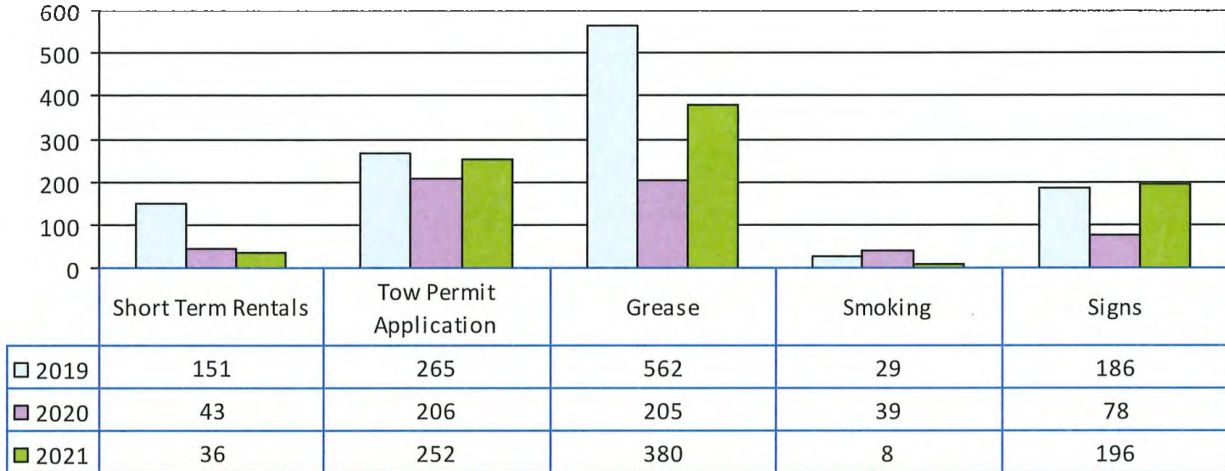
Property use enforcement matters are divided among several groups in Community Bylaws, Engineering and Business Licencing. Figure 1 shows the calls for service (files opened) by Property Use Inspectors. Figure 2 shows all other property related enforcement.

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



As expected, calls for enforcement of Noise continue to increase compared to previous years. This increase was in part due to a rise in construction related noise calls. While calls related to short-term rentals are expected to return to levels seen in previous years, the numbers remain low for August.

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



Grease

The Grease Officer remains focused on education and communication. During the month of August, the Grease Officer undertook 128 grease-trap inspections, which are reflected in the cumulative total shown in Figure 2. There was one violation notice issued for contravention of Drainage, Dike and Sanitary Sewer System Bylaw No. 7551.

Soil Report

During the month of August, the Soil Bylaw Officer conducted 53 site inspections and is currently addressing 38 properties that are considered to be in non-compliance. There is one additional file with legal counsel.

Stop Work Orders and removal/remediation orders were issued for:

- 5990 No. 6 Road
- 5480 No. 6 Road
- 8251 No. 5 Road

Compliance was obtained for:

- 10520 Blundell Road
- 10751 Blundell Road
- 10900 Sidaway Road
- 5480 No. 6 Road
- 16160 Westminster Highway
- 11850 block Blundell Road – Property owner complied and removed construction waste from a City allowance

There are 13 soil deposit proposals under various stages of review by City staff and the Officer continues to monitor 13 approved sites. The Agricultural Land Commission (ALC) is currently reviewing the soil deposit proposal for 8511 No. 6 Road (forwarded by the City as per Council approval in May).

Bylaw Prosecutions

There was one bylaw prosecution trial in Provincial Court in August 17. The trial was related to the use of commercial vehicles and outdoor storage 10040 Palmberg Road. The trial was adjourned due to time restrictions and will reconvene on December 6, 2021.

Ticketing

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

Table 1: Community Bylaw Violations

Ticket Issuance (BVN's & MTI's)	August	YTD
Short-Term Rental Offences	2	11
Soil Deposit and Removal Offences	0	0
Watercourse Protection Offences	0	0
Unightly Premises Offences	2	23
Noise Offences	3	23
Grease Trap Offences	1	2
Solid Waste and Recycling Offences	0	3
Sign Offences	0	14
Watering Offences	1	1
Totals	9	77

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 depend 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 Aug 2021	Actual Aug 2021	YTD Budget Aug 2021	YTD Actual Aug 2021
Towing Permits	1,128	2,655	13,013	17,260
Soil Permit Applications	250	(1,200)	2,000	3,300
Other Bylaw Fines	5,393	8,570	62,216	96,110
Total Revenue	6,771	10,025	77,229	116,670

In addition to a favorable result on the revenue side, 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 Aug 2021	YTD Actual Aug 2021
Property Use	Revenue	77,229	116,670
	Expenses	953,200	516,625
	Net Revenue (Expense)	(875,971)	(399,955)

Financial Impact

None.

Conclusion

Property Use administers a wide range of bylaws related to land use, unsightly premises, short-term rentals, soil, grease, noise and health. 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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MC:mc