



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** February 15, 2023
From: Mark Corrado **File:** 12-8375-02/2023
Director, Community Bylaws & Licencing
Re: **Property Use and Parking Enforcement Monthly Activity Report – January 2023**

Staff Recommendation

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report – January 2023”, dated February 15, 2023, 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	<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 and Parking Enforcement sections of Community Bylaws provides information and statistics on the calls for service and bylaw enforcement actions related to unsightly premises, land use, noise, soil deposit/removal, short-term rentals, parking permits and enforcement.

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

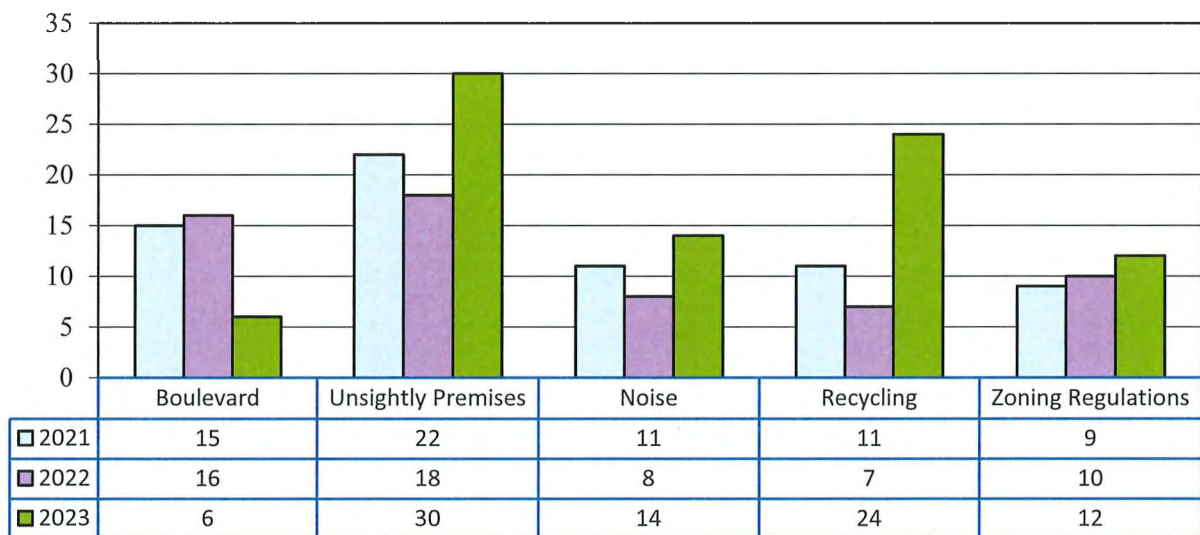
1.1 Enhance safety services and strategies to meet community needs.

Analysis

Property Use Calls for Service

In January, staff received 130 calls for service which is up 26 per cent (103) from the same time last year. Depending on the nature of the investigation, staff must often liaise with multiple departments and other government agencies to conduct a fulsome review of a given complaint. Among the 21 potential calls for service categories, Figure 1 highlights the most common calls for service received for Property Use officers to follow up on and investigate.

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



Staff seek to obtain compliance through proactive education, voluntary compliance or, when required, formal legal proceedings. As of January 2023, calls for service related to unsightly premises were up slightly, but are not indicative of an overall trend. The spike in calls concerning recycling complaints can be attributed to one complainant regarding the removal of curbside bins after pick up.

Other Community Bylaws Calls for Service

Figure 2 shows other calls for service, which are closely related to Property Use matters.

Figure 2: Property Use Calls For Service - January Year-To-Date Comparison



Calls for service regarding short-term rental violations have started to increase due in part to the return of normal travel behaviours. Since the fourth quarter of 2022, two dedicated staff positions have been filled to address short-term rental related calls. This is further highlighted in Table 1.

Tow Permit Applications

To lawfully tow from a private parking lot in Richmond, a valid tow permit is required as per Vehicle for Hire Bylaw No. 6900. Tow permits are valid for two years from the date of issue. This month a total of 45 tow permit applications were received.

Grease Inspections

In January, staff conducted 47 grease-trap inspections. These inspections are primarily pro-active and serve to ensure the safe handling of grease products and that no product is being deposited in an unsafe manner.

Soil Activity

Staff are responsible for responding to public complaints and issues of non-compliance related to unauthorized filling; monitoring permitted soil deposits and removal sites; and inspecting properties that are undergoing remediation to come into compliance with applicable City bylaws. Staff conducted 23 site inspections in the month of January.

Stop Work/Removal Orders issued for the following properties:

- 11040 Blundell Road
- 11060 Horseshoe Way – fill to be removed from City road allowance.

The following properties are now in compliance:

- 12320 No. 2 Road
- 20291 Westminster Highway
- 8051 Anderson Road
- 13451 Steveston Highway
- 11991 Mitchell Road
- 6860 No. 3 Road

There are 22 soil deposit proposals under various stages of the application process. Staff are monitoring 11 approved sites and are currently addressing 30 properties that are considered non-compliant.

Bylaw Prosecutions

No new bylaws charges were sworn in January.

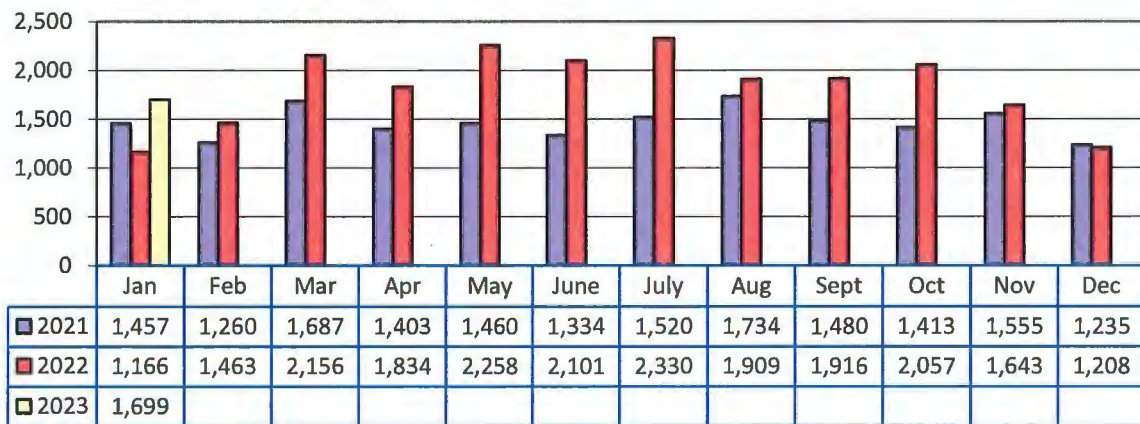
Parking Enforcement

For the month of January, staff proactively patrolled for stopping and parking infractions while continuing to monitor assigned files. Staff received 286 calls for service for parking related matters, a seven per cent decrease (309) from the same period in 2022. Management of files by staff 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 Enforcement Revenue Comparison (000's)



Figure 4: Parking Violations Issuance Comparison



When contrasted with 2022 data from the same period, parking enforcement revenue and ticket issuance have both increased by 15 and 46 per cent respectively. This is as a result of data-driven patrol scheduling, as well as the strategic use of license plate recognition technology for permit and time restriction enforcement.

Ticketing

The following table reflects non-parking related Bylaw ticket issuance for the month of January and year to date.

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	January	YTD
Short-Term Rental Offences	48	48
Soil Deposit and Removal Offences	0	0
Watercourse Protection Offences	0	0
Unightly Premises Offences	1	1
Noise Offences	0	0
Grease Trap Offences	0	0
Solid Waste and Recycling Offences	0	0
Sign Offences	3	3
Watering Offences	0	0
Totals	52	52

Short-term rental offences are up due to the work of dedicated staffing resources, and the development of new technologies for identifying and monitoring advertised short-term rental properties. The work by staff to date has also contributed to an increase in the number of valid boarding and lodging licenses, with 11 new licenses issued in the last two months.

Bylaw Adjudication

The next adjudication session is scheduled for February 22, 2023.

Revenue and Expenses

Revenue in the Property Use section 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. Soil permit applications and volume fees follow a seasonal trend and tend to pick up after the winter season. The collection of false alarm revenue in January can be attributed to the payment of invoices from 2022. Newspaper box permit revenue exceeds budgeted expectations due to annual renewal fees. These results are shown in Table 2.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Jan 2023	Actual Jan 2023
False Alarm	4,748	7,168
Towing Permits	1,394	1,970
Newspaper Box Permits	1,303	2,619
Soil Permit Application and Volume Fees	7,385	11,555
Other Bylaw Fines	6,378	5,575
Total Revenue	21,208	28,887

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 Jan 2023	Actual Jan 2023
Contract Revenue ¹	5,000	5,000
Parking Revenue ²	170,674	134,969
Receivable Income ³	8,333	0
Total Revenue	184,007	139,969

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 (Seasonal)

Table 4: Property Use and Parking Revenue and Expenses

		Budget January 2023	Actual January 2023
Property Use	Revenue	21,208	28,887
	Expenses	125,049	90,892
	Net Revenue (Expense)	(103,841)	(62,005)
Parking	Revenue	184,007	139,969
	Expenses	135,150	123,188
	Net Revenue (Expense)	48,857	16,781

Financial Impact

None.

Conclusion

Staff administer and enforce a wide range of bylaws related to unsightly premises, land use, noise, soil deposit/removal, short-term rentals, parking permits and enforcement. This report provides a summary of this month's activity, including revenue and expenses.



Mark Corrado
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