



City of Richmond

Report to Committee

To: Community Safety Committee **Date:** August 26, 2022
From: Mark Corrado **File:** 12-8060-00/Vol 02
 Director, Community Bylaws & Licencing
Re: **Property Use and Parking Enforcement Monthly Activity Report - July 2022**

Staff Recommendation

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report - July 2022”, dated August 26, 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	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Information Technology	<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:

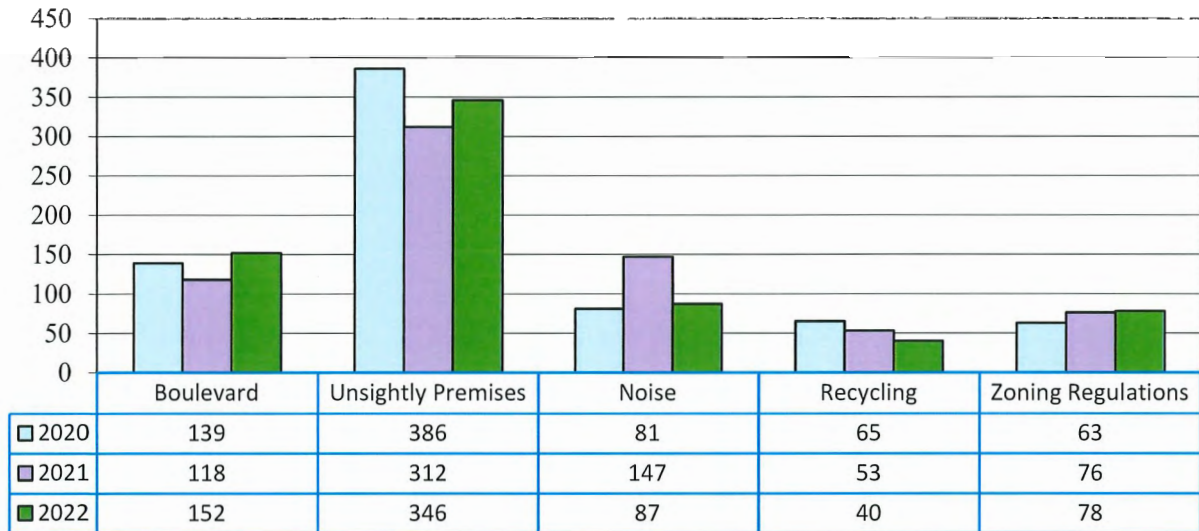
1.1 Enhance safety services and strategies to meet community needs.

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 - July Year-To-Date Comparison

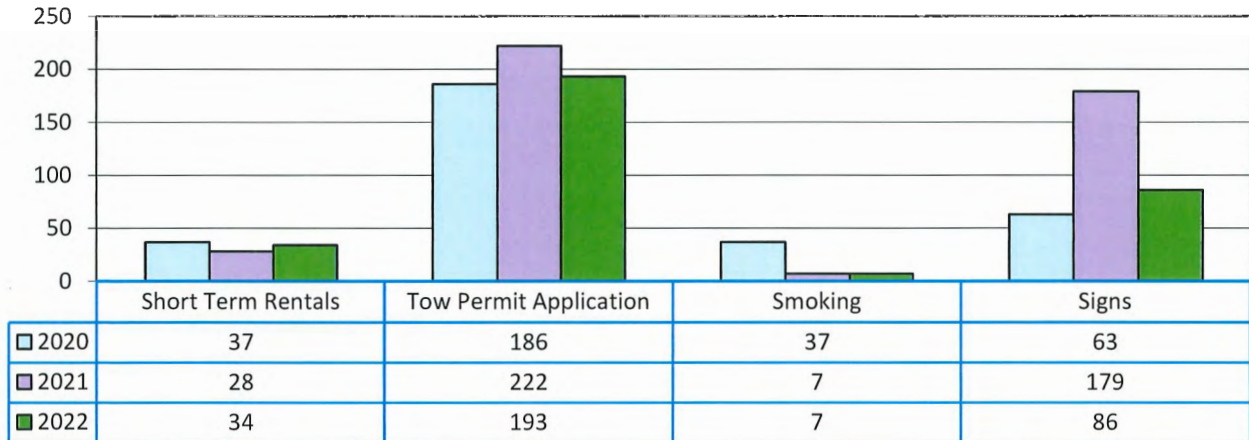


Property Use officers both investigate property related matters based on public complaints and conduct proactive enforcement. Calls for service relating to potential zoning regulation violations increased year to date due to calls related to non-permitted use and unlicensed business activities. Calls 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 - July 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 July, the Grease Officer conducted 74 grease-trap inspections. A year-to-date total of 626 inspections have been conducted. A year-to-date total of two warning tickets have been issued.

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 70 site inspections in the month of July.

The following properties are now compliant:

- 12331 Gilbert Road
- 12191 Gilbert Road

Soil deposit permits issued for property at:

- 7200 No. 5 Road
- 11351 Bridgeport Road

There are 18 soil deposit proposals under various stages of the application process. The Officer is monitoring 15 approved sites and is currently addressing 30 properties that are considered non-compliant.

Bylaw Prosecutions

No new bylaws charges were sworn in July.

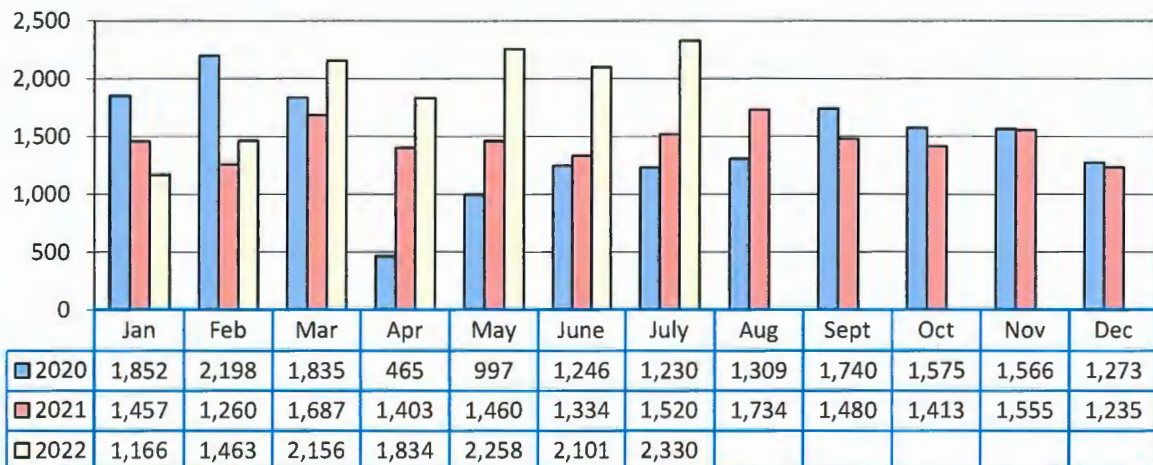
Parking Enforcement

For the month of July 2022, Parking Officers proactively patrolled for stopping and parking infractions while continuing to monitor assigned files. Parking Officers received 259 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 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 six consecutive monthly increases in parking violation issuance over 2021 and 2022. Parking revenue has correspondingly increased as a result of greater enforcement driven by “hot spot” analysis as well as monthly meter activity.

In July, Bylaws Parking Enforcement and Information Technology staff began road testing the Licence Plate Recognition (LPR) system, which includes an infrared camera equipped vehicle that can scan an estimated 3,000 licence plates per 7.5 hour shift. During the road testing phase, a number of parking violations were issued. It is anticipated that LPR technology will increase efficiency related to hot spot analysis, time parking and permit enforcement. The LPR system also has access to the Stolen Auto Recovery data, which helps identify reported stolen vehicles. The LPR program should be completely operational by the end of the third quarter of 2022.

Ticketing

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

Table 1: Community Bylaw Offences

Ticket Issuance (BVN's & MTI's)	July	YTD
Short-Term Rental Offences	0	4
Soil Deposit and Removal Offences	20	31
Watercourse Protection Offences	0	0
Unsightly Premises Offences	3	17
Noise Offences	2	2
Grease Trap Offences	0	0
Solid Waste and Recycling Offences	0	0
Sign Offences	1	11
Watering Offences	0	0
Totals	26	65

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.

Bylaw Adjudication

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 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 significantly decrease in future reports.

Table 2: Property Use Revenue by Source

Program Revenue	Budget Jul 2022	Actual Jul 2022	YTD Budget Jul 2022	YTD Actual Jul 2022
False Alarm	4,633	0	32,433	991
Towing Permits	3,033	1,523	11,526	13,127
Newspaper Box Permits	3,245	183	19,095	6,814
Bylaw Soil Permit, Fines and Fees	32,621	23,300	154,022	113,610
Total Revenue	43,532	25,006	217,076	134,542

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. The \$6,000 expense found in “Other Bylaw Fines” is the correction of a payment intended for the Property Use account journal.

Table 3: Parking Revenue by Source

Program Revenue	Budget Jul 2022	Actual Jul 2022	YTD Budget Jul 2022	YTD Actual Jul 2022
Contract Revenue ¹	4,320	5,000	33,779	35,000
Filming Revenue	0	2,618	0	19,248
Parking Revenue ²	147,301	154,917	1,151,753	920,320
Receivable Income ³	7,200	5,204	56,299	14,620
Other Bylaw Fines	0	(6,000)	0	0
Total Revenue	158,821	161,739	1,241,831	989,346

Table 4: Property Use and Parking Revenue and Expenses

		YTD Budget July 2022	YTD Actual July 2022
Property Use	Revenue	217,076	134,542
	Expenses	913,491	507,583
	Net Revenue (Expense)	(696,415)	(373,041)
Parking	Revenue	1,241,831	989,346
	Expenses	994,641	762,161
	Net Revenue (Expense)	247,190	227,185

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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