

PROBLEM PROPERTY INITIATIVE (PPI)

The PPI addresses occupied or vacant residential or commercial properties that cause frequent and serious safety concerns and complaints to the City of Edmonton. These properties have a history of recurring violations relating to development permits, safety codes, nuisance conditions, public health, fire risk, or other illegal activity/criminal offences. They have serious negative impacts on the well-being of the surrounding community, as well as the people living or working in them.

Through the coordinated efforts of multiple City departments, the Edmonton Police Service, Alberta Health Services, and the Government of Alberta, several specialty teams present a united approach to the complex issues associated with problem properties.

Problem Property Initiative Centralized Office (PPICO)

PPICO is responsible for administering the initiative. The office oversees strategic direction, ensures consistency through cross-organizational collaboration and information sharing, and serves as the key liaison for the community and City Council. PPICO includes a Neighbourhood Advisor, Data Analyst, and a Community Safety Liaison who brings an enhanced social justice lens to inspections and offers support to people staying in or employed at problem properties. The office supports the work of all the specialty teams, each of which plays a unique and complementary role in addressing problem properties.

Problem Properties Team (PPT)

PPT consists of Municipal Enforcement Officers (MEOs) who are each assigned to the neighbourhoods most affected by problem properties and who will also investigate properties and derelict buildings citywide. These MEOs proactively identify and quickly address problem properties before they escalate. They also develop relationships, attend community meetings and co-create solutions based on the specific needs of their assigned neighbourhoods.

Residential Inspection Safety Compliance Team (RISC)

RISC is a multi-agency body that works together to solve issues that arise from complex residential living situations involving vulnerable individuals, families and places. The team works to achieve compliance with minimum housing standards at high-risk properties and to reduce risk in the community.

Community Property Safety Team (CPST)

Led by Edmonton Fire Rescue Services, CPST is a proactive approach to reducing the fire risk of unsecured, vacant buildings. Empowered by the National Fire Code of Canada and the Municipal Government Act, the team uses enhanced board-up and security procedures along with escalating punitive measures to hold landowners accountable to secure vacant buildings that pose a fire risk to the surrounding community.

Demolition Assessment and Response Committee (DARC)

DARC is a City of Edmonton committee designed to streamline the path to demolition of unsafe properties. The committee presents a bold and coordinated approach to addressing situations where owners have not taken accountability for their problem properties. DARC assesses properties prioritized by PPI personnel and identifies the most effective legislation available to expedite demolitions where required.

2023 to 2026 Approach to Problem Properties

In December 2022, City Council provided the PPI with permanent funding to implement its long-term strategy (the [2023 to 2026 Approach to Problem Properties](#)) and expand its resources. Developed in consultation with community members affected by problem properties, the strategy sets out practical and impactful solutions to address problem properties, including (in addition to the above specialty teams):

- Increased enforcement and escalating consequences to deter repeat offences (e.g., demolition and/or forfeiture of problem properties, increased tax rates for derelict properties)
- Improved communication tools, including a more comprehensive website and enhanced reporting mechanisms
- Increased relationship building, engagement, and inclusion of neighbourhood perspectives in the development of solutions

Contacts and Resources

- To learn more about the PPI, visit edmonton.ca/problemproperties.
- To report a problem property call 311, contact 311 online or use the confidential reporting form at edmonton.ca/problemproperties.
- To report an unsecured vacant property call 311 or email communitypropertysafetyteam@edmonton.ca.
- For general inquiries or to engage directly with the PPI, email problemproperties@edmonton.ca.