

PROBLEM PROPERTY INITIATIVE (PPI)

The PPI addresses highly problematic occupied and unoccupied properties in Edmonton that generate frequent and serious complaints and/or safety concerns. 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 and consistent 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 Program Manager, 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.

2023 to 2026 Approach to Problem Properties

In April 2022, City Council approved the [2023 to 2026 Approach to Problem Properties](#), providing the PPI with a long-term strategy and one-time funding to address problem property issues within Edmonton. Developed in consultation with community members affected by problem properties, the Approach sets out practical and impactful solutions to address problem properties, including (in addition to the above specialty teams):

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

Defining a Problem Property

Problem properties include those that:

- have a history of repeated or excessive neglect, disrepair and/or safety concerns
- are a significant public health risk and/or a higher risk for fires
- are abandoned and unsecured and may be accessible to the public
- are known for repeated, ongoing criminal activity (e.g., drug trafficking or gang-related crime)
- have a history of deliberate violations and/or noncompliance by property owners or tenants
- require a coordinated response from several agencies (e.g., various City Departments, Edmonton Police Service, Edmonton Fire Rescue Services, Alberta Health Services, Alberta Sheriffs)

Problem properties do NOT include:

- properties with simple nuisances and occasional bylaw violations (e.g., snow on sidewalks, couches on front lawns, nuisance odours, long grass, graffiti)
- properties where civil, non-criminal disputes take place (e.g., with landlords, tenants, neighbours or contractors)
- properties in good condition that a community member finds “unattractive”

Contacts and Resources

- To learn more about the Problem Property Initiative, 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 Problem Property Initiative, email problemproperties@edmonton.ca.