

City Council

Notice of Motion

MM28.6	ACTION			Ward: All
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Better Management of Derelict Buildings - by Councillor Dianne Saxe, seconded by Councillor Jamaal Myers

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Dianne Saxe, seconded by Councillor Jamaal Myers, recommends that:

1. City Council direct the Executive Director, Municipal Licensing and Standards, in consultation with the Chief Building Official and Executive Director, Toronto Building and the Executive Director, Finance Shared Services, to report back to the Planning and Housing Committee on existing and potential tools to address vacant and derelict buildings, including enhancing processes for interdivisional information sharing about known vacant properties, as part of the Phase 2 report on the Property Standards Review planned in the fourth quarter of 2025.

Summary

Under current City of Toronto by-laws, owners of derelict buildings are required to keep them boarded up and fenced, and can be required to take additional measures if the buildings are structurally unsound, i.e., threatening to fall down. However, the city takes no other action when buildings are left vacant and derelict, no matter for how many years or decades. Such buildings are breeding grounds for pests and potential fire hazards. They depress property values and degrade the community around them, and they prevent the constructive reuse of their sites despite the urgent need for additional housing.

For example, Ward 11 contains multiple buildings that have been derelict for many years, such as 106 Huron Street, 268 Augusta Avenue, 15 Glen Morris Street, and 737 Bloor Street West. As long as they are boarded up and fenced, staff advise that they can do nothing to remedy such long-standing eyesores without additional authority from City Council.

Background Information (City Council)

Member Motion MM28.6

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-253818.pdf>)