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CITY COUNCILLOR
WARD 9 • DAVENPORT

CHAIR, ECONOMIC & COMMUNITY
DEVELOPMENT COMMITTEE

July 7, 2026

RE: Exploring Options to Recoup City Enforcement Costs for Challenging Properties

Dear Members of Economic and Community Development Committee,

Located in Ward 9 – Davenport, the privately-owned property at 92 Lappin Avenue has been the subject of longstanding City interventions dating back to 2009. Over this period, the City has responded to ongoing concerns related to fire and life safety, property standards, and the provision of vital services. There have also been serious concerns regarding the vulnerability of tenants and people visiting the location, and the need for significant support. After extended work by myself, my staff and many City of Toronto employees, in August 2025, Toronto Fire Services and Toronto Building determined that the property posed serious fire and life safety risks, leading to its closure. The building cannot be reoccupied until these unsafe conditions are addressed.

The coordinated, all-of-City response to challenges at 92 Lappin included enforcement actions, emergency operations, tenant engagement, relocation planning, provision of emergency accommodations, housing and shelter supports, as well as health and harm reduction services, and ongoing case coordination. This work has involved Toronto Fire Services, Toronto Emergency Management, Toronto Paramedic Services, Municipal Licensing and Standards, the Housing Secretariat, and Social Development, alongside community agencies, as well as public safety investigations from the Toronto Police Service.

From 2021 to year-to-date 2026, the City's costs related to 92 Lappin have totaled \$306,000. Of these expenses, the City has only been able to recover a portion, resulting in a net spend of \$236,000 (this total does not include the expenses associated with police investigations for public safety issues at the property, or legal support and prosecutions).

The case of 92 Lappin highlights the significant operational and financial burden associated with prolonged, multi-divisional interventions required in challenging properties. The disproportionate demand generated by these properties can consume considerable emergency service resources over time, reducing capacity to respond to other community needs, priority calls for service, and unforeseen emergencies across the city. These considerations should inform future discussions regarding enforcement tools, inter-agency coordination, and potential mechanisms for the City to recover costs from the property owner.

As outlined in items 2025.PH26.3 and 2025.EX28.2, and directed by 2026.EX29.14, City Divisions are enhancing coordination, improving response to property standards issues (including vital services disruptions), and improving pathways for vulnerable tenants to access appropriate supports. Staff will continue to consider ways to identify costs to the City, including enhanced action against property owners, and opportunities to recover these costs.

Recommendation

1. City Council request the Executive Director, Social Development, Executive Director, Municipal Licensing and Standards, Fire Chief and General Manager, Toronto Fire Services Executive Director, Toronto Emergency Management, Executive Director, Housing Secretariat, in consultation with the City Solicitor and other relevant City Divisions, to:
 - a. Explore options to improve the City's ability to recoup costs associated with providing multi-division response activities in private residential properties with ongoing compliance issues related to serious life and safety risks and unsafe conditions, and where resident displacement occurs as a result of the property being deemed unsafe;
 - b. Identify opportunities to improve the City's ability to track costs associated with the multi-division responses, to inform any necessary enforcement and/or legal actions; and
 - c. identify additional legislative and regulatory measures that may be required from the Province of Ontario to strengthen the City's ability to recoup costs for multi-division response activities in these cases.

Thank you,



Alejandra Bravo
City Councillor (Ward 9, Davenport)
Chair, Economic & Community Development Committee