



## Motion without Notice

### Review of Applicability of Type G Loading to Address Specialized Housing Types

Moved by: Councillor Matlow

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Seconded by: Councillor Moise

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#### SUMMARY:

Specialized housing refers to residential buildings that serve vulnerable populations such as seniors, individuals with disabilities, or those requiring supportive care, by combining bed-sitting rooms or dwelling rooms with conventional dwelling units under one roof. These integrated housing types are critical to addressing gaps in Toronto's housing continuum, providing residents with both independence and access to on-site services and supports that traditional residential buildings are not designed to offer.

At its October 30, 2025 meeting, Planning and Housing Committee adopted Item PH25.17, directing staff to conduct a comprehensive review of Type G loading space requirements for mid-rise developments. Type G loading requires buildings to fully internalize a truck's ability to maneuver, collect waste, and swing up a waste bin without reversing onto a public road, resulting in high ground floor ceilings and significant loss of ground floor area. The adopted item asks staff to examine the 31-unit threshold that triggers these requirements, consult with industry stakeholders, conduct jurisdictional analysis of global best practices, and report back by Q2 2026 on innovative solutions including smaller trucks, turntables, on-street collection, and alternative waste storage.

This motion seeks to extend that review to explicitly capture specialized housing projects, specifically those that combine bed-sitting rooms/dwelling rooms with conventional dwelling units, which were not addressed in PH25.17. The current by-law's dwelling unit count threshold creates an arbitrary cap on these projects and forces the provision of loading infrastructure that typically goes unused, as mixed waste streams require private collection regardless. This motion directs staff to close that gap, removing unnecessary barriers to the delivery of much-needed specialized housing for vulnerable residents.

This motion is urgent as staff work on PH25.17 is currently underway and this additional direction is necessary to ensure specialized housing types are addressed in this work.

## **RECOMMENDATIONS:**

1. City Council request the Chief Planner and Executive Director, City Planning, the Executive Director, Development Review, and the General Manager, Solid Waste Management Services, to review the applicability of Type G loading space requirements for specialized housing projects that include combinations of bed-sitting rooms/dwelling rooms and dwelling units, as part of the October 30, 2025 Planning and Housing Committee Item PH25.17 – Type G Loading Requirements and Waste Management for Mid-Rise Developments motion amendment.