

NOTICE OF MOTION

29 Church Street – Discontinuing City of Toronto -Residential Collection Services

Moved by: Councillor Frances Nunziata

Seconded by: Councillor Paula Fletcher

SUMMARY:

The purpose of this motion is to address longstanding waste management issues at **29 Church Street, York**, which have persisted since 2013 and have progressively worsened over time.

The property is a nine-storey residential apartment building containing 63 dwelling units. As of July 2024, the building received a **RentSafeTO score of 82 out of 100**, resulting in a "**Needs Improvement**" classification.

The building's designated waste storage area is located along Church Street, within approximately 30 metres of residential properties to the west and north. The existing waste management infrastructure is insufficient to accommodate the volume of waste generated by the building. Despite twice-weekly municipal waste collection, the available waste storage capacity is inadequate, resulting in chronic overflow, loose garbage accumulating on neighbouring properties and the public right-of-way, and ongoing unsanitary conditions.

The property has experienced persistent rodent activity, including visible burrowing beneath the waste storage area. Nearby residents have repeatedly reported concerns regarding rodent infestations, offensive odours, litter, and the adverse impacts these conditions have on the surrounding neighbourhood.

The ongoing nature of these issues is demonstrated by repeated inspections and enforcement actions by Municipal Licensing and Standards. Recent site inspections identified numerous deficiencies, including damaged waste bins, poor housekeeping practices, and inadequate maintenance of the waste storage area.

This motion seeks to grant the General Manager of Solid Waste Management the authorization to discontinue City of Toronto residential waste collection services.

RECOMMENDATIONS:

Council direct the Executive Director, Municipal Licensing & Standards, and the General Manager, Solid Waste Management Services:

1. to diligently review waste collection issues at 29 Church Street in York from 2016 to the present and consider taking further steps in accordance with the Code and other applicable laws to address waste management concerns at the property; and
2. to report to the Infrastructure and Environment Committee by the end of Q2 2027 on whether and how the Code could be amended to authorize City officials to discontinue City collection of waste at properties found to have violated the applicable waste provisions of the Code that require the waste (including organic materials, garbage, yard waste, and certain recycled materials) to be stored in a clean manner to protect against rodents, vermin, pests, litter and other disturbances.

Date; July 29, 2026