

City Councillor
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Date: May 6, 2026

To: Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Re: PH30.8 - Mid-Rise Housing Implementation Initiative - Proposals Report

Dear Chair Gord Perks, and Members of the Planning and Housing Committee.

The report before you today outlines a proposed approach to modernizing requirements for Type G loading spaces and waste collection in mid-rise buildings. This review responds to a legitimate issue emerging in new mid-rise buildings, particularly on small lots, where spatial constraints limit the feasibility of providing a full Type G loading space capable of facilitating access and egress for waste collection trucks.

I am supportive of efforts to explore innovations and alternative waste collection approaches that may be better suited to lots with such constraints and look forward to the results of the Mid-Rise Loading Space and Waste Collection Policy Review and Innovation Study.

However, it is imperative that solutions that place greater pressure on the right of way, including increasing the threshold cap for loading space requirements, not be considered through this process. Overloading our sidewalks and boulevards with waste bins is not a sustainable solution.

Accepting curbside pickup as a broader solution to the challenge of waste management on these sites will result in significant accessibility impacts and runs counter to the City's commitments to the enhancement of our public realm. There are many contexts in the City where such a solution is impractical – where space in the right of way is limited, or in the winter when snowbanks remove available space for the curbside placement of bins.

For the reasons above I would urge the Committee to adopt the additional recommendation provided by Councillor Saxe in her letter and not consider any further reliance on curbside pickup as a solution to loading space design challenges in public and stakeholder consultations.

Yours truly,



Councillor Rachel Chernos Lin

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