

deputation



Date: May 17, 2016

To: Tenant Issues Sub-Committee

Re: [TD3.3 - Proposed Framework for Multi-Residential Rental Property Licence](#)

Good evening,

My name is Emily Alfred, I'm a Senior Campaigner for the Toronto Environmental Alliance, or TEA. We are a grassroots group with more than 50,000 supporters across Toronto.

My focus at TEA is on waste reduction, and on advocating for policies and programs that help Torontonians get to zero waste. We know that tackling waste in multi-residential buildings is important not only to our environment, but to our community and our local economy.

Specifically, I'm here to speak to the requirements for a waste management plan as [outlined in the staff report on page 6](#), Table 1 of the proposed landlord licensing framework. We support the inclusion of this in the licensing requirements, and know that this will benefit Toronto residents.

As many of you may know, high rise and multi-unit buildings have lower waste diversion rates - while single family homes divert an average of 65% of their waste, multi-residential buildings divert an average of 27%.

Why is this the case? The causes for this difference are many, and complicated:

- Older buildings don't have the right infrastructure for proper waste sorting
- No direct feedback to residents about diversion rates and waste fees so they don't see the direct results of diversion efforts
- Insufficient education and outreach
- Poor access - while single family homes had green bins for more than a decade, many multi-res buildings only got them last year, and that is only those that get City waste collection.
- The issue of safety and cleanliness also comes up - At TEA I've received many calls and emails from residents who say they don't have good access to waste diversion services. I've heard stories from residents who feel unsafe accessing recycling and waste bins in their building. Of recycling bins that are too high, or that are overflowing, garbage areas that are untidy, and organics bins that are poorly maintained and relegated to the dark back corner of a parking garage.

What we do know for sure is that this problem can be fixed, and it will benefit all of Toronto. Most importantly to the discussion today, it will create better living conditions for tenants in Toronto, with cleaner, easier to use waste sorting facilities.

It will also keep waste costs lower for the whole city as we extend the life of our landfill, and at the building level. Reducing waste and increasing recycling and composting is one way that buildings can dramatically reduce waste management fees, based on City waste fee structure that only charges for the amount of garbage.

We know that it can be done - there are multi-unit buildings - condos and rental units - that have shown they can get much higher diversion rates - matching or exceeding those of single family homes.

- To get those high diversion rates, the City needs to provide the right services, and support to help buildings divert waste. We have been advocating for this as part of the Long Term Waste Strategy
- However, more important than simply having the right tools, many studies have shown that the single most important factor in increasing and maintaining good diversion rates is having the building management on board with a waste reduction program.

Requiring a waste reduction plan isn't the only solution, it's not a magic bullet, but it is one additional tool and prompt for building managers and landlords to look at their buildings and to really look at some of the very simple and no-cost ways that they can cut waste right now.

Providing these waste plans will also provide us with important information to identify what sorts of services and supports would help all buildings increase their diversion rate.

Recommendation:

I strongly support the inclusion of waste reduction plans for all buildings. However, as it is currently phrased, it leaves out more than 1000 multi-unit buildings that use private waste services, or 20% of total multi-unit buildings in the city.

I would urge you to expand the waste reduction plan requirement so that it is not just for those buildings with City service, but all buildings. This is an opportunity to improve quality of life, keep costs low and improve the environment.