

# TE8.50.3



CONDOMINIUMS

September 13, 2019

Toronto and East York Community Council  
100 Queen Street West  
Toronto, Ontario  
M5H 2N1

**RE: INSTALLATION OF TRAFFIC LIGHT AT ST. MARY AND BAY STREET - File number TE8.50**

Dear Members of Council,

I am writing to you on behalf of Toronto Standard Condominium Corporation, otherwise known as U Condos. U Condos is a two tower, high-rise residential condominium project located on the corner of St. Mary (south) and Bay Street (west). We have 1002 residential units in our project, 600 resident and 55 visitor parking spots.

The volume of traffic is high as is the volume of deliveries. We get over 40,000 parcel deliveries per year, the majority of which come by truck or van, and 140 plus food deliveries daily. Garbage pick up is three times per week. The volume of this traffic is handled internally within our site via a large courtyard between the towers. Access into the courtyard and parking is from St. Mary Street about 100 feet west of Bay.

There are four public parking spots on this stretch of the street which are heavily utilized. In addition, the building on the north side of St. Mary and Bay (55 and 57 Charles) takes all its deliveries from St. Mary Street and the north lane is often blocked with a Sysco sixteen-wheeler making food deliveries to the restaurants, Canada Post vans, etc.

The effect on the residents of U Condos is profound. At least once a month the City of Toronto garbage truck is not able to get down the street and garbage pick up is cancelled. There is not adequate storage for the garbage until the next pick up so this causes a great problem. Residents face constant delays in getting or out of the site.

The original planning review for the development of our site called for the Bay/St. Mary intersection to be signalized and a Section 37 contribution was obtained for that. For the past three years the Board has pushed for the lights to be installed and we are asking for you to make that happen now.

We have received a copy of the letter written to you by the Bay Cloverhill Community Association dated September 11, 2019. We fully support their position.

Please make it happen.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2525



Leslie Yager, President

c.c. Councillor Michael Layton, Ward 11, City of Toronto  
Councillor Kristyn Wong-Tam, Ward 13, City of Toronto  
Cathy Carnevali, Secretary, BCCA