



April 20, 2021

Toronto and East York Community Council
City Hall, Committee Room 1
100 Queen Street West
Toronto ON M5H 2N2

Dear Chair and Council Members,

RE: Request to Assist The Bentley at 55 Lombard Street with Private Garbage Pick-up

The condominium at 55 Lombard Street, also known as The Bentley, was originally built in 1925 as the St. James Parking Garage, one of Toronto's first purpose-built parking garages before it was converted into private residences. Due to its unique history and land use conversation, private garbage pick-up occurs on Lombard Street in front of The Bentley rather than internally serviced like all new condominium residences.

Across the street at 89-99 Church Street at the intersection of Lombard, a 45-storey mixed-use building being developed by Minto, has been under excavation for months without a final construction staging area permit. However, due to existing traffic concerns related to the construction site, Transportation Services has provided a temporary staging area for 89-99 Church Street while they work with Minto to bring a report forward to a future Toronto and East York Community Council meeting. This temporary staging area has allocated a portion of the road to provide a safe passage area for pedestrians, and it is expected that the future and final construction staging area report will recommend continuing this temporary encroachment onto Lombard Street to ensure public health and safety.

This temporary staging area has unfortunately created a pinch point for garbage pick-up at 55 Lombard Street, as the wide garbage vehicles are having difficulty navigating the "narrowed" Lombard Street. Minto has worked to provide a short-term solution with 55 Lombard Street to allow for site supervisors at 89-99 Church Street to assist with traffic, but a long-term solution is needed while 89-99 Church remains under construction and requires a staging area.

Residents of 55 Lombard Street have suggested that removing one paid-parking spot on the south side of Lombard Street, east of Church Street closest to the intersection would provide enough room to place their garbage and recycling for pick-up without requiring cooperation from 89-99 Church Street. This motion requests that Transportation Services consult with Minto and the board of directors and property manager of 55 Lombard Street to bring forward a solution, including parking amendments as required, to assist the residents of 55 Lombard Street and to ensure safe pedestrian passage on the street.

Therefore, I recommend that:

1. That Toronto and East York Community Council direct the the Manager, Construction Coordination and Traffic Mitigation, Transportation Services, to consult with the developer of 89-99 Church Street and the board of directors and property manager at 55 Lombard Street, and to report back to the May 19, 2021 Toronto and East York Community Council meeting on temporary parking changes needed to ensure safe pedestrian passage and to accommodate private garage pick-up from 55 Lombard Street while the site at 89-99 Church Street await their construction staging area permit from the City.

Respectfully submitted,

Councillor Kristyn Wong-Tam
Ward 13, Toronto Centre