

ESSEX Community Residents

Summer
Sizzler

BARBECUE

July 19, 2009

12 Noon till 2 pm

Bring a lawn chair
if you wish

Gazebo Area
and
Party Room

**Meet your
neighbours and
enjoy the great
food**

Board Games Night

Saturday
June 13
(Starting at 7 pm)

Card Room



Essex 1 - TSCC #1577
Essex 2 - TSCC #1723
5229/5233 Dundas St. West
Etobicoke, Ontario
M9B 6L9 / M9B 6M1

New HST Will Raise Maintenance Fees

On March 26, 2009 the Ontario Finance Minister announced the intention to harmonize the Ontario PST with the federal GST as of July 1, 2010.

Harmonization (HST) may mean that certain services which previously were not subject to Ontario's PST will now be subject to the new HST.

Moving to the HST will raise prices for consumers because some items that are exempt from provincial taxes at the present would suddenly have an extra 8% applied to them. The result: we all pay more.

The list of consumer goods and services, currently exempt from PST, as compiled by the Canadian Taxpayers Federation includes: "gasoline; diesel; home heating fuel; home electricity; natural gas; home TV service; home internet service; home phone service; cell phone charges; haircuts; lawyers' fees; accountants' fees; mechanics' fees; tailoring; magazine subscriptions; mutual fund fees; massage; chiropractic; audiology; train fares; plane fares; taxi fares; bus fares; vitamins; dry-cleaning; camping fees; firewood; meals under \$4; new homes over \$500,000; gym

fees and home renovation labour."

Especially important to condominium owners, is that all service contracts will be subject to the 8% increase for our corporation that averages approximately \$375 extra for each suite annually (more for the larger suites, less for the smaller ones).

The Ontario budget sets out a basic outline of the proposed HST but many of the details have still not been announced.

If each and every one of us takes a few minutes to send a letter, fax or e-mail to Dalton McGuinty and Laurel Broten (our MPP) with our comments, and reasons for our request for condominium service contract exemptions, perhaps it will make a difference.

If we do nothing, we can only blame ourselves if the worst happens and our condo fees go up by an estimated extra 6% just to pay the extra tax.

Enclosed is a letter that you could send to Mr. McGuinty and Ms. Broten, or you can draft your own.

A copy of this letter is also available to download from our website at:
www.theessex.ca/HST

Where To Send Your Message

Premier McGuinty's website:

<https://www.premier.gov.on.ca/feedback/feedback.asp?Lang=EN>

OR, By Regular Mail:

Dalton McGuinty, Premier
Legislative Building
Queen's Park
Toronto ON M7A 1A1

OR by Fax: 416- 325-3745

For our MPP, send an email to:

lbroten.mpp@liberal.ola.org

OR, By Regular Mail:

The Honourable Laurel Broten
MPP for Etobicoke-Lakeshore
700 Evans Avenue, Suite 100
Toronto, Ontario M9C 1A3

OR By Fax: 416-259-3704

OR, for your convenience, just enter your suite number and sign the enclosed letter. Drop it off at the Concierge Desk or the Management Office and we will fax it to the Premier for you.

2009 Annual General Meetings

Elections for director positions were carried out at recent Essex Condominiums AGMs.

Results as follows:

Essex 1 (April 29, 2009):

Carol Goldman and Jessica Dwyer re-elected for three year terms.

Board of Directors for 2009:

Carol Goldman, Jessica Dwyer, Nick Giarratano, Stephen Perelgut, Fred Reichl.

Essex 2 (March 25, 2009):

Gary-Mark Keiser re-elected for a three year term and Alan Webb, elected to complete the three year term of a director who had resigned.

Board of Directors for 2009:

Chris Bastine, Gary-Mark Keiser, Bill McDougall, Michael Watcher, Alan Webb.

Property Tax Break For Certain Toronto Property Owners

The City of Toronto recently announced a 4% increase in the property taxes for Toronto residential property owners.

According to Gary-Mark Keiser of MarkGar Financial Management Inc., for certain groups, this increase can actually be cancelled. If your property assessment resulted in a year over year tax decrease, you don't qualify.

If your home's assessed value is below \$525,000, and your income is below \$36,000, you may qualify to have your property tax increase cancelled. In order to qualify, you must fit one of the following criteria:

- 65 or older
- 60-64 and you are getting the spousal allowance or a guaranteed income supplement; or
- You are disabled and receiving disability benefits.

If you meet one of the above three criteria, but are earning between \$36,000 and \$50,000, you may qualify to have your property tax increase deferred until you sell or otherwise dispose of the home.

To take advantage of this programme, you must complete the City of Toronto application sent out with the second set of property tax bills.

The deadline to apply is August 31.

What We Can All Do To Reduce Suite Electricity Usage

Here are a few tips that we hope you find helpful:

- Turn off the light as you leave a room if you are not returning to the room soon. Leaving lights on in bedrooms, bathrooms and dens when nobody is there can waste energy unnecessarily.

- Replace lights in high use areas with compact fluorescent lights (CFL's). They last much longer, use less energy, and save on energy costs.
- Be sure to use the energy saving features of your home electronic devices, including computers,

monitors, TV's, and DVD players, so they aren't always on full power.

- Keep light bulbs and fixtures clean. Dust and dirt can reduce the light that is being emitted by more than 10%.

Do You Know Where Your Children Are?

Recently an Essex resident got off the elevator to find her neighbour's young son alone in the hall. The door to his family's unit was slightly open.

The little boy welcomed himself into the lady's home, where he nestled comfortably onto the sofa with a casual, "Could you put on the TV?" The hostess explained that she was going back out so she was sorry but

he would have to return home. "I can wait here," he happily replied. After some gentle coaxing (and a brief chase around the kitchen island), the little fellow returned safely to the open door of his unit. While the short visit was a merry one, it showed how quickly and easily a youngster can get out the door

unnoticed. It seems that almost overnight children become tall enough to reach door handles and elevator buttons.

Please be constantly watchful of your young children to ensure their safety.

Their lives are very precious!

The Magic Of Positive Pressure

Living in a condominium means we spend a lot of time very close to our neighbours, even when we are in our own suites or on balconies. We can annoy each other in a lot of ways when we forget that we are not an island and others are close by and have a right to full enjoyment of their homes, too. There are some simple things we can do to be good neighbours:

Cooking Odours: Keep kitchen exhaust fans on during and after cooking to let the odours escape to the outside.

Our gourmet cooking aromas might hold promise of a wonderful meal for us but, if allowed to migrate to the corridors, can be a foul smell to persons in other units.

Second-hand Smoke: Make use of the exhaust fans in your suite whenever you are smoking. That wonderful after dinner cigar or cigarette we need to satisfy the nicotine habit may be very satisfying, but when the second hand smoke escapes to other units, it is an assault on the health and comfort of others. Smoking on balconies may seem like a solution but second hand smoke also migrates to those on other levels.

The Magic Of Positive Pressure: Whenever you are creating odours of any kind, please close your windows so that the corridor fans can push fresh air into your suite and not let odours escape to the corridors and potentially into other suites.

Visitor Parking

Please remember that visitor parking is meant for non residents visiting our buildings.

Residents, please use your own space.

And please do not facilitate non residents to

enter P1 and then leave to take the subway.

Essex residents do not want to encourage in any way our precious visitor parking spaces becoming the new commuter parking lot of convenience for outsiders.

Water, Water

The water mains in downtown Toronto are 80 to 100 years old. As a result, the city has been steadily increasing the cost of tap water by 9% a year on average. We all bear the cost of replacing the city's aging infrastructure. Maintenance fees will go up but we can combat that by being *Water Smart*. Saving water saves us all money.

At The Essex, we are watering the grass around the property less frequently.

While our suites were designed with water

efficient toilets, faucets and shower heads, we can all do more. Here are some helpful tips:

- Do only full loads in both the dishwasher or washing machine.
- Do not run the water while shaving, fill the sink instead.
- Do not use the toilet as a garbage can. Unnecessary flushing even once a day can waste 1000 litres of water a year.
- Reduce your shower time or turn it off while lathering.

Neighbourhood Tip – The Silk Room

Miller's Country Fare and Miller's Bistro are no more.

But lucky for us, a new restaurant opened recently, called **The Silk Room**.

Check it out.

The food is great and the price is right.

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It's
Summer



BE SAFE

Wear
sunblock
and
sunglasses

PLAY
SAFE

Remind your
children to
go outside
and use
public parks
for fun and
games

PROTECT
PETS



Protect
the
grounds

About The Essex

Essex Website: For a wealth of information, to update resident data, ask a question, or to offer a suggestion, go to our website at www.theessex.ca

Concierges (24 hours a day): Essex 1- 416 239-0685 or Essex 2 - 416 239-2286.

Moves/Deliveries:

Essex 1: (Mon – Thu: 11am to 8 pm; Fri: 8am to 8 pm; Sat – Sun: 8 am to 5 pm)

Essex 2: (Mon – Thu: 11am to 8 pm; Fri: 8am to 8 pm; Sat: 8 am to 5 pm)

Essex Club Recreation Centre hours (5 am - 12 midnight)

Call your Concierge to book ALL *Moves, Deliveries, Virtual Golf, Billiards and BBQs.*

Property Manager: 416 239-9786 Mon. 10 am - 6 pm; Tue. – Fri. 9 am - 5 pm

Your Essex Communications Team:

Anne Bisson, Cathy Kelly,

Bill McDougall, Fred Reichl

To offer a suggestion: Go to <http://www.theessex.ca/Feedback.htm>

*For all your real estate needs...
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**TODAY IS A GOOD DAY
TO RELY ON ME, MYSELF AND I**

Nobody plans to get sick. Be prepared. Ask me how.

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Email: rmartin@fundex.com



Six Points Road Configuration/ Westwood Lands Development Update

Recently, we all received notice of the Community Consultation Meeting scheduled for June 22, 2009 at the Etobicoke Civic Centre regarding Planning for the Former Westwood Theatre Lands.

We understand the meeting will include information about minor rezoning changes (six related to a safety setback for the Court House, one to allow provincial use, and one regarding the timing and payment of infrastructure improvements). The overall message (from our meeting today with a consultant for the province) is that the earlier approved development concept endorsed by the Essex Boards is still the guiding force for the Six Points Reconfiguration and Westwood Lands development.

The big news is that the Province of Ontario is providing the stimulus money to get the project going, by paying for Phase 1 (revised connection between Bloor and Dundas Streets, and servicing for the lands to the south of that, but not overpass removals in this phase) of the overall Six Points Road Reconfiguration, with construction expected in 2010/2011.

The Provincial Court House will be the first building of the Westwood Lands development, with construction also expected to start in 2011. The Court House will be located on the east side of the Westwood Lands right beside the existing Police Station and backing onto the rail/subway corridor, with the front facing on to the reconfigured Dundas Street. To the west of the Court House, discussions are underway regarding a potential YMCA and day care centre on the southeast corner of Kipling and Dundas, across from the Essex site.

Announcements about other developments will occur as they are firmed up. With the inclusion of the Court House in the planning scheme, the overall density is slightly less than the approved plan – good news. For security reasons, underground parking for the Court House will be built under the new Dundas extension versus under the building itself. A LEED Silver certification will be sought for the Court House

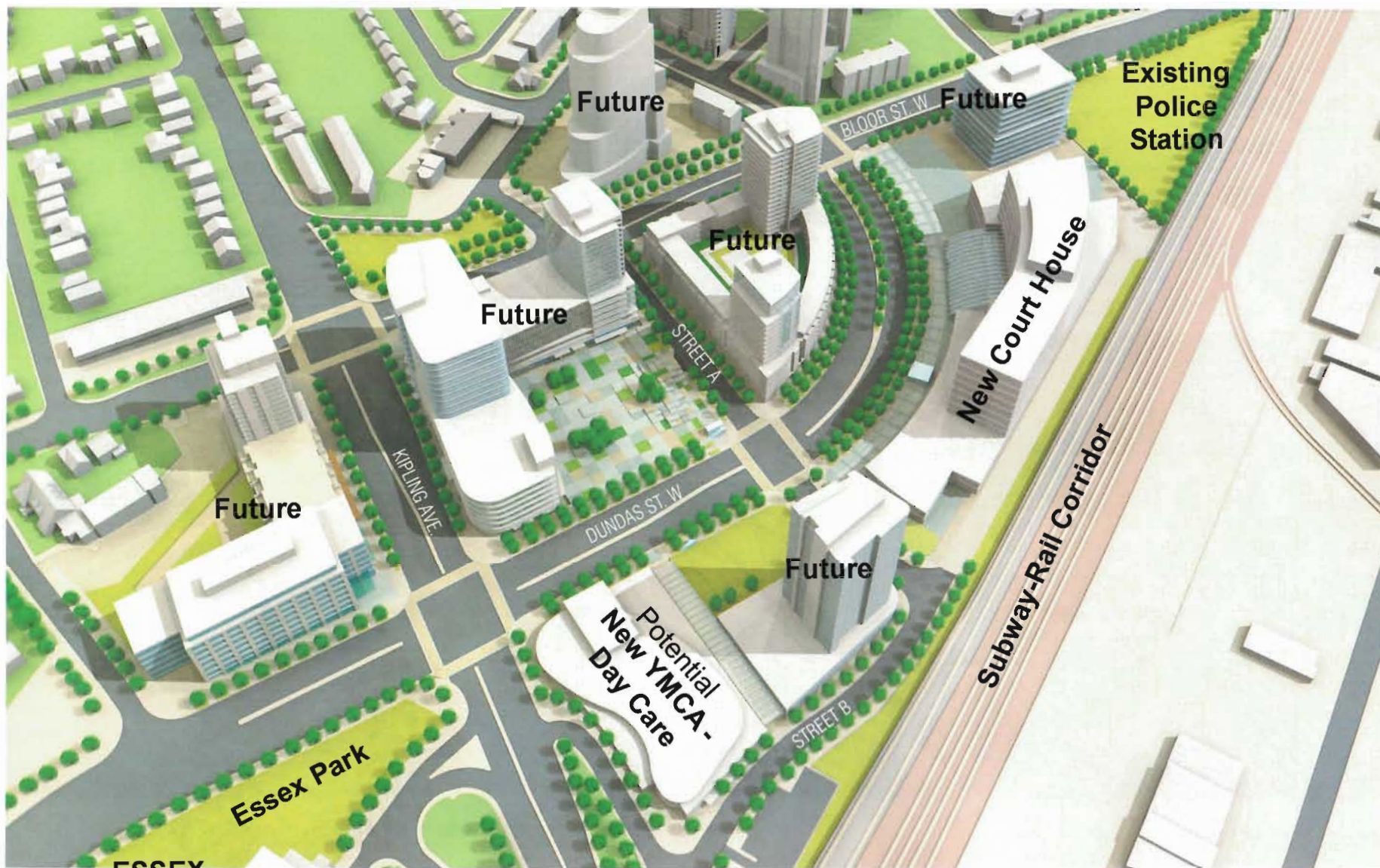
For interested residents, the meeting will include a model of the development and a forum for any other questions. Construction is expected to begin sometime in 2011.

Look for updates of development plans in upcoming Essex Newsletters.

Fred Reichl, Co-Chair, Essex Communications Committee

Westwood Theatre Lands

CONCEPTUAL DEVELOPMENT FRAMEWORK



ESSEX
CONDOMINIUMS