



Coming Soon

Annual BBQ

Sunday,
July 18

Rain Date

July 25

Movie Nite at The Essex Continues

June 2

[Bucket List](#)

June 16

[Crazy Heart](#)

See bulletin boards for more upcoming showings

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Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

Essex Owners Elect New Boards of Directors

TSCC#1723: The expiry of the 3-year terms of Michael Watcher and Chris Bastine provided two openings. Both Michael and Chris chose not to run for re-election and we thank them for their dedicated service on behalf of all Essex residents. At the April 14 AGM, Carol Carbonaro and Nora Mawashi were elected.

TSCC#1577: The expiry of the 3-year term of Fred Reichl provided one opening. Fred chose to be nominated again, and was re-elected by acclamation at the April 28 AGM.

The TSCC#1723 Board of Directors for 2010 are:

Carol Carbonaro, Gary-Mark Keiser, Nora Mawashi, Bill McDougall and Alan Webb.

The TSCC#1577 Board of Directors for 2010 are:

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

Essex Park – Construction Well Underway

Construction of the long awaited public park just to the east of Essex I is expected to be

completed by the end of June. There have been no changes to the approved design that was

communicated earlier.

Westwood Lands and the Court House

The City is finalizing the real estate transaction for the land transfer to the Province for the new courthouse at the eastern side of the Westwood Lands.

In a meeting with the four Essex site Boards of Directors, Councillor Peter Milczyn made the point that the 40,000 square meter courthouse development is an important catalyst to allow for the redevelopment for the

rest of the area.

As the developer of the courthouse, the Province will be paying for the part of the new road network to support the needs of the court house and immediate Six Points road connections. Construction of the courthouse is scheduled for a 2012 start and is expected to take about three years to complete.

The next development step is to also work out a real estate transaction with the YMCA on the property adjoining the courthouse.

Indications are that the YMCA has the funding to proceed with their development once they acquire the land.

With these projects underway, the rest of the Six Points development will follow.

Update On TTC Projects

Construction of the new **Kipling Station** east pedestrian subway entrance under the Kipling overpass is on schedule. The new bus layover lanes on TTC property will be in operation by this October.

The subway station entrance is slated to begin operations early

next year.

However, the work on the new Mississauga and Go bus facility to be located on the west side of Kipling Station have been delayed by over a year by the Province. Work is now slated to begin in spring 2011.

With the delay at Kipling Station,

the **Islington Station** revamp has also been delayed to smooth out cash flows.

The City continues to seek out development partners for the Islington site and would accelerate the Islington Station project once again to make that happen.

Aukland Road Condominium

The proposed 13 storey condominium development at 3 Aukland Road continues through the approval process.

The applicant will be required to negotiate an agreement with the Essex condos for access to the shared Viking

Lane.

This agreement must be reached before a Building permit can be issued.

GOING GREENER - ESSEX I Food Waste Program Launched

On April 19, Essex I launched the Green Bin food waste organics recycling pilot program for The Essex.

Essex II has a different set of physical circumstances that will require more time to work out an effective process.

Most residents have now picked up their special, small kitchen containers to gather their food waste.



For the start-up, free containers were provided to each suite, along with a starter set of compost-able liner bags and an instruction sheet.

Replacement of the containers is the resident's responsibility.

To keep the containers fresh, residents buy replacement small bio-degradable plastic bags as container liners. These are available in any grocery store. ANY other plastic liner bags are not acceptable.

The Essex organics recycling program is restricted to food waste only.

- Residents gather the food waste in the lined kitchen containers.
- Then as they do for other recyclables, to avoid nasty spills, residents carry the food waste in the containers down to the Recycling Room and deposit the well-tied bio-degradable bags ONLY in the new labelled Green Bins.
- To minimize nasty odours, the Green Bins are hauled away as soon as they

- are full, and replaced by clean ones.
- All other garbage and recyclable materials continue to be disposed of as we do today.

WHY NOT USE THE GARBAGE CHUTES?

Pilot projects conducted in Toronto high rise buildings prove that dropping bagged food waste many storeys causes a big, smelly, oozing "splatt" at the bottom that very quickly turns into a serious bio-hazard. **So for practical, and serious health and safety reasons, save and carry has to be the way.**

Forms For U

Have you ever left a note on the fridge door to tell someone where you are going and when you expect to be home? That's because family members carefully watch out for one another. It is no different with your Essex family!

There are several bits of information that can be of critical assistance in an emergency. Click on www.theessex.ca/Forms.htm or visit your concierge desk to update your data.

Contact Numbers: Your work phone or cell phone, so you can be reached if an emergency arises while you are out. Also provide contact information of a close family member or friend who should be notified in case of emergency.

Residents Registration: It is important to let management and security know any changes in the residents who live in your suite. Perhaps there has been a birth or death or someone has moved in or out. If you are new to the Essex, be sure that you and all members of your household are correctly registered.

Vehicle Update: Any new vehicles and licence plate numbers? Knowing the correct identification of your car and the parking spot where it is kept is important should there be a problem in the parking lot, so our security team can contact you if your car is affected.

Disability Information: Helps ensure that help is at your side for a safe escape if you will require assistance in the event of an emergency evacuation, even if the need is temporary.

Pet Registration: In an emergency, management will know that your pet may require rescue. Even when someone must enter your unit for standard procedures such as the fan coil maintenance, your pet is safer when management has been alerted.

Travelling: Notify the Concierge if you plan to be away for a period of time; let them know if someone is looking after your suite in your absence, and who to contact in an emergency.

The Essex In Compliance With Asbestos Regulations

In strict compliance with Regulation 278/05 of the Occupational Health and Safety Act under the Ministry of Labour, The Essex corporations engaged *Pinchin Environmental* to conduct an asbestos assessment of the entire complex. Asbestos is either friable or non friable. Friable asbestos was banned for use in Ontario in March of 1986, while non friable asbestos continues to be used in some building materials. As expected, due to the age of our buildings there was no banned friable asbestos identified by the assessment.

Transite (a non friable material) was found to be present as rain water leaders (pipes that are part of the storm water drainage system) throughout the Parking Garage levels.

In their Summary of Recommendations, *Pinchin* advised that no remedial action is required.

Pinchin Environmental Ltd. (part of the *Pinchin Group of Companies*) is one of Canada's largest and most respected environmental, health and safety consulting firms.

Reduce, Recycle, Reuse, Or Pass It On!

Reduce garbage by not bringing home excessive packaging when buying something new. Choose minimally wrapped products, leave wrap at the store or ask delivery people to take it back with them. Using the green bin for food waste also reduces garbage.

Reduce Garbage by putting all accepted items into the proper recycling containers. Essex 1 also has bins for batteries and compact fluorescent bulbs. For items such as toner cartridges or old cell phones, contact stores such as Staples and Future Shop to

inquire about their programs.

Reduce Garbage by not throwing out barely used items. It's time for a new mindset: Just because we can afford the hottest, newest things, doesn't mean we should systematically be replacing everything we own on a regular basis. However, when you really are done with something, don't trash it, **pass it on!!** If you don't have a friend or relative that can use it, consider **donating** it.

Check out www.toronto.ca/reuseit/ for a list of where to donate what. There are agencies that accept furniture, large and

small appliance, housewares, computers, sports equipment, craft supplies and of course clothing and books.

Also, Goodwill is not too far from the Essex: www.goodwill.on.ca/2006_donate.html
Goodwill Islington - Store & Donation Centre: 4975 Dundas St. W., 416-207-9691
Goodwill Donation Centre Queensway: 933 The Queensway, 416-362-4711

Join the "green team" & practice the Rs.

If you're not already doing it, what are you waiting for???

Protecting Your Electronic Equipment

Periodically we experience electrical brown outs or other power losses due to system failures. Recall the recent experiences with phase loss and outages because of Toronto Hydro's faulty equipment adjacent to Phase 1. That has been fixed, but there is no guarantee that similar failures will not occur in the future.

One of the clearest and fullest explanations of actions that homeowners can take to protect themselves from hydro mishaps is posted on the Manitoba Hydro website:

http://www.hydro.mb.ca/safety_and_education/home/surge_protection.shtml

They point out that there are many uncontrollable factors that can cause power outages, including adverse weather conditions, accidental contact with power lines by construction equipment, vehicles or wildlife.

When power distribution is affected, there is a potential for an onrush of current or power surge — which can occur during the disturbance, during operation of the utility protection equipment, and when power is restored.

This power surge is usually caused by a brief voltage fluctuation that typically ranges from 500 to 1,000 volts and hits a component designed to withstand only 120 volts. Even though it might last only a fraction of a second, such a surge can damage delicate parts commonly found in all electronic devices, including your computer, home entertainment

system, telephone, appliances and security system. In the case of your computer, a power fluctuation can disrupt software, erase valuable data and damage the hard drive, printer, modem and other related equipment.

Manitoba Hydro contends that one level of surge suppression is not enough.

The utility says, "Two lines of defence are essential to protect your equipment from power disturbances — a heavy duty surge suppressor at your main service panel and several point-of-use surge suppressors.

The surge suppressor at your main service panel deals with large surges. The smaller point-of-use surge suppressors take care of what remains of surges that get past the main surge suppressor, and protect individual pieces of equipment. They also offer protection from internal surges."

Manitoba Hydro recommends investing in both a main service surge suppressor and point-of-use surge suppressors.

Installing a surge suppressor at the point where power is supplied to the whole building is not feasible, however there are surge protection devices that you can install at your own suite electrical panel.

If you decide to have a suite central surge suppressor installed, it must be done by a licensed electrician and after consultation with the property manager.

Your Newsletter Team:

Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl

To offer a suggestion:
Go to
theessex.ca/Feedback.htm

TRAFFIC TIP

Let Cars Exit First!

When entering the under ground garage from Dundas Street

STOP

At the mid-ramp Concierge Station

WAIT

for the GARAGE DOOR to fully open

ALLOW

ALL cars to exit before entering

Neighbourhood Tip – Royal Meat BBQ



Looking for a gourmet hamburger?

Check out Royal Meat BBQ at 710 Kipling Avenue at North Queen.

They also offer steak, chicken and more.

Complement your choice with a healthy salad.

Finish up with a Cappuccino or Latte.

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Open 7 days a week from 10 am till:

10 pm: Mon. Tue. Wed.; 11 pm: Sun. ; 12 midnight: Thu. Fri. Sat.

Phase II Tip – Mind your Mirrors

Take advantage of your new garage level hallway mirrors to navigate without bumping into your

neighbours coming around the corner.



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www.theessex.ca

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416 239-2286

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Fri: 8am to 8 pm
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Email: rmartin@fundex.com

CONDO Stats Report from The CONDO KING

This District W07 Condo Apt. Sales in 2009
270 sold Avg: \$290,343 Med: \$265,000 Low: \$152,000 High: \$927,000

Essex 1 5229 Dundas St. West
22 sold Avg: \$285,134 Med: \$289,550 Low: \$218,700 High: \$373,000

Essex 2 5233 Dundas St. West
31 sold Avg: \$291,160 Med: \$273,000 Low: \$230,000 High: \$425,000

Nuvo 1 @ Essex 35 Viking Lane
37 sold Avg: \$294,111 Med: \$285,000 Low: \$200,000 High: \$500,000

Nuvo 2 @ Essex 25 Viking Lane
41 sold Avg: \$273,595 Med: \$270,000 Low: \$203,000 High: \$515,000
(Above MLS statistics as per Toronto Real Estate Board.)

Contact The CONDO KING,
STEVE Krstinovski, Salesperson since 1984
416-464-5464 cell Steve@CondoKingToronto.com

RE/MAX Condos Plus Corp., Brokerage
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ESSEX SAFETY BULLETIN

Thoughtless Balcony Smokers: A Hazard To Us All



- Over the past few months, both buildings have had numerous occurrences of lit cigarette butts being tossed from above and damaging balcony furniture below. Even more concerning, sometimes children below just narrowly missed being injured.
- In the most serious recent case, Essex 1 had a full-fledged balcony fire that resulted in the fire department being called to put it out. Nobody was hurt. We were just lucky.
- The Toronto Star report below shows another example of just how serious the results of this thoughtless behavior can be.



Mother and son in hospital after fire at North York apartment

Published On Sat May 15 2010

Alexandra Posadzki Staff Reporter

A mother and her 18-year-old son were taken to hospital for smoke inhalation after “carelessly discarded smoking materials” set two North York apartment balconies ablaze Saturday morning, said fire officials.

The two-alarm fire started around 7 a.m. when someone on a seventh-floor apartment of the 5 Brahms Ave. building, near Finch Ave. E and Don Mills Rd., tossed something, possibly a burning cigarette, down onto the sixth-floor balcony.

The spark set some papers on the sixth-floor balcony on fire, which then got blown down to the fifth floor balcony, igniting more paper and several paint cans, said Capt. David Eckerman of Toronto Fire.

Firefighters called the second alarm when they arrived and saw thick smoke coming from both the fifth and sixth floor balconies.

It took 12 trucks only around 15 minutes to get the fire under control, but in that time it managed to cause \$75,000 of damage to all three balconies involved, said Eckerman.

The 18-year-old son tried to put out the flames with a dry chemical extinguisher.

Both he and his mother, who is 47, were taken to hospital to be treated for minor smoke inhalation.

Eckerman said their injuries are non-life threatening.