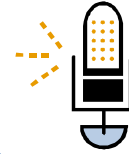


Essex News



July/August 2012
Volume 9, Issue 4

REMINDER



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

Essex Annual Community BBQ - 2012

Let Us Know
Before You Leave
On Vacation

Important
Vacation
Security
Info

Residents of the Essex showed up in droves to enjoy this year's Community Barbeque under mostly sunny skies (luckily, before the late afternoon rain) this past Sunday July 15.

Our Essex Social Committee Co-chairs, Essex I - Belma Curovic and Essex II -

Carol Carbonaro, ably supported by Jennifer Plant, our Property Manager, and Essex I Board Member, Carol Goldman, and Essex II President, Alan Webb, arranged a fabulous, fully-catered affair this year, complete with hamburgers, hot dogs, salads, drinks and ice cream.

The Pictures To Prove It

Go Online:

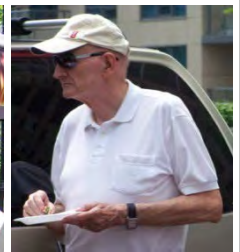
www.theessex.ca/form_vac.htm

Dates you
will be away

Your vacation
contact info

Local contact in
an emergency

Contact info for
who is to move
your car in a
garage
emergency



The Team is
ready for the
fun to begin!



**Your
Newsletter Team:**
Anne Bisson,
Cathy Kelly,
Bill McDougall,
Fred Reichl
To offer a suggestion:
Go to
theessex.ca/Contact.htm

Major Garage Repair Project – Done At Last

<p>Major work on the membrane coatings on the P1 level drive lanes, pillar bases and both the north and south turning areas was completed on June 15 as planned.</p> <p>Many thanks for the patience of all those who laboured through</p>	<p>the meandering one-way traffic lanes for these many days and nights.</p> <p>Many thanks also to our Property Manager who worked tirelessly with the project engineering consultant and contract supervisor in the planning and</p>	<p>scheduling of the communication and the requisite vehicle relocations to facilitate the work being done.</p> <p>The focus is now on cleaning up the garage from any traces of the work that was carried out since January.</p>
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In-Suite Renovations or Common Element Upgrades By Owners

<p>As a new or long-time owner, you may at some point be considering some upgrades or renovations for your suite.</p> <p>In a Condominium Corporation, the Board of Directors has a fiduciary responsibility to ensure that all renovations are carried out in a way that ensures the ongoing safety and integrity of the building and building systems.</p> <p>Therefore, owners are required to submit renovation plans to the</p>	<p>Property Manager for review and approval of the Board of Directors, <u>prior to undertaking any work.</u></p> <p>Upon approval, the owner and the Corporation enter into a formal agreement that will document the approved work plan and the ongoing responsibilities related to that work.</p> <p>The information about the</p>	<p>approval process, including insurance implications, is included as an insert in this Newsletter.</p> <p>The information is also included in the New Owner Welcome Package. And for your future reference it is posted in the Essex Processes list at: www.theessex.ca/rules.htm</p> <p>Don't hesitate to contact the Property Manager if you have any questions.</p>
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Community Information Session – Six Points Park

<p>On June 17, about 50 Essex residents participated in a Community Information Session with Councillor Peter Milczyn, covering topics ranging from the adjacent Six points Park, the Westwood Lands, the TTC Kipling and Islington Station projects to developments along Dundas Street West.</p> <p>Six Points Park is now being maintained to normal City of Toronto park standards, including standard city park signage.</p>	<p>The Councillor pointed out that once the Six Points Interchange ramps are removed and the whole road system converted to normal streets, the park will be increased to twice its current size and be rectangular in shape.</p> <p>At that time, the playground facilities will be reviewed to consider adding other community-desired features such as swings.</p> <p>While skateboarding is not</p>	<p>prohibited in city parks, the City decided to install the recently added skateboarding deterrents since this park is not designed to accommodate safe skateboarding. If more are needed, they will be added.</p> <p>Again because of size constraints, this park will not have an off-leash dog area. A planned pedestrian walkway along the southern edge of the Westwood Lands will provide a dog-friendly green pathway for dog walking.</p>
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Community Information Session – Licensing Issue

<p>There is a general licensing problem across Toronto, in that inappropriate businesses are</p>	<p>not clearly prevented from locating near residential areas.</p> <p>The Councillor informed that</p>	<p>the City is working on revising such licensing rules to make them more effective.</p>
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Community Information Session – Developments

The TTC **Kipling Station** east entrance project is complete.

However, Metrolinx, the provincial entity in charge of the **Kipling Station Mississauga Bus Hub** project is struggling to find a design that complies with a directive from Hydro One that no above-ground structures are to be allowed under their hydro transmission wires.

It is not clear what the timing of the next steps is for this provincially-led project.

The **Islington Station** renovation project is moving ahead.

The Cordova public parking lot (north side of the station) has been sold to Tridel for condominium development.

Metrolinx has been served notice that Mississauga buses will permanently no longer be able to load or unload passengers on TTC property when construction begins.

The late decision by the

province to cancel the plans for building a Court House on the **Westwood Lands** (across Kipling to the east) has delayed developments by two years. However, the Councillor informs that plans for alternative developments are underway under the aegis of the City of Toronto real estate arm, with request for bids to be issued this fall. One of the bidders is expected to be the YMCA.

The initial project(s) will be the catalyst to provide funding for the beginning of a staged process to dismantle the six points interchange ramps and replace them with a normal street level road system. Actual work on the site is expected to start in 2013/14.

The City will encourage an urban scale major grocery store to be included in the development list.

Dundas Street West Developments:

Apparently, negotiations

are underway among the developer of the proposed 13 storey condo adjacent to Essex 2 and owner(s) of the properties on the corner of Dundas Street and Auckland Road. It would seem that a coordinated development proposal involving all these properties would make any development there more economically viable. In the meantime, the Councillor will press for the existing shuttered building to be kept in a safe and secure state.

Tridel has expressed interest in (but not yet acquired) the **Canadian Tire** property.

The property has already been zoned for mixed use residential. It is expected that building(s) fronting on Dundas will have street level retail stores.

The old **Evans Ford** property has been sold to a major grocery store chain.

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

Be Careful What You Bring In To Visit Us All

We live as neighbours who want to continue to share a safe and pleasant common experience.

That means among other things, we need to be careful that we don't inadvertently bring ugly little critters hidden in stuff

we bring into the building. Bed bugs or roaches love hitching a ride in your luggage from your last "exotic trip."

That lovely piece of vintage furniture you found at a "flea market" or the one that someone

tossed into the garbage, can also be hiding nasty little critters.

So be watchful and if you happen to see something strange, notify the Management Office.

"An ounce of prevention is worth a pound of cure!"

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\$20.00 for two visits / day or \$15.00 for one visit / day

Please call: Joanne Galbraith @ 647-351-0136
References available within Essex One

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About The Essex

Visit Our Website
www.theessex.ca

For information, to update resident data, book amenities, ask a question, offer a suggestion.

Concierges
(24 hours a day):

Essex 1:
416 239-0685

Essex 2:
416 239-2286

Moves/Deliveries:

Essex 1 and 2:

Mon – Fri:
8 am to 8 pm

Sat – Sun:
9 am to 5 pm

Statutory Holidays:
NO Moves

Recreation Centre

5 am – 12 midnight

Exercise/Aerobics Room
24/7

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

Property Manager:
416 239-9786
Mon.

10 am - 6 pm
Tue. – Fri.
9 am - 5 pm

Call the Property Manager or go online

For Party Room, Board/Meeting Room & Guest Suites Reservations



In-Suite Renovations or Common Element Upgrades

As a new or longtime owner you may at some point be considering some upgrades or renovations for your suite. In a Condominium Corporation, the Board of Directors has a fiduciary responsibility to ensure that all renovations are carried out in a way that ensures the ongoing safety and integrity of the building and building systems.

Therefore, owners are required to submit renovation plans to the Property Manager for review and approval of the Board of Directors, prior to undertaking any work.

Upon approval, the owner and the Corporation enter into a formal agreement that will document the approved work plan and the ongoing responsibilities related to that work.

The following information is provided to help owners in the process:

Alterations

When any kitchen, bathroom or laundry renovations are being contemplated, the unit owner must contact the Management Office, and provide details of what work is being contemplated. The Board of Directors must approve any change relating to the plumbing, electrical wiring or structural walls of the suite.

Flooring

Where owners wish to change the flooring, located within their suite, to a hard flooring material, such as wood, laminate, tile or stone, specific sound-deadening materials must be installed under the new hard flooring. There are also implications for the insurance coverage of the suite. (see Insurance section below). Owners contemplating changing to hard flooring must first obtain written permission from the Board of Directors. In order to do this, the Owner must submit in writing the following:

- Letter indicating their name, suite number and where the flooring upgrade will be completed (i.e. bedrooms, living area etc.)
- The request must be accompanied by a sample of the under padding or cork underlay along with the specification sheet to ensure it has a ICC Rating (Insulation Class Rating) of 60 or higher.

Once the above is received in the Management Office, an In-Suite Renovation Agreement will be drawn up, which both the owner and the Board of Directors will sign, a copy being kept in the management office.

Suite Doors and Windows

The suite doors and windows are considered common elements and are the responsibility of the Corporation; however, the resident has the responsibility to maintain these components. Window washing is scheduled twice a year (June & October) for the exterior, inaccessible windows. Residents are responsible for cleaning the interior windows, balcony doors and inside of the balcony railing glass.

Installation of window film or changes to doors/windows must first be requested through the Management Office. Once approved by the Board, the owner will be required to pay for and register an Addition, Alteration or Improvement Agreement (AAI), through the Corporation's Solicitor, to ensure this change is noted on title for the suite.

The suite door is part of the fire protection components of the building and doors must be kept closed and positively latched when not in active use. Residents may not block the suite doors open and must keep the area of the doorway clear of mats or other items that might prevent the door from closing properly.

Insurance

The Corporation carries all-risks property insurance, liability insurance, boiler and machinery insurance and Directors and Officers Liability insurance. In a major loss, the Corporation's insurance would restore the suite to its original condition, subject to a deductible. The deductible is currently \$2,500 on standard loss, \$2,500 on sewer back-up, and \$5,000 for flood; however, this can change from time to time, based on the current insurance market and the Corporation's claims history.

Every owner is strongly encouraged to always have Condominium Owners Insurance to cover their personal belongings and betterments to the suite. Condominium Owner's Insurance should cover

- Personal property
- Liability coverage
- Coverage for betterments and improvements to the suite
- Coverage for appliances and all flooring
- Coverage for the Corporation's deductible in the event of failure to maintain or negligence on the part of the owner. In accordance with the By-Laws, in the event that a claim occurs resulting from the owner's failure to maintain or negligence, the cost of repairs are billed back to the unit owner up to the level of the deductible.

Any alteration may have insurance implications. For example, in a major fire loss to a suite, the suite would be restored, including drywall and standard cabinetry. However, the owner would be responsible for damages to any upgrades (such as wall covering, built-in cabinets that were not original to the suite etc.). If the fire was caused by an item under the owner's control for maintenance and repair, such as an appliance, the deductible would be charged back to the owner, who would need to make a claim to his/her own insurance company. In the case of flooring – wood, laminate, carpeting etc. – the Corporation's insurance companies DO NOT cover it.

Where the damage has been caused by another suite, such as in a flood, the unit owner must still make a claim to his/her own insurance for damages to personal property or betterments. This is due to a "no subrogation" clause in virtually all condominium insurance policies. One insurance company cannot claim against another owner's insurance company for loss or damages – each owner's insurance must cover his/her own suite, betterments and personal possessions.

We recommend that, when shopping for insurance for your suite, you obtain a quotation from the Corporation's insurance broker. In many cases, a discount is offered to owners in a condominium corporation covered through that broker and the premium may be less than other companies for similar coverage. Having owner's insurance with the same insurance company as the corporation often expedites claims as, no matter what the damage, the same insurance company is covering it. Owner's are, however, free to use whichever insurance company they wish. Should you wish to obtain a quote from the Corporation's broker, please contact the Management Office for their contact information.

Please read your insurance policy carefully before going away for any period of time. Depending on the policy, the insurance company may require the suite to be checked as frequently as every 24 hours. Failing to comply with these requirements may result in a claim being denied.