



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

COMING

Dundas – Auckland Development – Update

SOON

2014 Annual General Meetings

Essex I
TSCC #1577
May 14

Essex II
TSCC #1723
May 21

PLAY YOUR
PART IN THE
GOVERNANCE
OF YOUR
CONDOMINIUM
COPORATION

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

In our December 2013 edition, we reported on the proceedings of the November community consultation pre-application meeting about the proposal for the redevelopment of the properties on the southeast corner of Dundas Street and Auckland Road, across Viking Lane to the west of Essex 2. As planned, representatives of the five Essex buildings have been in consultation and communication to better understand the shared roadway / walkway agreement that the project developer, Main and Main Development Inc., will eventually be joining as the sixth

partner. We have been recently informed that Main and Main has submitted a development application to the City. On January 20, an Essex Shared Roadway/Walkway board member met privately with Councillor Milczyn at City Hall to elicit answers on important details of the proposal and the options for our Essex Community to influence the final design of the new building project. The results of that conversation and follow-up meetings are reported on the inside page of this newsletter.

10th Annual Essex Holiday Gathering - Fun & Frolic



The Room is ready, the tasty snacks are out and barkeeps, David and Bill, are setting up!



Belma and Jennifer welcoming guests.

Then, the fun and conversation begin....



Dundas – Auckland Development – Next Steps

On January 20, 2014 in a meeting at City Hall with Councillor Milczyn, it was confirmed that Main and Main Developments Inc. recently filed a formal application for approval of their proposed redevelopment of the properties on the southeast corner of Dundas Street and Auckland Road, across Viking Lane to the west of Essex 2.

Details of the application are being sought from the Toronto Community Planning Manager. It is likely, however, that the application is similar to the one reviewed at the community consultation this past fall.

According to the Councillor, the project will likely not reach Toronto City Council for approval until early 2015.

In preparation, the City will host a community consultation meeting

in late February/early March to which all interested persons are invited to attend to see the details of the proposed application.

It is almost certain there will be a new condominium building with some ground floor retail on the site.

However, concerns raised in consultations to date about the new tower's design, proximity to Essex 2 and Viking Lane traffic congestion and size of the retail component need to be addressed.

In response, the Councillor is proposing to chair a working group, with representation from the boards of directors of the Essex Condominiums, the developer and city planners.

The mandate of the working group would be to consider the

concerns about the site plan, traffic issues, retail podium, tower design and placement to arrive at a final proposal that everyone can live with.

The resulting proposal, hopefully more favourable for our community, would be submitted to Toronto City Council for approval.

The Essex Boards of Directors have agreed to participate in this process, represented by members of the Essex Shared Walkway/Roadway Committee.

Benefitting from prudent use of necessary professional and legal advice, the aim will be to achieve the most meaningful changes possible to the proposal in the best interest of all our Essex neighbours.

We will keep you informed as the process unfolds.

A Small Army Keeps The Essex Working and Looking Good

Members of our Essex Management Team are focussed every day on providing important services for our 548 unit owners and residents as well as managing relationships with 39 service contractor organizations which offer a variety of necessary services on our behalf.

For example,

- Up to 24 people are on site or assigned to our site working for us (all or part of a day) every day, providing property management, concierge, cleaning and fire and elevator monitoring services.
- Another 17 people are

scheduled to be here on a weekly basis for the time needed to maintain our external grounds and clear snow, look after our internal plants, take away garbage and recycling materials, maintain our pool, spa and exercise equipment and change winter mats.

- Another 15 people visit monthly for fire protection services, HVAC maintenance, electricity suite metering for Essex 2, elevator maintenance, pest control, and water feature maintenance.
- Another 18 people are here either once or twice a year

for items such as our annual garage power wash, semi-annual window cleaning, etc.

- Finally, another 35 people are here on an as needed basis to respond to a particular cleaning or repair issue or bring various supplies.

So when you think about where some of your maintenance fee money goes, there are a lot of people we need to help us make our homes here at the Essex look good, keep everything in good working order, help keep us safe and respond to our day to day concerns.

When Something Is Not Working

If you discover any of the following problems:

- **Fancoils:** Water leaking? No heat? No AC?
- **Kitchen sinks:** Do you see suds or black oily water backing up into your sink?
- **Toilets:** Do you see suds or sewage backing up into your toilet bowl?
- **Leaks:** Do you hear something dripping?

- **Flooring:** Is your hardwood lifting for no good reason?

What should you do?

Report the problem as soon as possible to the management office or to security if the office is closed.

Anything overflowing:

- Shut off the water supply in your suite.
- Do what you can to mop up.
- If there is any

possibility of leakage outside your suite, report the incident to the management office or security immediately.

The property manager will:

- Get the cause of the problem diagnosed.
- Take appropriate remedial steps for common areas issues.
- Recommend what you should do with respect to your suite issues.

PROTECT YOURSELF AND YOUR NEIGHBOURS



Please do not let strangers into your building!

When you do, they become your guests and you are vouching for their honesty and good intentions.

When strangers do manage to get into the building, direct them to the Concierge.

If they do not talk to the Concierge, tell the Concierge about them and give a description.

WE ARE ALL EACH OTHER'S KEEPER WHEN IT COMES TO SAFETY AND SECURITY.

Direct your pizza delivery person to use the Enterphone and give them your name or suite code.

...And Getting Things Working Again

Who pays for what?

Repairs to the common areas are paid for by the corporation from our condo fees.

As for repairs to your suite, there are some items listed in the **standard unit* by-law document for which the corporation will cover the cost. You and your insurance company are responsible for everything else. Please note that should you be deemed negligent, you may also be liable for the deductible portion of the

corporation's insurance coverage.

Who must do the repair work?

For specific items, especially those that might impact on your neighbours, the corporation must approve the repair and arrange for the work to be done, with the cost billed to the suite owner.

In other cases, the suite owner must do the work or arrange for the work and pay for it.

If you are not sure which

applies in your case, the Property Manager is always ready to advise.

Best advice:

Always be alert to things not working or not seeming to work as they should.

Reporting problems early and taking action to mitigate any damage is always the best policy and saves everybody grief, annoyance and money.

*Go to: www.theessex.ca/faqs.htm#where and scroll down to "Standard Unit Definition" for your building.

Making Changes? CHECK FIRST!

If you are considering making changes to your suite, the VERY FIRST THING you should do is check with management to see if there are any restrictions or limitations to what you

are allowed to do.

Structural changes or floor covering changes have to be approved by the board of directors and accompanied by appropriate engineering

documents.

Also, anything involving plumbing and electricity might have an impact on the commonly supplied utilities of the condominium.

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Season for Giving
Many thanks to the suppliers of goods and services who
donated over 30 prizes
won by lucky Essex residents
at the December 3, 2013 Tenth Annual Holiday Gathering.



Brampton Fire	Fire Protection	\$50 WalMart & Large Candy Vase
Climanetics	Fan Coil Maintenance	2 x \$50 The Keg Gift Cards
DEL Property Management	Management Co.	2 x \$50 LCBO Gift Cards
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Service Master	Carpet Cleaning Co.	Toronto Maple Leaf Sweater
Tyler Williams	Elevator Brass Maintenance	2 x \$50 Prepaid Master Cards
Vinci Catering	Special Event Catering	\$100 Catering Gift Certificate
Wasteco	Garbage Pick Up Co.	2 Raptor's Tickets



The generous non-perishable food donations by residents of The Essex this Holiday Season contributed to the Daily Bread Food Bank's Holiday Drive (November 27th to December 31st), with a donation of 702 pounds of food and a whole variety of toys that were distributed by Toronto Fire Services toy drive.

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,
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**Property
Manager:**
416 239-9786
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