

**Alert!**

**Essex  
Summer Sizzle  
BBQ**



**Sunday  
July 16, 2006**

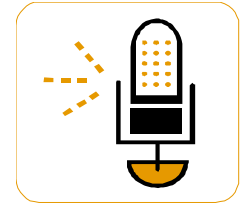
**12 noon to 2 pm**

**At the Gazebo**

**Another great  
opportunity to  
come out and meet  
your neighbours!**

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## Essex II Update

Phase II's evolution continues along its course. Residents are reminded to fill out the Common Element Questionnaire by July 10, 2006 to ensure that Phase II is in compliance with Tarion standards. Questionnaires were mailed to each resident in early June 2006.

Phase II also welcomes Chris Bastine to its Board of Directors. Chris works in sales and brings a creative, business-minded approach to the Board, as well as

practical insights having lived in various Tridel communities in the past. As a frequent user of the shared amenities, he is committed to creating a healthy and comfortable living environment in the building.

Please be advised that if you are not receiving Board of Directors' communications, copies of previous correspondence are available at the Management Office.

## Please Do Not Feed The Pigeons

The Essex towers are natural attractions for birds, particularly pigeons. We all know **pigeons deface buildings and other public spaces**. The deterioration of buildings is accelerated by pigeon droppings through corrosion to masonry, mortar and metalwork caused by the acid secretions produced by fungi that feed on the droppings. Pigeon nests and droppings often block gutters and down pipes resulting in water damage, timber decay and unpleasant odours. Pigeon droppings on walkways, stairways and entrances are not only unsightly and unhealthy but also dangerous. Slippery surfaces can cause serious injury.

Therefore, in keeping with good housekeeping practice, **Essex staff regularly inspect** rooftops to ensure pigeons or other birds have not found a nook or cranny to begin nesting.

**Pigeons spread disease more than any other bird species.** Pigeons carry or transmit various diseases, such as encephalitis, salmonella food poisoning

and toxoplasmosis through droppings and respiratory droplets. Toxoplasmosis damages the central nervous system and eyes, particularly those of infants.

The various parasites living on the birds include fleas, ticks and mites. These "bugs" can also infest buildings.

Pigeon behaviour is fairly predictable and straightforward. They seek food and shelter, prefer to "loaf" during the day in a sunny spot and require a safe nest from both the elements and predators for their young. Unfortunately our buildings offer an infinite variety of suitable harbourages, and any free handouts of food, either intentional or otherwise, support their needs.

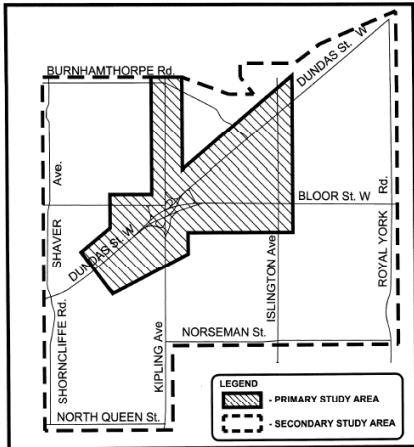


**So very simply, we implore Essex residents: DO NOT FEED THE PIGEONS or other birds, thereby discouraging them from loitering or nesting on balconies, roofs or elsewhere at the Essex.**

# Six Points Interchange Reconfiguration Report

## Background

In November 2003, the City of Toronto initiated the Six Points Interchange Reconfiguration Class Environmental Assessment (EA). **The Six Points interchange refers to the area where three major arterial roads meet: Kipling Avenue, Dundas Street West, and Bloor Street West.**



The purpose of the study is to investigate how to reconfigure the interchange to improve access to adjacent sites, enhance the connectivity and amenity for pedestrians and cyclists, to potentially release surplus lands for future development, and to improve the cohesiveness and unity of the streetscape and property fabric. The study is a Schedule 'C' project under the Municipal Class Environmental Assessment process.

As part of the public consultation process, the first Public Open House was held on Tuesday, March 2, 2004 with information presented on the study background, purpose, needs and opportunity, problem statement, lists of options, and criteria for evaluation.

The second Public Open House was held on June 20, 2006. Staff presented background information, the results of the evaluation of the 'short' list of options, the preliminary preferred option, and the next steps in the study.

The option entitled the **Fully At-Grade Dundas Loop** is the preliminary preferred option. This option replaces all the six points interchange over/underpasses with intersections at grade level with stoplights as required.

According to city planners, this option provides:

- Significant improvements over existing conditions with minimal environmental impacts.
- A simplified road network layout, and integrates surplus interchange lands within the existing urban fabric.
- The most opportunities to create mixed use development opportunities through the creation of six blocks of land with normal urban streets.
- An overall positive environment / experience for pedestrians and from Kipling Station, the Westwood Theatre site, Bloor and Dundas Streets and improved pedestrian connections between the east and west sides of Kipling Avenue, along with improved cyclist connections through the area.
- For surface transit operations, to and from the Kipling Subway Station, and enhanced opportunity for transit service through the area, including the Westwood Theatre lands. Also provides for traffic levels of service comparable to the existing situation.

### An overall plus for the Essex

While some of the 200+ people who turned out were not in favour of changing the status quo, for Essex residents the option is an improvement in terms of making our immediate neighbourhood more pedestrian friendly. The creation of relatively smaller blocks of land for development will also mean that the options for close-by massive

developments are reduced.

Councillor Milczyn indicated that the City of Toronto would retain a portion of the lands for public uses, such as a school, a park, etc and other blocks would be used for development of high rise residential and commercial office towers and services. However, he was not at all specific.

### Timing

Councillor Milczyn indicated that he was hopeful that the project could be included in the 2008 capital budget. Once approved, the project would take 2-3 years to complete.

### Essex concern

Several Essex residents pointed out to the planners that the planned imposition of "buses only" access to Viking Lane from Kipling southbound was not acceptable as it eliminated a much-used access to the Essex complex. *Essex residents were invited to write in their concern and suggest that this exit off Kipling to the Essex site be made accessible for all vehicles.*

### Provision for public infrastructure

As well, Essex residents who attended the meeting expressed their concern that the City should retain enough of the freed-up lands to provide for public amenities and services for the large and growing adjacent population.

For more information about the Six Points project click on: [www.toronto.ca/wes/techservices/involved/transportation/six-points/index.htm](http://www.toronto.ca/wes/techservices/involved/transportation/six-points/index.htm)

If you wish to voice your concerns about the Kipling south access limitation and the overall need for increased emphasis on public infrastructure, contact David Nagler, Public Consultation Coordinator, at [works\\_consultation@toronto.ca](mailto:works_consultation@toronto.ca) Indicate that you are a resident of the Essex community at Kipling and Dundas.

## Phase 2 Fancoil and Window Washing Schedule

<p>The Phase 2 annual fancoil maintenance program is scheduled for July 10 – 14. The cost will be billed to suite owners. Watch for</p>	<p>information about your specific date. The Spring window washing program for inaccessible windows is also scheduled for</p>	<p>July 10 – 14. The timing was delayed until the roof anchors received necessary safety certification.</p>
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## Five Towers: The Ultimate Essex Site Plan

<p>We have learned that our Essex Community will ultimately consist of 5 high-rise buildings, Essex Phase 1 and 2, and Nuvo Phase 1, 2 and 3. The buildings will all be similar in architectural appearance and comparable in size.</p> <p><b>Nuvo Phase 1</b> is 90% sold and will be ready for occupancy April 2007.</p> <p><b>Nuvo Phase 2</b> is about 40% sold, and construction will probably start sometime in early 2007.</p> <p><b>Nuvo Phase 1 and 2 are connected</b> with a shared recreation centre and underground garage.</p> <p><b>Nuvo and the current Essex complex will not be connected</b>, other than sharing the common roadway between the developments.</p> <p><b>Nuvo Phase 3 is to be a completely standalone high-rise building</b> with its own recreation centre and underground garage. Tridel</p>	<p>has received development approval from the City for Nuvo Phase 3, but final design details have not as yet been completed.</p> <p><b>New pedestrian route.</b> We are pleased that there will be a new sidewalk pathway from the rear of Essex 1 and 2 along the westerly side of Nuvo Phase 1 so that residents will be able to use it as an alternate way to get to the subway as soon as Nuvo Phase 1 is complete.</p> <p><b>City park.</b> On the east side of Essex Phase 1, the grassy area upon which the Tridel Sales Office is situated has been turned over to the City of Toronto by Tridel to ultimately be used as a public park. Tridel has leased back this area from the City for as long as they need it to carry out their Essex Site marketing activities. Until the lease is terminated and the Sales Office is removed, Tridel will continue to maintain the area.</p>	<p><b>Nuvo garage entrance.</b> The entrance to the Nuvo Phase 1 and 2 underground visitor and resident parking garage will only be from St. Albans Road. Their ground level visitor parking will be entered from the shared roadway between Essex 1 and 2 and Nuvo 1 and 2.</p> <p><b>Westerly developments.</b> On our west side and just to the north of the city pumping station, a different developer is seeking approval for a condominium development, the timing of which is unclear. On the corner of Auckland road and Dundas another owner/developer is planning a retail development.</p> <p><b>Shared responsibility.</b> The shared roadway between our buildings will continue to be a private roadway that must be available for public use. The shared roadway and new pedestrian pathway will be a shared responsibility among all five buildings and ultimately the westerly developer.</p>
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## Neighbourhood Tip

<p><b>Beef, Veal Pork or Poultry Tonight?</b></p> <p><b>Steak Master</b> offers the highest quality meat products selected for tenderness, juiciness and flavour, portion controlled and cut to order. It is a specialty meats store for high quality Alberta –USDA beef, organic</p>	<p>meats from Rowe Farms and cheeses. All their products are supplied by Ontario and Quebec’s artisanal producers.</p> <p><b>Steak Master</b> owner Darko Sisman has 25 years of experience and welcomes questions and offers suggestions for the perfect meat selection.</p>	<p><b>Store Hours:</b>          Mon to Thurs 11 – 7          Fri 11 – 8          Sat 10 – 6          Sun 10 – 4          3882 Bloor Street          (across from Six Points Plaza)          416-207-9901</p>
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## Essex DOGS!

Please remind your owners about being a good neighbour!!!

Tell them that anywhere on Essex property:



Dogs must be on a short leash at all times

Dogs must be taken completely off the property to do their business

Dogs must be kept off any grass while entering or leaving the property

# The Back Page CONTACT NUMBERS



**Concierges (24 hours a day):** Phase 1- 416 239-0685 Phase 2 - 416 239-2286  
**Property Manager:** 416 239-9786 Mon. 10 am to 7 pm; Tues. – Fri. 9 am to 5 pm  
**Move/Delivery Hours:** Monday to Saturday – 8 am to 8 pm  
 Book **Moves/Deliveries** via your building Concierge  
**Essex Club Recreation Centre** Hours: 5 am to 12 midnight  
 Book **Party, Board/Meeting Rooms & Guest Suites** with the Property Mgr.  
 Book **Virtual Golf, Billiards Room & BBQs** with your building Concierge  
 Click on <http://www.theessex.ca/> for more about the Essex Community.  
 Click on <http://www.theessex.ca/feedback.htm> to offer a suggestion or ask a question about life at the Essex.



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