



## The AGMs are coming



Mark your  
calendars

**Essex II  
Tuesday  
March 25**

**Essex I  
Wednesday  
April 30**

7 – 9 pm

In the party room

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**Essex 1 – TSCC #1577**

**Essex 2 – TSCC #1723**

5229/5233 Dundas St. West  
Etobicoke, Ontario

M9B 6L9 / M9B 6M1

## Calling All Essex Owners To Your AGMs

For both upcoming Essex AGMs, there are two Director openings due to:

- (for Essex I) the expiry of the terms for Nick Giarratano and Stephen Perelgut.
- (for Essex II) the positions vacated by Sundeeep Chauhan's earlier resignation and the expiry of the term of Sheila Dowdell.

To ensure continued quality governance of your Condominium Corporations, it is

vital for Essex owners who have the interest, time and wisdom to act in the general interest of their neighbours to put themselves forward for election to fill these positions.

Your Essex Boards of Directors most earnestly invite Essex owners to attend the meetings for the elections and to fulfill the annual legal requirements for reporting on the affairs of the corporations.

## Tridel PARC NUVO Announced...

On March 6, 2008, the City of Toronto Committee of Adjustment heard a request for Variance Approval for Tridel's proposed Essex Phase 5. Tridel proposes to build a 36 storey point tower to be positioned on Viking Lane, across from the public park. The development also includes six ground floor units that will face south onto St. Albans Road.

Unlike the four other Essex buildings, the proposed Parc Nuvo will be square instead of rectangular shaped. A tower is already approved as part of the overall site development plan. The Parc Nuvo tower will have about 2/3 of the size of the footprint of the other Essex buildings. However, it is taller than the 27 storeys allowed in the by-law, and exceeds the total square footage allowed by 10%. The total number of living units is within the current development agreement.

Prior to the March 6 meeting, some Essex owners wrote to the Committee objecting to the variance proposal. A number of Essex owners also attended the meeting to voice their objections in person.

Given the level of opposition, Tridel



requested a deferral, pending further consultations with Essex owners.

On March 13, Tridel hosted the promised information meeting in the party room, where a lively dialogue took place with about 70 residents. The discussion included Tridel's advice that the design was influenced significantly by new city guidelines on tall residential buildings that promote taller, slimmer towers, versus slab structures.

Tridel is scheduled to return to the Committee of Adjustment on April 3, and plans to submit the same proposal.

## Essex Public Park

Tridel will be vacating the marketing sales office on the public park to the east of Essex 1. The office will be removed, the grounds re-graded and re-landscaped with new park amenities installed by the fall of this year. The Essex Boards will be meeting with Councillor Milczyn

and City of Toronto planners about the final design of the park and the amenities to be installed.

If you have any park questions or suggestions, just click on [www.theessex.ca/Feedback.htm](http://www.theessex.ca/Feedback.htm) and we will get them answered and report back in the next newsletter.

## Tridel Marketing Signage

The Essex Boards of Directors are in the process of reaching an agreement with Tridel for new smaller signs to be installed on our Dundas Street frontage and on the top of Essex 2 to facilitate their marketing of the yet to be approved Parc Nuvo. The agreement will give The Essex a say in the kind of signage; Tridel will pay a monthly fee

to The Essex and allow The Essex to control the period of time the signage is in place.

Tridel could have exercised their right to conduct marketing activities on our site as long as they continue to maintain one unsold suite in either of our buildings. Instead they have chosen this more neighbourly option.

## Damage Control: Do's And Don'ts For Your Unit...

Here are a few examples recently in the Toronto Star Saturday, March 8<sup>th</sup>, 2008 of things NOT to do:

A condo resident goes on holiday, asking a friend to look after her cat. The friend dumps the kitty litter into the toilet. The litter, made of highly absorbent clay, plugs the toilet, which overflows, contaminating several floors of the building.

A couple throws in a load of laundry, then heads out for an afternoon of shopping. The discharge hose "jumps", spewing many gallons of dirty water, which leaches down several floors, damaging hardwood floors, drywall and carpeting.

### Safety Tips:

- Turn off washing machine taps when not in use.
- Never go out while a toilet, washing machine, dryer or dishwasher is running.
- Clean your dryer's lint trap after each use. Lint build up means it takes more energy to dry your clothes.
- Know where your shut off valves are; if you can't locate them, notify the Management Office.

- If you are an investor, make sure your tenants have insurance. Have a non-resident's package for yourself. Know what you are covered for.

### Insurance:

Remember, if you add hardwood, expensive window coverings, or upgrade light fixtures, you need to insure them under your own policy.

- Take photos of what is in your unit.
- Keep all bills for upgrades somewhere safe.
- Each time you install an upgrade, inform your insurance agent.
- If you have items of particular value, such as jewellery, or special collection, they need to be separately scheduled.
- If you are renting out your unit, you should ask for proof of insurance from your tenant.
- Make sure you have sufficient insurance to cover any unexpected problem. It could cost you \$\$\$ if you don't. Be prepared and double check with your insurance agent.

## theessex.ca Is Open 24/7

Just a reminder, your Essex Website is open 24 hours a day seven days a week.

Just click on [www.theessex.ca](http://www.theessex.ca) and access a wealth of useful information about living in the Essex Community.

All the past issues of the Newsletter are there too, and in colour, with an index to guide you.

It's an easy way to keep your suite information up to date too, using the online forms option.

And if you want to send a message or a request to your Board or the Management Office, just click on the Feedback section and fill out the online form.

You'll get an email acknowledgement to assure you your message was received



**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 enter, 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.**

## Speaking Of Smoke Detectors

Welcome back to Daylight Savings Time! Many homeowners use this time as a reminder to change the batteries in their smoke detectors. No wonder!

Recently there have been tragic stories of fires in homes across the GTA. In some cases, smoke detectors were either not present or not working.

How lucky we are here at The Essex. Each suite is equipped with a smoke detector, heat detector, and fire alarm speaker. The smoke and heat detectors are hardwired, so there are no batteries to be

changed. Should the heat detector not be working properly, a trouble alert shows on your building's Fire Panel.

Should intense heat be detected within your suite, building alarms will be activated.

To ensure your suite smoke detector is functioning, simply depress the test button on the detector until it sounds. Should it not sound within a second or two, notify the management office immediately. If your smoke alarm starts beeping softly, on its own every few seconds, notify management.

We all know that fire alarm speakers can be annoying in a "false alarm." Are you tempted to give it a hammer smash or tear it out by its wires? Think again! If you disconnect the speaker or detectors, you will be held responsible for the cost of reconnecting this crucial safety system.

One final tip – always hire a licensed electrician for any electrical work in your unit. A mistake could cause electrical failures for your neighbours and put our electrical safety system at risk.

## Do Your Part To Keep Our Pool And Spa Clean

The Essex maintains the quality of the water in our swimming pool through regular monitoring and use of chlorine at the level of PH acidity set by regulatory health standards to kill off harmful bacteria.

As per good health policy, the water in the spa is treated with

bromine, and checked daily. Water is fully replaced six times a week by contract or internal staff.

**Please do your part:** Follow the posted rules and fully shower off all body or suntan oils **before** you enter the pool area.

**It is particularly important to remove all body oils and sun lotions before using the spa. These oils quickly cause a foaming action that makes spa use unappealing for all users.**

**AND, NEVER ADD ANYTHING TO THE SPA.**

## Where To Recycle Energy-Saving CFL Bulbs

Long life, energy-saving fluorescent tubes and compact fluorescent bulbs (CFLs) contain small amounts of mercury, a poisonous heavy

metal, which is used to produce their light. Please help us comply with the City of Toronto directive to safely dispose of burned-out

bulbs by bringing them down to the recycle room and putting them in a new bin labeled for that purpose.

## Neighbourhood Tip: Let's Go For Breakfast

One of the luxuries of a weekend is going out for breakfast with friends and family.

Next time you have a craving for bacon and eggs or lighter fare on your taste buds, try one of these close-by eateries.

All are within a short drive.

### **Just west of The 427:**

**The Bounty - Hearty Breakfast**  
2006 Dundas Street East  
(905) 276-4474

**The Muddy Duck - The Buffet**  
2200 Dundas Street East  
(905) 275-9430

### **Across from Cloverdale:**

**Yellow Cup Cafe - Little Fancy**  
225 The East Mall

(416) 231-6688

### **Across the street:**

**Dundas Street Grill - Varied Fare**  
5238 Dundas Street West  
(416) 239-6244

### **In The Kingsway:**

**Crème de la Crème - Wonderful Omelettes -**  
2991 Bloor Street W.  
(416) 237-9414

# 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 <http://www.theessex.ca/>

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

**Moves/Deliveries:** (Mon – Thurs: 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

Call the Property Manager to book **Party, Board/Meeting Rooms & Guest Suites.**

## Your Essex Communications Team:

Anne Bisson, Sheila Dowdell,

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**Email:** [Essexnews@theessex.ca](mailto:Essexnews@theessex.ca)



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