

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

## Essex BBQ On A Sunny Summer Afternoon

On June 23, the annual Essex Barbeque was another opportunity for residents to mingle and meet with their neighbours on a lovely summer Sunday afternoon.

It was arranged by our Essex Social Committee co-chairs, Belma Curovic and Bill McDougall, ably supported by Carol Goldman and Alan Webb.

This was the second year of enjoying a fully catered community BBQ event.



**BIKE  
RACK  
SURVEY**

**To Be  
Mailed  
To  
Owners  
Week  
Of  
July 1**



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## Six Points Reconfiguration Development Update

On June 17, 2013, the City of Toronto hosted a public meeting to update the neighborhood on the reconfiguration of the Six Points interchange (where Bloor Street West, Dundas Street West and Kipling Avenue all meet).

The reconfiguration plan was approved by the City in 2008.

It involves completely eliminating all of the over/underpass structures and replacing them with an at-grade level road network. [See picture on the back page.](#)

Only the Kipling Avenue bridge over the subway and train tracks will remain.

This new, normal streetscape will

support the development of Etobicoke Centre as a vital mixed-use community. The six major parcels of land in the Six Points/Westwood lands area that will be developed are owned by the City.

Build Toronto, the agency in charge of the development process, is mandated by the City to seek a beneficial mix of services, retail offerings, offices and residences.

Etobicoke Centre is a planning district which runs along Dundas Street from Shorncliffe Road in the west to Kipling Avenue, and from there along Dundas and Bloor Streets as far as Montgomery Road to the east of Islington Avenue.

The area features two subway stations – Kipling and Islington, a GO station, and a Metrolinx (Mississauga Transit) hub at Kipling Station.

While the Metrolinx rework of the design of the Kipling transit hub is underway, no planning details or work schedule has been made public.

The earlier plan for the Mississauga bus hub at Kipling Station was scrapped because of a late ruling by Hydro One that no above-ground facilities could be built under their power lines.

Work on the Islington Station development is proceeding and will ultimately force Mississauga buses out of Islington Station.

## The Reconfiguration Schedule

In 2012, streetscape and public open space designs throughout the new intersections were finalized in the Etobicoke Centre Public Space-Streetscape Plan.

Recently, a new YMCA was announced as the first public use building for the land parcel on the east side of Kipling across from The Essex. Negotiations are being finalized with the city for work to begin as soon as the land parcel can be made ready.

A new provincial courthouse for Toronto West in the area was cancelled when the Ontario government began cutting its budget.

In early 2013, the detailed technical design of the new intersection was begun. It will include the specifications of all underground utilities. Testing of the soil of the development site is underway to support the design

process.

Site preparation to clear the existing Westwood Theatre building is also underway. It is the first step in developing the Westwood Theatre Lands, directly adjacent to the Six Points Interchange.

A detailed staging plan for the reconfigured road network revamp will be announced in early 2014.

Current thinking about the staging:

1. Dundas Street revamp
2. Kipling Avenue
3. Connecting Bloor Street as a straight line
4. Connecting the ramps on either side of Kipling

Construction is expected to start in late 2014.

The work will proceed over several years with completion of the road system sometime in 2020.

The staging plan will be especially important for us at The Essex site.

Maintaining sensible access for us to our buildings and keeping traffic flowing in the least inconvenient way possible will be a challenge for the engineers.

In any case, we can look forward to a number of years of disruption around us that will at times test our patience.

Ultimately, our immediate neighbourhood will be much more pedestrian friendly, with many more amenities within walking distance.

As well, our adjacent Six Points Park will approximately double in size.

## Financial Fitness – Role Of The Reserve Fund



There were many things you likely considered when you bought your home at The Essex, including location, price, size and layout. But one of the most important considerations continues to be the financial well-being of the condominium corporation.

Being an owner in a condominium corporation insufficiently funded to operate and maintain common elements can leave you with higher costs down the road. Low condominium fees may make a particular condominium more appealing than others, but it may be a sign that you should be extra diligent in determining if the condominium corporation is fully prepared to fund major repairs and renewal projects. If the condo corporation is not *“financially fit”* to afford the maintenance required, the condition of the property could deteriorate or you may be faced with substantial charges to cover repair costs as they occur.

Fortunately there are ways to determine the financial status of the condominium based on documentation that the corporation is obliged to keep, including the annual operating budgets and end-of-year financial statements. You receive both of these in the mail each year. And the budget info is also posted on our website. When you put your

condominium up for sale, the prospective owner can obtain a status certificate. The status certificate is a package of legal documents that includes such items as the declaration, bylaws, rules and information about the corporation’s insurance, reserve fund, property management contract and any outstanding judgments.

### Reserve Fund(s)

An important part of the operating budget is the reserve fund(s), whose purpose is to provide financing for major repairs and renewal projects over the life of the building or other facilities that form the condominium corporation.

The fund(s) essentially ensures that the condominium common elements will be maintained in good shape for the life of the project. The amount required to be in the reserve fund depends upon the condition and life expectancy of all of the common property elements and the estimated cost to replace them over the life of the project.

This information is obtained by carrying out reserve fund studies conducted by engineers or other professionals who assess the condition of the common elements of the building, estimating their remaining lifespan and their related repair and/or replacement costs.

After receiving the reserve fund study, the board of directors must propose a plan for the sustainability of

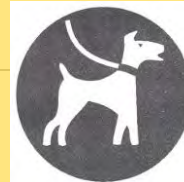
the fund, including a determination of what would have to be set aside on a monthly basis to cover the long-term costs. These monthly contributions become part of the condominium fees that owners have to pay. By law, reserve fund studies must be updated at least every three years.

Prospective buyers do not want to move into a new home only to discover that the reserve fund is underfunded and major repairs are required. Nor do current owners want to see a significant increase in condominium fees or the levying of charges, commonly known as special assessments, to pay for the needed repairs. Special assessment charges can be high depending on the type of work required.

There are four Essex reserve funds:

- Essex 1 (study currently being updated for 2014, 2015, 2016),
- Essex 2 (current study covers 2012, 2013, 2014),
- Essex Shared Facilities (current study covers 2012, 2013, 2014) for the recreation centre, grounds, and underground garage,
- Viking Lane Shared Roadway and Walkway - from Viking Lane to St. Albans (current study covers 2013, 2014, 2015).

All have contribution plans incorporated into operating budgets as recommended by the professional firm(s) conducting the studies.



## ESSEX DOGS

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

Tell them that anywhere on Essex property:

Dogs must be kept 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

Don't leave me alone too long!

I get hungry

I get lonely

I bark to get attention

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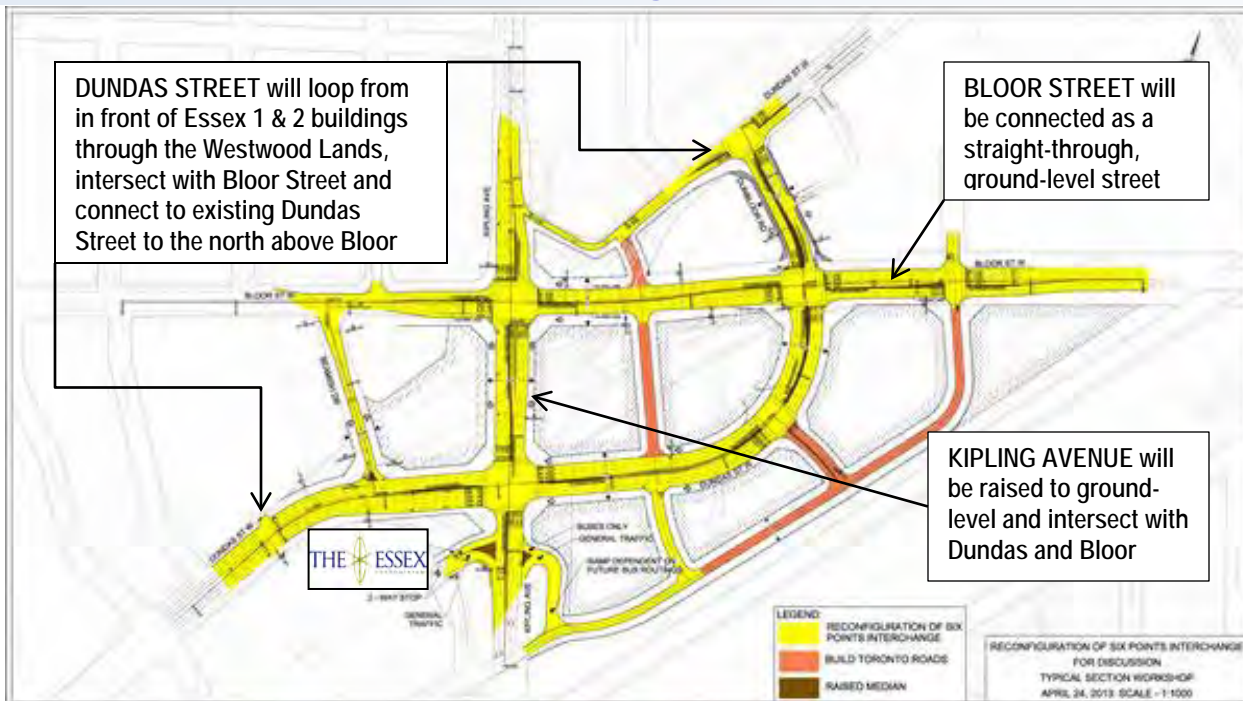
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## Approved Six Points Reconfiguration



## About The Essex

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