



Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

REMINDERS

Dundas – Auckland Development – Announced

.....

2014 BUDGET PACKAGES MAILED

.....

FOR EVERYONE'S CONVENIENCE TAKE ADVANTAGE OF ELECTRONIC FUNDS TRANSFER TO PAY YOUR MONTHLY FEES

.....

The long advertised Auckland Road condominium development to the west of Essex 2 is starting to get underway. The originally proposed and approved 13 storey condominium property just north of the city pumping station has been expanded to include the three retail properties along Dundas Street. A new developer, Main and Main Developments Inc., has purchased or has a contract to purchase all four properties and is proposing a more comprehensive, mixed use re-development of ground floor retail and a 38 storey condominium tower atop a two storey podium.

This Newsletter edition is dedicated to bringing residents up to date on the project and its next steps.



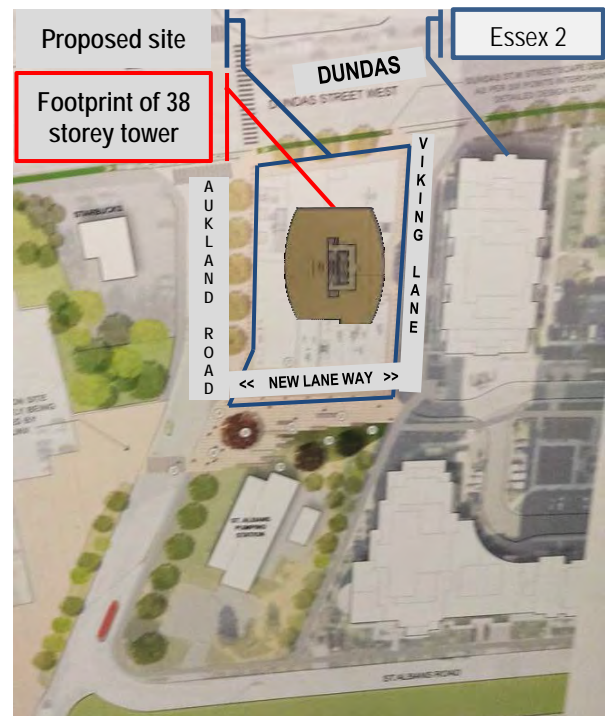
.....

TO SAVE POSTAGE AND PAPER COSTS, REGISTER FOR ELECTRONIC DELIVERY FOR FUTURE BUDGET AND AGM PACKAGES

Our Action Plan

After the pre-application meeting (reported on the following pages), a Shared Roadway/Walkway board meeting was called, with board representation from the five Essex towers sharing access to Viking Lane. During this meeting, a plan of action was put into place to determine what steps should be taken on behalf of the Essex communities' residents to address concerns about the proposal:

- 1. SIZE:** Twice the number of residential units and triple the height expected in the shared roadway/walkway agreement.
- 2. TRAFFIC CONGESTION:** Proposed large retail space (with no Dundas parking) and the design of the residential access, egress and service points for cars and trucks will cause severe traffic congestion, noise, and higher repairs and maintenance costs for Viking Lane.



As a first step, a meeting with Tridel in January will be convened to better understand the shared roadway/walkway agreement they put in place prior to development of our five towers. With this information, the board may then seek legal counsel to determine the negotiating power our communities may have with regards to the new development.

As these steps are taken, your Board of Directors will keep you informed.

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

Dundas – Auckland Development – Community Consultation

<p>On <u>November 19, 2013</u>, Main and Main Developments Inc. (the development company) convened a pre-application community consultation. The focus of the meeting was its 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.</p> <p>The presenter, Mr. Daniel Byrne, Vice President, Development, Main and Main Developments, Inc., explained that his company has been in business for about three years, recently acquiring a dozen development sites across the city. They specialize in mixed use developments, in highly urban locales, with heavy pedestrian traffic, near transit</p>	<p>hubs, involving quality retail offerings.</p> <p>Councillor Milczyn and City of Toronto Planning representatives were also in attendance to answer questions. The Councillor explained that this meeting was a new procedure designed to enlist feedback from the community before a formal development application for approval is filed with the city. It is hoped that this process will help developers to be better aware of community concerns before plans are more firmly developed.</p> <p>The developer is finalizing a Zoning Bylaw Amendment application to the city with a corresponding Site Plan application for a proposed</p>	<p>mixed use commercial and residential building redevelopment.</p> <p>The building would consist of a 2 storey podium housing about 50,000 square feet of retail space along Dundas and Auckland, featuring a 38 storey residential tower set roughly in the middle of the site.</p> <p>The proposed tower would be made up of 320 residential units, with about 80% to be studio and one bedroom units, and the other 20% to be larger two and three bedroom units.</p> <p>The presenter explained how the proposed development fits within the approved City of Toronto growth strategy and developments to the east and west of the site, including the transit hub at Kipling Station.</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Community Concern – General

<p>There were general concerns about the density of the community, the impact on nearby schools, etc. The</p>	<p>response was that the density is consistent with the City of Toronto official plan and school needs are the</p>	<p>responsibility of the various school boards, and not germane to this specific proposal.</p>
---------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

Community Concern - Proximity

<p>The proposed tower development seems to be very close to the west side of Essex 2 with the attendant loss of privacy and sightlines.</p>	<p><u>The community request was to have the tower moved closer to Auckland.</u></p> <p>It was pointed out that the</p>	<p>corners of the tower were intentionally rounded to improve the sightlines for the adjacent buildings.</p>
---------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

Community Concern - Height

<p>The community felt the proposed tower is too tall relative to adjacent developments.</p> <p>The response was that currently, the City of Toronto zoning allows buildings up to 30 storeys.</p>	<p>The extra 8 storeys would therefore require a zoning variance.</p> <p>It was noted that to accommodate the desired 320 residential units, the trade-off is a taller, more slender</p>	<p>building versus a less tall building that is wider and thicker.</p> <p>It was suggested that a more slender building would provide less of a view obstruction for Essex 2.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Community Concern – Viking Lane Traffic Obstruction			Project TIMELINES	
The residential pedestrian lobby entrance is planned for the east side of the new building opposite the Essex 2 back entrance. There would be an indented lay-by to allow	for pickup and drop off, similar to what exists in front of Parc Nuvo. The concern is the added traffic and illegal parking obstruction that would ensue.	<u>The community request was to make this space large enough inside the new building boundaries to minimize the concern.</u>		Finalize development application
Community Concern – Viking Lane Truck Traffic				
The parking garage for the new building would be entered through a covered laneway at the south side of the building. There would be five levels of underground parking	but no ground level parking. This laneway would allow vehicle traffic to and from Aukland and Viking Lane. There is assurance that all service trucks would	operate inside the new building. <u>The community request was to somehow restrict passage of such truck traffic along Viking Lane.</u>		Obtain city approval
Community Concern – Viking Lane Agreement				
The developer pointed out that the existing Viking Lane shared roadway agreement reflected the City of Toronto’s intent that Viking Lane would be	available to connect traffic from all five and now six buildings. The intention is to negotiate its addition to the agreement, covering	its fair share of the capital costs and proportionate share of the ongoing operating costs as a sixth member of the group.		Up to a year to sell sufficient units to allow for construction to start
Community Concern – Aukland Pedestrian Hazard				
There was a promise to provide a pedestrian friendly crosswalk across Aukland just to the south	of the new building that would also be accessible to Essex residents. <u>The community request was</u>	<u>that a pedestrian passage under Aukland be considered as a better option.</u>		Construction period of about two years
Community Concern – Transit Hub Bus Congestion				
There was a general concern about the added traffic congestion on Aukland due to both the Kipling transit hub and this development. Councillor Milczyn pointed	out that Mississauga buses would enter and leave the hub off Dundas, west of Aukland. In passing, he also informed that he has been advised that the	impasse about construction of above ground structures under the power lines has been resolved and the project will proceed. He did not indicate a schedule.	STAY TUNED	
Community Concern – Capacity Of Infrastructure				
There were concerns about the capacity of sewers, water supply, etc. to support the new development.	The response from Councillor Milczyn was that in general there is more than adequate supply of these. However,	should there be local additional needs caused by this development, they would be taken care of at the expense of the developer.		

Our advertisers – Here To Serve You

For information about placing an ad, email news@theessex.ca



Renata Zuger
Salesperson

Direct: (416) 606-3630
Bus: (905) 268-1000
Fax: (905) 277-0020

www.renatazuger.com
Email: renata.zuger@sympatico.ca
151 City Centre Dr., #300, Mississauga, ON L5B 1M7



Owner Resident Essex II
Your "Essex" Expert

Uh...Oh, ...better get,



19 Advance Road, Etobicoke
3 Blocks South of The Essex
Off Kipling

COLLISION REPAIR & AUTO PAINTING
416-233-0991

Serving Toronto for over 30 Years
Bring in this AD to Save!

Larissa Klepatch, B.Sc.
Broker



Your Community Realty,
Brokerage - Independently Owned & Operated
187 King Street East
Toronto, Ontario M4A 1J5

Bus: 416.637.8000
Cell: 416.844.9449
Fax: 416.361.9969
lklepatch@trebnet.com




Vision Realty Inc, Brokerage
2210 Markham Road, Unit 1
Toronto, Ontario M1B 5V6
Satellite Office Downtown

Andrea Davidson

No other agent has sold more Essex/Nuvo condos
*stat based on Toronto MLS from 2004 to present

416.321.2228

davidsonandrea@rogers.com
andreadavidson.com

More From Main and Main Developments, Inc.

Subsequent to the meeting, the following clarifying statements were received from the developer:

Thank you for coming out on Tuesday night. We are studying the issues and concerns raised by the residents and will make all practical and feasible efforts to resolve them as we evolve the design of the building.

The notice to your residents is well written and informative. I (Daniel Byrne) have only a few points of clarification that I would like to raise:

1. The decision to install a crosswalk rests with the city. We feel it would help mitigate the traffic problems and are willing to work with you and other community members to advocate for the crosswalk with the City and TTC.
2. The provisional plan for the mobility hub would relocate the Mississauga bus traffic to a new signalized intersection at Acorn Ave. Cars and taxis would access the mobility hub via Subway Crescent, which would no

longer connect with Aukland, thus reducing car and taxi traffic along Aukland.

3. The retail program could include between 50,000 and 65,000 square feet of retail space.

(The larger number reflects both some uncertainty regarding the amount of square footage and differences in the way the space is measured. 50,000 is our reasonable estimate of the leasable area we will have. This will be better specified later in the process.)

4. The unit mix of residential units is very provisional at this stage and will only be determined with any precision later in the process.

In a follow-up question about the purchase status of the component properties, this is the response, "My apologies for the confusion on this point. We have put the final property in the assembly under contract to purchase but have not closed on it yet."

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. – Fri.
9 am - 5 pm
Summer – Fri.
9 am – 12 pm

Call the
Property Manager
or go online

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