



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

Essex BBQ On A Sunny Summer Afternoon

A FINE
TIME

The annual Essex Barbeque was arranged by our Essex Social Committee co-chairs Belma Curovic and Bill McDougall, who were ably supported by Jennifer Plant and Carol Goldman. This event was another opportunity for residents to mingle and meet with their neighbours on a lovely summer Sunday afternoon (*magically, after the morning showers*). This was the third year of enjoying a fully catered community BBQ event, supported in part by another donation from Tridel.



ANNUAL

ESSEX

BBQ



SUNDAY

JULY

13



From the ticket takers, to the master griller (encouraged by Carol), to the finishing touches, and then the ice cream desserts. All in a summer event worth experiencing.

Big groups, small groups, family groups all enjoying the food and spirit of the day.



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

Six Points Re-Configuration – Construction About to Begin

Starting this fall, work will begin on the Six Points re-configuration project that will transform the road network from a “highway interchange” system to a pedestrian friendly, all at-grade, urban street system.

(See the chart on the back page for a picture of the new system.)

Summary of Planned Changes:

- All the over/underpasses will be removed and traffic will flow at ground level, controlled by stoplights at key intersections.
- Six Points Park, adjacent to Essex 1, will be enlarged, extending all the way to Kipling Avenue.
- Bloor Street will be connected in a

straight line.

- Dundas Street in front of our buildings will connect with a new section on the East side of Kipling, then bend north, crossing Bloor Street and connecting to the existing Dundas Street via Dunbloor Rd.
- Viking Lane will have all existing entry and exit points sustained.
- Eight new development parcels will be made available for developers to create mixed-use buildings - retail, office, residential, community services, etc.

Schedule and Funding

- The project will proceed in stages

from Fall 2014 to the end of 2018.

- The project has been approved by the City of Toronto, with funds set aside in the city capital budget.
- Funds are provided from the development charges paid by developers.

The end result is a good news story for residents of the Essex buildings. However, for the next few years, we will be subjected to traffic inconveniences as construction proceeds.

We have been assured that the project will be staged in a way to make those inconveniences as benign as possible.

Six Points Re-Configuration – Initial Traffic Issues

The initial temporary traffic inconvenience for The Essex

The exit ramps East off Kipling

- Northbound below Bloor (shown in red on the figure on the back page) will be closed in the initial construction phase to allow for a new section of the at-grade Dundas Street to be constructed east of Kipling. Dundas Street

West of Kipling will be connected in a later phase.

Most traffic is unaffected.

However there are two issues of interest to residents of The Essex during this initial phase:

- Traffic from Northbound Kipling Avenue to Bloor Street East will need to continue farther north to the Dundas East exit, along

Dundas, turning South at Resurrection Drive, and turning left at the stoplights onto Bloor East.

- Traffic from Viking Lane heading to Kipling Northbound will need to proceed South to St. Albans, proceed West along St. Albans, North on Aukland Road, East on Bloor, then North on Kipling.

Kipling Bus Terminal Plan – July 15, Public Meeting Update

At the meeting, the majority of attendees, including those from The Essex, along with the planners, heartily endorsed the Option 1 traffic plan for the new Mississauga bus terminal.

As reported in the May Newsletter, the proposal locates the bus terminal at the west side of the Kipling site, with MiWay buses entering and exiting on Subway Crescent.

Further, with this preferred Option 1, all the cars, parking and picking up passengers, would enter and exit at a new stop light controlled entrance at Acorn Avenue, just to the west of Tim Horton’s.

Aukland would be unloaded somewhat and made safer, serving only TTC buses (as it does today) and local traffic.

The approval process continues, with a City of Toronto Review Panel meeting scheduled for September 16, 2014, with the final development plan completed by the fall of 2014.

Detail design and construction to follow with a completion date for the overall project by the end of 2019.

Responding to Landscaping Challenges

The Essex grounds provide an attractive setting for our two condominium towers, adjacent to our Nuvo and Parc Nuvo neighbours who share Viking Lane.

This spring, we completed a more formal landscaping review than normal with the support of our landscape contractor:

- Many of our plants have been in place for over a decade and are showing signs of fatigue after experiencing a series of winters.
- This past winter was a particularly harsh one, resulting in a significant amount of winter kill of our various forms of shrubbery.
- The recent membrane breach in the BBQ area over our Guest Suites has prompted a review of the threats of further breach(es) from trees with particularly aggressive rooting tendencies.
- We found areas where shrubs are having trouble thriving, even though they are the hardiest choices available.

Over the next while, you will see the changes to resolve the above issues.

1. Our landscaping contractor advises that only three of the dozen or so trees, in the BBQ area above the Guest Suites and Party Room, etc., could be a serious threat to further membrane breaches. These three will be cut down and replaced with other attractive greenery. The other trees, based on broad experience elsewhere, do not usually pose a threat and will be left in place.
2. The shrubbery on the west side of the Dundas garage ramp (facing Essex 2) and the shrubbery on the east side of the Dundas garage (facing Essex 1) will be reconfigured (over time) with some stonework features and annual colourful plantings similar to what is now on the side facing Essex 1. On both sides, the background green shrubbery will be revised since it is not doing well living close to the tall trees that starve them of nutrients.

3. We are not planning on replacing these tall trees in the near future, since they are obviously very attractive. Should aggressive rooting be the cause of slab leaks in the future, they can be dealt with by injecting sealing material into the slab from the garage ceiling below.
4. At the south end of the surface parking lot, we will be adding some stonework this summer and benches to provide an additional area for summer enjoyment. On either side of this area, there will be attractive and hopefully, hardier greenery.
5. In the winter, the benches will be removed and the area will be used as an area for snow storage, to avoid the heavy expense of hauling snow away.
6. In other areas, we will be replacing winter kill damaged plants as necessary.
7. Tridel has restored the grass and other areas to their original state where they had stationed their large signs as per our rental contract with them.



BE BALCONY WISE

Please do not throw *anything* off your balcony. It's dangerous!

Your neighbours live below you.

Be safe! *Nothing* must be hung from balcony railings, walls and ceilings.

Avoid injury! Never toss cigarette butts off balconies.

Take light-weight objects indoors on windy days.

Don't shake dusty mops and carpets off balconies.

Never sweep, spill or drip water off balconies.

Sweep dust and debris onto dust pans, not off the balcony.

Don't store "stuff" on balconies – only seasonal furniture and planters.

Sound travels! Let's be considerate of our neighbours.

Relax and enjoy your balcony! Have a great summer everyone!

Movin' and Groovin' and Schmoozin' all year long



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7 pm – 8 pm

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

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
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Statutory Holidays:
NO Moves

Recreation
Centre

5 am – 12 midnight

Exercise/Aerobics
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Property Manager:
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Mon. – Fri.
9 am - 5 pm
Summer – Fri.
9 am – 12 pm

Call the Property Manager or go online

For Party Room, & Guest Suites Reservations

SIX POINTS RE-CONFIGURATION – the plan



Initial Works – Traffic / Transit Impacts

