



**2015
Essex
Holiday
Gathering**

**Tuesday
December 1**

**7 – 9 pm
Party Room**

Remember,
bring along your
*non-perishable
donation to the
food bank*



**Pause to Remember
11-11-11**



Essex 1 – TSCC #1577

Essex 2 – TSCC #1723

5229/5233 Dundas St. West

Etobicoke, Ontario

M9B 6L9 / M9B 6M1

www.theessex.ca

Aukland – Dundas Development Update

Recently, City Planning Staff issued their Final Report regarding the development on the southeast corner of Dundas Street and Aukland Road.

There will be a public meeting on November 10 at 2:30 pm in the Council Chambers at the Etobicoke Civic Centre, 399 The West Mall.

The full report can be found at our website, www.theessex.ca.

In summary, the report supports amending the current zoning code to permit the development of a 40 storey mixed use building at the site, including 5,091m² of retail space in a base building fronting the corner of the site and 378 apartment units in a 38 storey tower above.

The report states that:

- Staff are satisfied that the additional height and density proposed is well suited for the site given its location within a Centre and its proximity to Kipling Station.
- The location and massing of the proposed building would limit shadow impacts and appropriately frame the adjacent streets.
- Parking, access, circulation and servicing have also been

appropriately addressed.

- The incorporation of a commercial component at this site would make a positive contribution to the area, which has otherwise developed with a predominantly residential character.

In summary, the report recommends that the developer be required to:

- Provide an indexed cash contribution of \$875,000 paid to the city, to be allocated as follows: \$100,000 to the Islington BIA for streetscape improvements, \$500,000 to the future Westwood YMCA, \$275,000 for the future Westwood Park.
- Secure membership in the existing Essex Shared Roadway/ Walkway Agreement to share the costs of maintaining Viking Lane.
- Provide a public walkway on the abutting St. Albans Toronto Water pumping station lands to the south between Viking Lane and Aukland Road continuing along with a new public sidewalk on the lands fronting the pumping station.
- Construct a southbound left turn lane along Aukland Road to accommodate southbound-to-eastbound left turns into the site.

Key Issues for The Essex

Proximity to Essex II: The 23 meter separation of the proposed tower and Essex 2 falls between the Etobicoke Design Guideline of 20 meters and the City-wide Tall buildings Guideline of 25 meters. On the other hand, the tower has been sited at the northwest corner of the lot, with the narrowest elevations facing east west.

Residential Drop-off/Pick-up vehicle parking on Viking Lane: The vehicle layby has been enlarged to accommodate 3 vehicles based on a study last summer at Parc Nuvo.

Visitor/Retail customer indoor parking:

Our concerns remain that the proposed general availability of only 89 spaces to meet both residential visitor and retail customer parking demand will result in illegal parking congestion on Viking Lane.

Viking Lane cost sharing agreement: The challenge will be to ensure the additional traffic impact of retail customer vehicles is properly factored into the cost sharing formula.

Your
Newsletter Team:

Cathy Kelly,
Bill McDougall,
Jennifer Morley,
Fred Reichl

The Essex In Compliance With Asbestos Regulations

In strict compliance with Regulation 278/05 of the Occupational Health and Safety Act under the Ministry of Labour, the Essex corporations recently engaged *Pinchin Environmental Ltd.* to update their previous asbestos assessment.

An annual update is a regulatory requirement once asbestos has been identified as a component of a building material anywhere on the Essex complex.

Asbestos is classed as either **friable** or **non-friable**.

Friable asbestos was banned for use in Ontario in March of 1986, while **non-friable** asbestos continues to be used in some

building materials.

A **friable** material is one that can be crumbled, pulverized or powdered by hand pressure. If a friable asbestos-containing material is damaged or disturbed, it presents an inhalation risk.

As expected, due to the age of our buildings **there was no banned friable asbestos identified.**

However, transite, a **non-friable** material, is present as rain water leaders (pipes that are part of the storm water drainage system) throughout the parking garage levels.

A **non-friable** asbestos product is one in which the asbestos fibres

are bound or locked into the product matrix, so that the fibres are not readily released. Such a product would present a risk for fibre release only when it is subject to significant abrasion through activities such as sanding or cutting with electric power tools.

In their Summary of Recommendations, *Pinchin* advised again that no remedial action is required.

Pinchin Environmental Ltd. (part of the Pinchin Group of Companies) is one of Canada's largest and most respected environmental, health and safety consulting firms.

Halloween – Trick or Treat – For The Young and Young At Heart



**Trick or Treat
Lobby Loot Ville**

**Glamorous
Witch**

**Protected by
Superman and Special Forces**

**Mesmerizing the
Bumble Bee**



**I Know Where the
Loot Is!**

**Even Pirates
Are Here**

**Happy, Scary Trio
Got It Covered**

**I Brought a
Friend**

**Two Party Girls
Ready to Go**

2016 Budgets and Fee Schedule



As noted in the last edition of Essex News, your Boards are in a constant battle to keep your fees as low as possible, while grappling with costs that are ever on the rise, with some price increases completely out of our control.

Utilities (making up about 30% of our budgets) are the most challenging.

Electricity costs, in particular, with rates set by the province, are continuing to go up at least 10% per year. Water rates set by the city, are continuing to go up 9% per year.

Then, there are Reserve Fund Studies (about 20% of our budgets) that specify annual contributions (as determined by outside engineering consultants) for the major repairs and replacements of the

common elements that Boards must budget for each year to comply with the Condominium Act.

The intent is to ensure adequate fund balances for all 30 years of the study period.

There are also one-time costs that are imposed by regulatory change. Examples are the TSSA rulings regarding elevator maintenance services, the installation of elevator guards, and in 2015 the installation of safety railings on our cooling towers.

The controllables, mainly Maintenance and Service Contracts (about another 30% of our budgets) that pay for the Concierge, Housekeeping, Equipment Maintenance, etc. are essentially subject to inflation over time, and the degree to which we choose or are able to change or re-design the delivery of service levels.

So, some cost control tactics:

- On a scheduled basis, service contracts are

put out to competitive bid to retest value for dollars paid.

- Each year your boards question the frequency of such items as the spring and fall coil maintenance, garage power washes and exterior window washing.
- They question the frequency of scheduled special items such as kitchen stack cleaning and exhaust duct cleaning.
- Each board has weighed the tradeoffs and decided to reduce the frequency of some of these.
- Where possible, services are discontinued by implementing a different approach. Your individual building budget packages will highlight the decisions taken.

So indeed, it is a battle.

Be assured, the war is being fought on your behalf.

HOLIDAY SEASON ALERTS

Holiday Gathering

Tuesday
December
1st



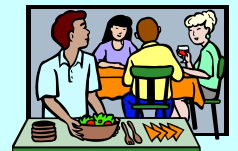
Overnight guests need a parking pass

from your Concierge



Book Your Guest Suite Early

(Begin online at www.theessex.ca or in person at the Management Office)



Book the Party Room Early

(Begin online at www.theessex.ca or in person at the Management Office)

Message for 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.

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Events Calendar

Date	Calendar Item	Time of Day	Considerations for residents
December- 2015			
Mondays	Boot Camp Class	8:15 pm to 9:15 pm	Open to all interested residents – fee applies
Tuesdays	Yoga	7 to 8 pm & 8 to 9 pm	Open to all interested residents – fee applies
Thursdays	Gentle Pilates	9 am to 10 am	Open to all interested residents – fee applies
Thursdays	Morning Coffee	10 am to 11 am	Open to all interested residents
Dec. 1	Annual Holiday Gathering	7 pm to 9:30 pm	Open to all interested residents
Dec. 2	Monthly fire testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Dec. 9	Monthly Generator Testing	9 am to 5 pm	Be aware of test alarms and elevator interruptions
Dec. 25	Management Office Closed	Christmas Day	Check with Concierge or use http://theessex.ca/contact.htm
Dec. 28	Management Office Closed	Boxing day	Check with Concierge or use http://theessex.ca/contact.htm
Dec. 31	Management Office Open	9 am to 12 noon	Check with Concierge or use http://theessex.ca/contact.htm
Jan 1	Management Office Closed	New Year's Day	Check with Concierge or use http://theessex.ca/contact.htm

IN FLANDERS FIELDS – by Canadian Major John McCrae, May 3, 1915

In Flanders fields the poppies blow Between the crosses, row on row, That mark our place; and in the sky The larks, still bravely singing, fly Scarce heard amid the guns below.	We are the Dead. Short days ago We lived, felt dawn, saw sunset glow, Loved and were loved, and now we lie, In Flanders fields.	Take up our quarrel with the foe: To you from failing hands we throw The torch; be yours to hold it high. If ye break faith with us who die We shall not sleep, though poppies grow In Flanders fields.
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The poppies referred to in the poem grew in profusion in Flanders in the disturbed earth of the battlefields and cemeteries where war casualties were buried and thus became a symbol of

REMEMBRANCE DAY – November 11.

About The Essex

Visit Our Website
www.theessex.ca

- Information on your corporation,
- Annual events calendar,
- 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, Board, Meeting Room and BBQs

Property Manager:
416 239-9786
Mon. – Fri.
9 am - 5 pm

Call the Property Manager or go online

For Party Room, & Guest Suites Reservations