

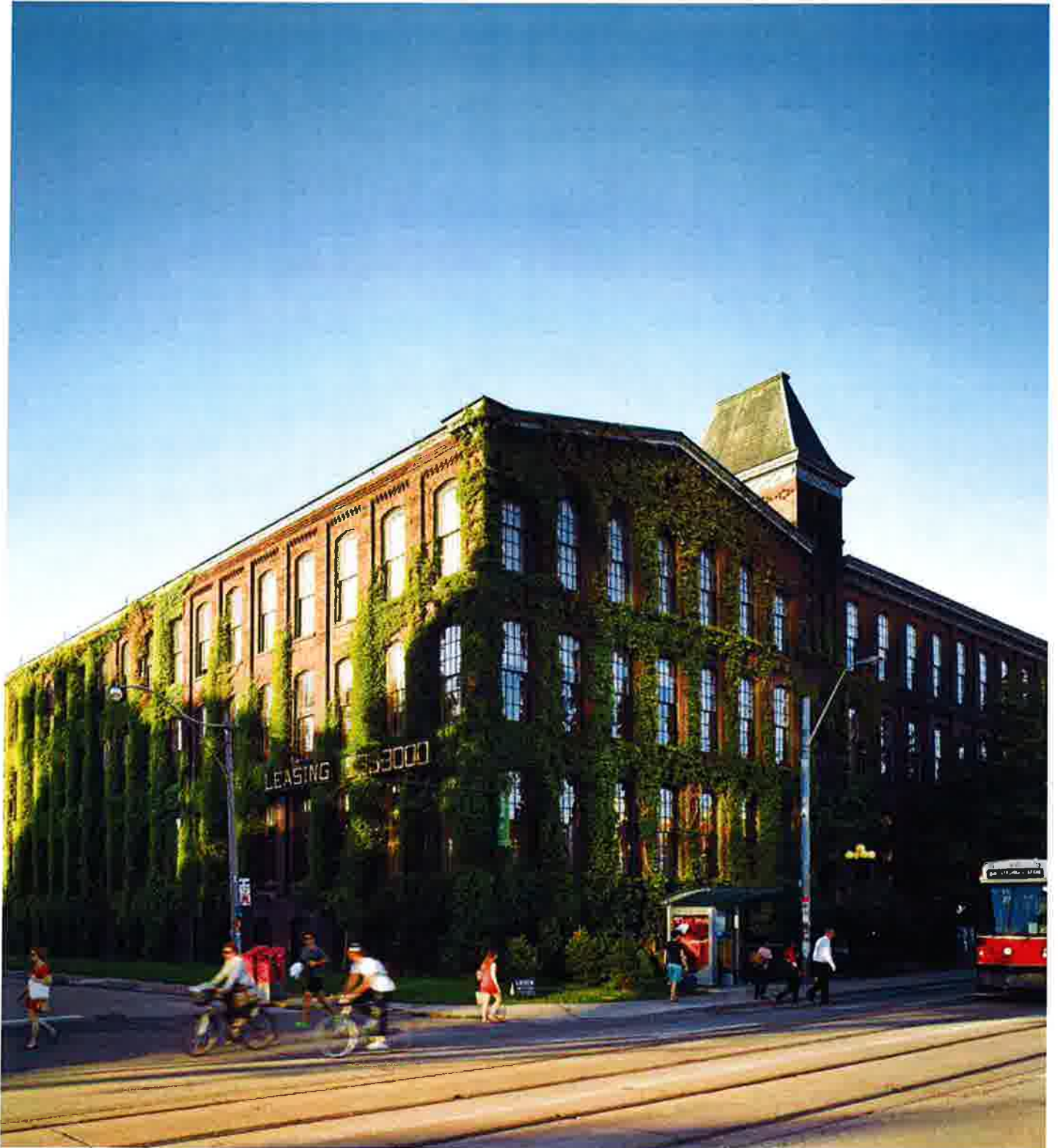
Toronto Carpet Factory

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To find out more about the Toronto Carpet Factory,
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Fronting on King, Mowat, Liberty and Fraser – youthful, exhilarating space, attractive to a new corporate culture that requires its office accommodation to be a resource rather than just four walls housing employees and office furniture. This historically listed campus provides a sophisticated alternative to conventional office accommodation and features high ceilings, towering operable windows, and exposed brick and beams, as well as extremely fast, secure and economical Internet connectivity. Companies in the Toronto Carpet Factory maintain that the nature and quality of their office space has enhanced their ability to recruit and retain employees.



Building History

The history of the Toronto Carpet Factory begins with the company whose name it retains, the Toronto Carpet Manufacturing Company, Limited, established by F. Barry Hayes in Toronto in 1891.

In 1899, the burgeoning Toronto Carpet Manufacturing Company moved out of its cramped space at Jarvis and The Esplanade into its impressive new facility at 1179 and 1179A King St. W., and 74 Fraser Ave.



The company couldn't keep up with the Canadian market's demand for its ingrain and chenille Axminster carpets. Within five years, it added its own spinning and carding facilities, as well as additional looms to produce Brussels and Wilton carpets, in the new addition located at 67 Mowat Ave.

By the end of World War I, the factory occupied one city block and employed over 1,000 people, about the same number of people who work at the Carpet Factory today.

The buildings, completed between 1899 and 1920, are similar in architecture to other industrial buildings being built in Britain and the U.S. at that time. They were constructed in classic 19th century style - perimeter buildings forming a cloister around a central quadrangle and powerhouse. All of the buildings are of heavy timber construction with load-bearing brick walls, timber columns and beams, and hardwood floors. All roof decks are timber, with the exception of the boiler/generator room, which is concrete slab.

In its time, the site was considered to be state of the art - completely self-reliant, with its own steam-generated heat, power and electricity capabilities, a fire pump and an underground cistern storing 625,000 gallons of water for emergency use. The cistern remains buried beneath the floor of 72 Fraser Ave. A maze of steam pipes still delivers heat throughout the site. Ceiling heights range from 12 to 22 feet, and up to 24 feet in some of the corridors of the Mowat Ave. building.

The factory was the backbone of local industry until 1976 when, after years of downsizing and dwindling profits, the company relocated the only remaining financially viable division (tufted carpet) to permit the sale of its full city block of multi-storey factory buildings, which allowed it to pay off creditors in full with interest.

In its prime, the Toronto Carpet Manufacturing Company established a reputation for quality, innovation and efficiency. A wholly Canadian enterprise, its policy was to "study and cater to the requirements of the Canadian trade and consumers." During both World Wars, the company devoted some of its production capacity to assisting the war effort. Within three weeks of the government's request for assistance during World War I, the company shipped Canada's first army blankets to the forces overseas. Over 300,000 blankets were produced in all. In addition, the company manufactured 1,250,000 yards of khaki cloth for uniforms.



Building Features

Built

Built as a carpet manufacturing facility between 1899 and the 1920s. Restoration is ongoing.



Ceiling Height

Above-grade floors range from 12 to 22 feet.

Elevators

Most buildings in the complex have freight elevators and shipping and receiving facilities. 67 Mowat Ave. and 1179 King St. W. are both serviced by a passenger elevator.

Window Details

Gracefully arched windows up to 6 feet wide and 13 feet high. Almost all windows are operable.

Heat

Perimeter steam/radiation.

Air Conditioning

Central chilled water system allows custom designed A/C for each suite, with a combination of rooftop units and split systems.

Electrical

100 amps per 2,500 square feet.

Parking

On-site parking at current market rates. The Carpet Factory also has priority parking available at Lamport Stadium, adjacent to the complex. Daily Lamport and street parking also available.

Public Transit

It is a ten-minute ride from the complex to the financial core on the King streetcar, which stops right outside the front door on King St. The Dufferin bus line is one block away, and it is just a five-minute walk to the Exhibition GO train stop.

Exterior

The entire city block has been designated as a property of historical and architectural value under the Ontario Heritage Act. The buildings feature exceptionally fine Toronto red brick masonry, with elegant stone and wrought-iron details.



Interior

Hardwood floors, sandblasted brick walls, heavy timber construction, with many top-floor suites featuring massive timber trusses and cathedral ceilings.



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Well-Located

Business offices, film and video companies, marketing and communication agencies, software developers, architects, and boutique law firms are at the core of this highly creative community, an area now known as Liberty Village. At the centre of this community is the Toronto Carpet Factory, a 320,000-square-foot complex of eight buildings on a four-acre city block site, home to over 125 businesses. The complex is steps from the King streetcar and the Exhibition GO train stop. The Gardiner Expressway and Lakeshore Boulevard to the south provide immediate access by car.



Environmentally Correct

Operable windows throughout the building. Constant attention to air quality. Air quality at all York Heritage buildings is routinely assessed and measured against Canadian and international air quality regulations.

Technology

Toronto's most wired community, with extremely fast, secure and economical connectivity.

Amenities

Shared amenities include boardrooms and networking facilities, on-site bike racks and an AutoShare vehicle. Showers are available for cyclists and runners. Electric car-charging station, Laundry Concierge and a Little Free Library are also available on-site.

High Ceilings

High ceilings, exposed masonry and heavy timber columns and beams give designers the flexibility to create an environment that reflects a company's unique corporate culture.

Security a Priority

Tenant security takes priority at the Toronto Carpet Factory. With only six floors to serve, we are able to expedite the job with maximum efficiency: a fully integrated sprinkler, smoke detection, and fire alarm system is monitored by a 24-hour/7-day control centre. All exterior main doors lock automatically at the close of each working day. After-hours entry is restricted to authorized personnel with access cards. Visitor access after-hours is enabled by a tele-entry system. A monitoring service and guard patrol add to our overall security.

Property Management

We, not a management company, are responsible for the quality of maintenance and repair of our lobbies, corridors, windows, and other public areas – and we care very much. If anything is not working properly, we respond. Chances are, we'll not just send a repair person, we'll accompany them.

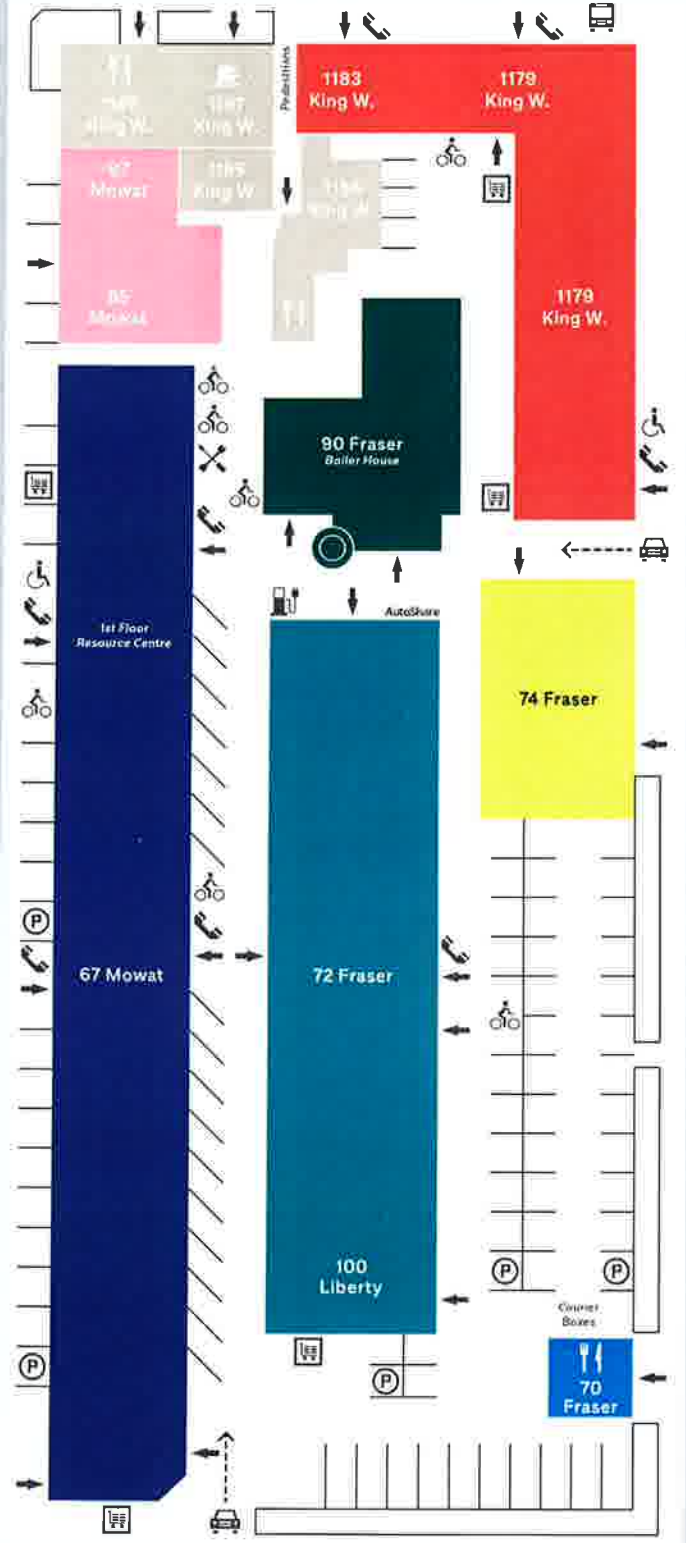
Landlord Reputation

Finally, and perhaps most importantly, companies in buildings managed by York Heritage recommend us. If you have not had the opportunity to compare their responses with those from companies in competing buildings, we urge you to do so now. The approval of companies in York Heritage buildings is your best assurance that, in choosing the Toronto Carpet Factory, you have made the right decision.

Photos: Ben Rahn, A-Frame



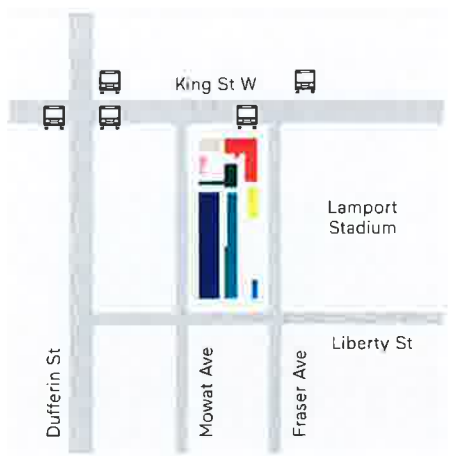
King St W



Mowat Ave

Fraser Ave

Liberty St



Legend

- ➔ Entry
- ☎ Tele-Entry
- ♿ Barrier-Free Access
- Ⓟ Parking
- 🚲 Bike Parking
- 🏍 Motorcycle Parking
- 🔧 Bike Repair Station
- 🚚 Freight Elevator
- 🚗 Vehicle Access
- 🚌 Streetcar Stop
- 🔌 Electric Car Charging Station
- 🍴 Restaurant
- ☕ Café
- 🚗 AutoShare Vehicle