

PENTHOUSE LOFT 501B 245 CARLAW AVENUE

OVERVIEW:

Building Type:	Hard Loft Conversion
Converted:	August 10, 1998
Developer:	Atria (iZone, Garment Factory)
Number of Units:	88
Storeys:	5
Year Built:	1916
Walk Score:	96, Paradise
Transit Score:	98, Paradise
Bike Score:	93, You guessed it, Paradise
Parking:	Surface
Bike Locker	
Local Car Sharing	

NOTABLE UPDATES:

Fully renovated by previous owner, See Features Summary
Ultra flat Farrow and Ball Paint throughout

INCLUSIONS:

Bosch Cooktop & Oven
Bosch Stainless Steel Convection Oven
Rangemaster Down-Draft Hood
GE Stainless Steel Fridge
LG Stainless Steel Dishwasher
Microwave
Two Vintage Factory Pendant Fixtures
Four Leather Adjustable Bar Stools
Whynter 14,000 BTU A/C Unit
LG Front Loading Washer And Dryer
Hot Water Tank
All Window Coverings (Some Blinds And All Rods In Storage Closet)
Ceiling Fan
Walk In Closet Mirror
All Electric Light Fixtures
Nest CO2 and O2

EXCLUSIONS:

NONE

PROPERTY SUMMARY:

Maintenance:	\$543.46
Prop tax 2016:	\$3,054.60

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FEATURES & IMPROVEMENTS

- Polished Original Concrete Floors On The Main Floor
- Maple Hardwood Flooring On The Mezzanine And Landing
- Hand-Made Solid Maple Grid Over The Radiator
- Maple Hardwood Stairs
- Maple Handrails w Stainless Steel Brackets
- Xenon Lights Along The Staircase
- Custom Fitted Floating Starphire Glass Railings
- Mezzanine Structure Has A Concealed Steel Frame Supporting The Glass
- Hidden Maintenance Galley With Access To Plumbing And Electrical
- Radiators Sandblasted And Repainted With A Heat Resistant Paint
- Custom Front Hall Closet, Laundry And Pantry Doors in Quarter-Sawn Maple
- Top-Quality Hafele Slides
- Custom Made Roller Blinds On All Windows
- Floating Wall With Integrated Lights To Divide Office Space
- Premium Wall Paint, Farrow and Ball Wevet White

CHEF'S KITCHEN

- Custom Cabinetry Made With Quarter-Sawn Maple
- Blum Drawers With Soft-Close Slides
- Hafele Pulls
- All Drawers Are Long For Optimal Storage Area
- Custom Built-In Tall Cabinets With Frosted Glass Doors
- Floating Shelves Above The Sink With Integrated Pot Lights
- Franke Under-Mounted, Extra Deep Sink
- Italian Tumbled Marble Tiled Backsplash
- Granite Counter Tops, Including A Rare Seamless 10' Peninsula Counter
- Slate Tile Floor

SPA BATHROOM

- Limestone Tile Floor And Bathtub Surround
- Italian Glass Tiles
- Custom Concrete Sink And Counter Tops
- Custom Floating Cabinetry In Maple
- Extra Deep, 2-Person Soaker Tub
- Brushed Nickel Sink And Bath Faucets
- Rain Showerhead

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THE HISTORY OF 245 CARLAW

Wrigley chewing gum might be most commonly associated with America (in particular Chicago and Wrigley Field), but the company has deep roots in Toronto. This was the first place its founder William Wrigley Jr. opened a factory outside the U.S.

William Wrigley Jr. was born in Philadelphia in 1861. A natural if initially wayward salesman, he ran away at age 11 and briefly sold newspapers in New York City before returning home and being expelled from school for pulling pranks. As a teenager he worked as a traveling salesman for his father's soap company.

The William Wrigley Jr. Company was founded in Chicago in 1891 a few years after an unsuccessful attempt at selling rubber stamps. At first Wrigley sold soap and baking soda, offering incentive gifts to customers who bought in bulk. But giving away free prizes occasionally backfired. Giving away free packs of chewing gum proved to be much more successful.

So, Wrigley quickly directed his prodigious energies toward producing his own line of gums. Early on, Wrigley paid candy maker Zeno Manufacturing Company to produce two products he helped develop: Juicy Fruit and Spearmint. Juicy Fruit was Wrigley's first product with Spearmint following a few months later. In 1893, Wrigley bought Zeno and re-branded it as the William Wrigley Jr. Company.



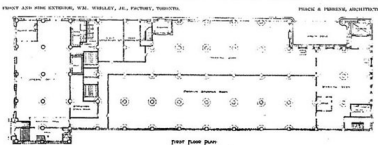
When a debilitating economic downturn arrived in 1907, Wrigley did the unthinkable, mortgaging everything he owned to launch a massive advertising campaign, a move that skyrocketed the company into national prominence and set the stage for the company's future groundbreaking advertising strategies. And then he expanded.

THE HISTORY OF 245 CARLAW CON'T.

A Reinforced Concrete Structure of Merit Modelled From The Firm's Parent Factory, The Canadian Building Contains Improved Ideas

This Wm. Wrigley, Jr., building is fire story and basement of reinforced concrete construction of the most modern fireproof type, with a width of 90 feet on Carlaw Avenue, and a depth of 200 feet.

The exterior windows of the building are of wire glass with rolled steel frame extending from column to column, and giving a maximum of light for manufacturing purposes. All elevator shafts and stairwells are entirely

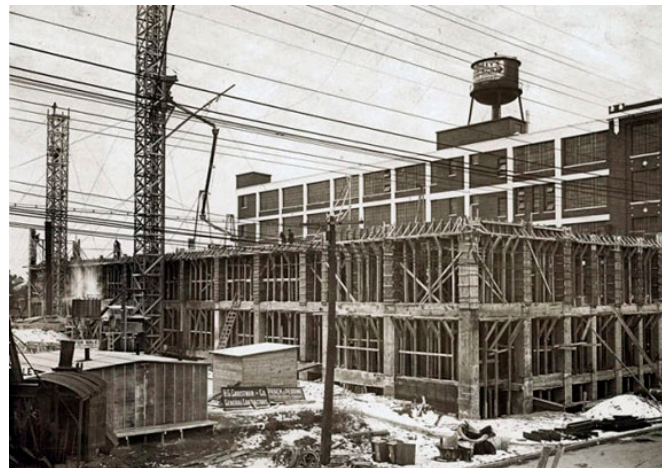


In 1907 or 1909 (opinions differ), Wrigley made his first foray outside the U.S. when he opened a small factory at 7 Scott Street in Toronto (now the site of the St. Lawrence Centre for the Arts). The 5-storey building was in the heart of the city's manufacturing district, but the location was only temporary. In 1914 Wrigley's introduced Doublemint. The same year, Wrigley's obtained building permits on newly purchased land on Carlaw Avenue and announced that they would soon put up a brand new, state-of-the-art factory to make gum.

An article in the Globe noted: "The largest and finest chewing gum factory in the British Empire will be built by Wm. Wrigley, Fr., Company, Ltd., manufacturers of the famous Wrigley's Spearmint, on Carlaw Avenue, next to Rolph & Clark's splendid plant... The building is to be an all-steel, concrete and brick structure of the best-known pattern, four stories in height, with quarter-cut oak trim... Excavating is now in process."

The south building was the first part of the Wrigley complex and it was finished in January 1916. The vacant field to the north will be where its twin, the north building, would begin construction in the fall of 1916. This was a HUGE project. This was a major building project and Wrigley's was destined to become one of the largest employers in the Leslieville of that time.

After the Second World War broke out, Wrigley sold all its gum production to the military while running an ad campaign asking people to remember their product and



buy again when peace came. Wrigleys' gum was a standard item in the Red Cross parcels that went to prisoners of war, saving many lives. The parcels were packed in special boxes made where Gerrard Square is today.



Wrigley's was a good corporate neighbour and a good place to work through the decades after World War II, but by the early 1960s it needed more room to expand and to modernize its operations. In 1963 Wrigley Canada moved from Carlaw Avenue to a new plant on Leslie Street north of Eglinton. The Leslie plant closed in 2016, ending Wrigley's presence in Toronto after 108 years.

-Thanks to Laurin Jeffrey, Author