

BERKELEY CASTLE

2 Berkeley Street, Suite 100, Toronto, Ontario, M5A 4J5
(Phone) 416-366-3704 (Fax) 416-366-3857
www.BerkeleyCastle.ca

Welcome to Berkeley Castle **New Tenant Fact Sheet**

The Management team of Berkeley Castle would like to welcome you, and your fellow employees to Berkeley Castle. We encourage you to visit our website, which has a lot of information about this building and the neighbourhood. For your added convenience, we have prepared the information below which addresses the most commonly asked questions that new tenants seem to have. Should you have other questions, don't hesitate to ask your own management, who in turn can ask us, if they don't know the answer.

Entry to building: All entry doors are open (unlocked) from 7am to 7pm Monday to Friday. Should you require occasional entry nights or over the weekend, access can be gained by telephoning the superintendent at 416-366-3704, proper identification is required.

Garbage and recycling: The garbage and recycling area is in the loading dock, access is on the first floor, empty paper into the blue bins, glass and plastic in the green bins, cardboard is to be placed in the large green bin, garbage in the bin closest to the garage door. Suites are provided with blue recycling bins, please contact Management if you require more bins.

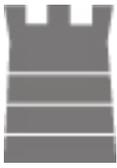
Noise: This is an old building. The floors creak, many of the walls are thin, and sound can be heard very clearly through the floorboards. Soft soled shoes are strongly encouraged for any areas that are not carpeted, and be aware of who can hear you if you are having a very private conversation.

Parking:

Underground: Underground parking is available at a cost of \$135.60 per month. This is a reserved spot, seven days a week, twenty four hours a day. Access is gained from Princess Street. Please arrange for parking spaces with the Management office

Above ground The Toronto Parking Authority operates the outdoor parking lot at 1 Berkeley Street. It is \$1.00 per ½ hour with a daily maximum of \$7.00 from 7:00am to 6:00 pm and maximum \$5.00 from 6:00pm to 7:00am. This is **strictly** enforced by the City Parking Enforcement (particularly after 8:00 pm and during neighbourhood special events). To prevent having your car tagged & towed, it is imperative that a valid parking tag be placed in your front windshield. Berkeley Castle Management cannot be held responsible for any vehicles that have been tagged and or towed.

Street: Short term metered parking is almost always available on Berkeley St. The Esplanade, or Front Street. This parking is \$1.50 per hour. Please ensure you park in a legal spot (ie: not at the cross walk), and that you place sufficient time on the meter, as tagging is also strictly enforced on these streets.



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Security: We have a staff person on site, and on duty 24 hours a day, 7 days a week. Please do not hesitate to contact us at any time should you have any questions or concerns.

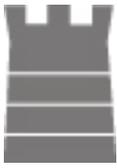
Smoking: As in all Buildings in the City of Toronto, Smoking is not permitted within Berkeley Castle. For your convenience; within the courtyard, and at the building entrance, we have provided a number ashtrays and benches.

Pets: On the occasion when you may bring your pet in to work we would like to remind you that the grass in the courtyard is very hard to maintain. We therefore ask that you do not "walk" your pet on the courtyard lawn.

Ventilation (A/C & Heat): Please contact the superintendent if you have any heating, air conditioning or air flow issues. DO NOT AT ANY TIME place anything over the air vents or inside the air ducts in your suite.

"Bagel Breakfast": From time to time the Management of Berkeley Castle provides a "Bagel Breakfast" with an assortment of bagels, toppings and juices. This usually takes place in the lobby of 2 Berkeley, or in the courtyard. We encourage you to stop by on your way in to work. This can provide a great opportunity to meet our management team, and to net-work with your neighbour's.

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Berkeley Castle, Our History:

Berkeley Street was originally called Parliament St because in 1797 the first Parliament buildings in York were built on a spot just south of where Berkeley and Front Streets intersect today. It eventually became known as Berkeley St. named after one of the first houses in York, which was situated on the southwest corner of King and Berkeley. The house belonged to Major John Small (1796-1831), who was Clerk of the Executive Council of Upper Canada. Small named the house after the little town in Gloucestershire, England, where he came from. The house was demolished in 1925.

Berkeley Castle is a renovated knitting factory first established by Joseph Simpson in the early 1860's. In 1868, he built the first structure on the Berkeley Street site for his rapidly expanding business. The site was adjacent to transportation and power. The recently completed landfill carried the railroad past its doorstep. New shipping docks were built in close proximity. Fuel was available on adjacent properties with coal and oil on the west and the gasworks on the north. The court yard was created for shipping, receiving, and storage. The rapid expansion of the knitting trade and thus the factory is clearly expressed in the numbers of structures (about 12) built between 1868 and 1923. C. S. Gibson was the architect for a number of the structures.

Ships would unload the coal and lumber, where it would sit in massive heaps (where Old York Tower and 55 The Esplanade now stand), before being placed on trains that would run the length of The Esplanade where it would then be unloaded at the refinery at Berkeley Street. This refinery yard was colossal, taking up the block bounded by Sherbourne, Front, Berkeley and The Esplanade and it shared its acreage with the **Consumer Gas Company**, still standing in part and is now home to **The Canadian Stage Company** and **The Canadian Opera Company** at Front and Berkeley.

Over the next decades the area was to become an industrial nightmare and it's after effects were to turn The Esplanade area into, according to author **Pierre Burton**, the most toxic street in Canada. The Esplanade at the beginning of the 20th century was dominated by two giant coal and lumber yards owned by The Elias Rogers Company.

Ownership of the knitting mill (Berkeley Castle) changed hands numerous times until it was purchased by **A.J. Diamond and Partners in 1975**. At that time, the complex had deteriorated to the point that it was condemned by the fire marshal. The building was occupied by squatters - craftsmen, artists and musicians - who lived and worked in the miserable surroundings. The place was called the Castle because it was dark and dingy, but nevertheless it had a charming kind of vitality. In the early 1980's, \$7,000,000.00 was invested to restore this historic property by A.J. Diamond and Partners.

With the superb renovation of this heritage building, it is now home to media, fitness centre, architects, and many other businesses.

For more details, and pictures of what Berkeley Castle was like long ago, visit our web site:
www.BerkeleyCastle.ca