

TD South Tower/  
79 Wellington St. W.  
Technical  
Specification





## INTRODUCTION

The Toronto-Dominion Centre (TDC) Technical Specification guide has been prepared to provide our valued Tenants, their Agents, Consultants and Contractors with the most current property information. Specifically, this guide contains information on the building's design, structure, features, amenities, and services.

The Landlord reserves the right to amend, add or delete the information contained herein at any time without recourse. Please visit [www.tdcentre.com](http://www.tdcentre.com) for further information.



**The Cadillac Fairview Corporation Limited**  
**Toronto-Dominion Centre Management Office**  
TD Bank Tower  
66 Wellington Street West  
Suite 3800, P.O. Box 2  
Toronto, Ontario M5K 1A1  
Tel: 416-869-1144 Fax: 416-862-3662  
[www.tdcentre.com](http://www.tdcentre.com)

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## BUILDING DATA

### Design Consultants

Architect	Mies van der Rohe
Associate Architects	John B. Parkin Associates, Bregman + Hamann Architects
Structural	Halcrow Yolles
Mechanical	H.H. Angus and Associates
Electrical	H.H. Angus and Associates

### Physical Properties

Date Built	1985
Total Site Area	5,857 m <sup>2</sup> (63,017 ft <sup>2</sup> )
Total Rentable Area	60,916 m <sup>2</sup> (655,451 ft <sup>2</sup> )
Storeys	39 above ground 3 below ground
Building Height	151 m (503' 10")
Washrooms/Floor	2
Elevators	Passenger 16 Freight 1 Shuttle 2 for the Tower, 2 for the Royal York Hotel
Structure	Structural steel core and exterior framing, 140 mm (5½") concrete composite floor composed of 64 mm (2½") topping on 76 mm (3") corrugated deck
Stairs	Structure can accommodate interconnected floor areas
Exterior Cladding	Thermally broken aluminum and glass curtain wall with double glazed insulating solar bronze glass units, matte black factory applied "Duramar" baked finish.

**Main Lobby Finishes**

Walls	Unfilled roman classic travertine
Floors	Oxford brown granite with a honed finish
Ceiling	Glass mosaic tiles
Doors	Anodized aluminum
Glazing	Clear and full height

**Passenger Elevator Finishes**

Walls	Rosewood panels with Oxford brown granite rail
Floors	Oxford brown granite with a honed finish
Ceiling	Mirrored stainless steel with indirect incandescent lighting
Doors	Brushed stainless steel

**Typical Floors**

Walls/Columns	Prime painted drywall
Floors	Steel trowel concrete finish
Ex. Ceiling Standard	Extruded aluminum grid and tile system in a 1.52 m x 1.52 m (5' x 5') module features a 0.50 m x 1.52 m (20" x 60") air handling fluorescent fixture
New Ceiling Standard	Painted galvanized aluminum grid and tile system in a 1.52 m x 1.52 m (5' x 5') module featuring a 0.51 m x 1.52 m (20" x 60") direct/indirect fluorescent light fixture with integrated air handling
Doors	Painted steel doors and frames
Windows	25 mm (1") horizontal, narrow Venetian blinds



## ARCHITECTURAL PLANNING INFORMATION

Lobby/Corridor Width	3.42 m (11' 5") wide elevator lobby and 1.52 m (5') wide corridor	
Ceiling Height	2.65 m (8' 10") slab to finished ceiling; 3.68 m (12' 3") floor to floor	
Planning Module	1.52 m x 1.52 m (5' x 5')	
	Each module is subdivided into two 0.57 m x 1.52 m (22½" x 60") ceiling tile sections and one 0.50 m x 1.52 m (20" x 60") light section	
	Performance standard: NRC – 0.55CAC	
Column Spacing	10.5 m x 12.19 m (35' x 40')	
Core-perimeter Depth	12.19 m (40')	
Window Shades	Narrow Venetian; ability to add solar shades without affecting HVAC delivery	
Window Dimensions	1.52 m wide x 2.65 m high (5' x 8' 10")	
Tenant Doors	Rosewood veneer over solid wood core	
Hardware	Sargeant brushed stainless steel	
Design Load	3.83 kPa (80 psf) Live Load, 1.2 kPa (25 psf) Dead Load	
Maximum Occupancy	Tenant occupant load per floor: 188 persons	
Restrooms	Women's	1/floor
	Lavatories	3
	Water Closets	3 +1 Barrier free
	Men's	2/floor
	Lavatories	3
	Water Closets	2 +1 Barrier free
	Urinals	1
	Capacity	Per 2006 OBC: one person/100 square feet of rentable area
Devices	Electronic flush sensors, on/off water faucets	
Drawings	As-built mechanical and electrical drawings in CAD or PDF formats available	
Cross-over Floors	5, 10, 16, 20, 24, 29 & 34	
	Tenant space on cross-over floors can be made secure	
Severability	Floor plates are divisible to accommodate multiple tenancies by magnetic locking devices ONLY	

## TECHNICAL INFORMATION

### System Design Considerations

Design Conditions	Summer Outdoor: 33.8°C (93°F) DB Winter Outdoor: -23.4°C (-10°F) DB Summer Indoor: 23.4°C (75°F) DB, 50% RH Winter Indoor: 22.2°C (72°F) DB
Window System	Original Painted aluminum curtain wall framing and components (thermally broken) with structural steel anchors. Insulated glass Unit: (a) ¼ " Outer glass: PPG Solarbronze (b) ½ " Spacer: air fill with I-spacer (warm spacer) (c) ¼ " Inner glass: Clear H/S (d) Thermal Properties: <ul style="list-style-type: none"><li>• Visible Light – Transmittance: 47%</li><li>• Visible Light – Reflectance: 8%</li><li>• Total Solar Energy – Transmittance: 11%</li><li>• U-Value – Winter: 0.49</li><li>• Shading Coefficient: 0.57</li></ul>



## Air Distribution Systems

Hours of Operation	<p>Generally air-handling systems operate on the following schedule:</p> <ul style="list-style-type: none"> <li>• Monday through Friday: OFF between the hours of 12:00 am–7:00 am, ON between the hours of 7:00 am–8:00 pm (“normal business hours”), and OFF between the hours of 8:00 pm–11:59 pm;</li> <li>• Saturday: OFF between the hours of 12:00 am–7:00 am, ON between the hours of 7:00 am–1:00 pm (“normal business hours”), and OFF between the hours of 1:00 pm–11:59 pm;</li> <li>• Sunday: OFF between the hours of 12:00 am–11:59 pm.</li> </ul> <p>Service is available 24 hours per day, 7 days per week at request of the Tenant. Additional charges apply.</p>
Indoor Air Quality	<p>A minimum supply of outdoor air is maintained at all times when the central fans are operating in occupied mode (“normal business hours”).</p> <p>Outdoor air quantities are provided in accordance with ASHRAE standard 62.1-2010 <i>Ventilation for Acceptable Indoor Air Quality</i>. Note that this does not account for specific types of spaces where occupant densities exceed “office space” as designated by ASHRAE. Design Engineer should confirm outdoor air quantities with Cadillac Fairview Operations.</p> <p>All primary air is filtered using MERV 13 filter media and is independently tested on an annual basis to ensure that minimum industry standards are achieved or exceeded.</p>
Supply Air System	<p>There is a total of two (2) zones per floor.</p> <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none"> <li>• 17th floor – Project code: BD-TDC-I-457, File M-3</li> <li>• 18th floor – Project code: BD-TDC-I-457, File M-7</li> <li>• 19th floor – Project code: BD-TDC-I-457, File M-11</li> <li>• 20th floor – Project code: BD-TDC-I-457, File M-15</li> <li>• 22nd floor – Project code: BD-TDC-I-457, File M-19</li> </ul> <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none"> <li>• 13rd to 19th floor – Project code: BB-TDC-403, File M-08</li> <li>• 20th floor – Project code: BB-TDC-403, File M-09</li> <li>• Mid Mech. Rm. – Project code: BB-TDC-403, File M-12</li> <li>• 21st to 34th floor – Project code: BB-TDC-403, File M-13</li> <li>• 35th floor – Project code: BB-TDC-403, File M-14</li> <li>• 36th &amp; Mech. Rm . – Project code: BB-TDC-403, File M-15</li> <li>• Riser Diagram – Project code: BB-TDC-403, File M-20</li> </ul>



Interior and exterior zones are served by overhead air supply controlled via variable-air-volume (VAV) terminal units with associated zone temperature sensors. All VAV terminal units are controlled by electronic sensors integrated with the Building Automation System (BAS).

Interior Supply Air Temperature is maintained at 14.4°C (58°F) year round and the schedule is set at the discretion of Cadillac Fairview Operations. Contact Cadillac Fairview Operations for further information.

A dedicated BAS temperature sensor is provided for existing VAV terminal units on the tenant floors. There are approximately 40 zone sensors and associated VAV boxes per floor. The exact quantities of VAV boxes and temperature sensors are to be field verified by the Design Engineer.

Heating of perimeter zones is through perimeter radiation heating elements only.

Current supply and return fan performance information is as follows:

Tower	Mech. Room Floor	Fan #	No. of Floors	Fan	Floors Served	Performance			
						Original Capacity [CFM]	Current as per HFM report		
							Capacity	Static Pressure	Capacity [CFM/Floor]
Tower 4	20 Mech.	F-1	8	West High Rise Lower Supply	21 to 28	72,000	50,806	1.4	6351
	20 Mech.	F-2	8	West High Rise Upper Supply	29 to 36	63,000	23,850	1.9	2981
	20 Mech.	F-3	8	East High Rise Upper Supply	29 to 36	65,000	49,549	2.6	6194
	20 Mech.	F-4	8	East High Rise Lower Supply	21 to 28	74,500	26,114	1.3	3264
	20 Mech.	F-5	9	West Low Rise Upper Supply	11 to 20	78,000	40,986	5.3	4554
	20 Mech.	F-6	9	West Low Rise Lower Supply	2 to 10	78,000	54,104	3.4	6012
	20 Mech.	F-7	9	East Low Rise Lower Supply	2 to 10	84,000	37,766	2.4	4196
	20 Mech.	F-8	9	East Low Rise Upper Supply	11 to 20	84,000	26,979	1.2	2998
	20 Mech.	F-9	8	West High Rise Upper Return	29 to 36	56,000	55,124	2.3	6891
	20 Mech.	F-10	8	West High Rise Lower Return	21 to 28	64,000	55,640	1.8	6955
	20 Mech.	F-11	9	West Low Rise Lower Return	2 to 10	70,000	64,587	2.1	7176
	20 Mech.	F-12	9	West Low Rise Upper Return	11 to 20	70,000	62,523	2.0	6947
	20 Mech.	F-13	8	East High Rise Lower Return	21 to 28	66,500	33,727	0.6	4216
	20 Mech.	F-14	8	East High Rise Upper Return	29 to 36	58,000	32,982	0.8	4123
	20 Mech.	F-15	9	East Low Rise Lower Return	2 to 10	75,000	43,249	0.8	4805
	20 Mech.	F-16	9	East Low Rise Upper Return	11 to 20	75,000	32,523	0.5	3614

Humidification

Base building air-handling systems provide humidification in accordance with ASHRAE requirements.

Return air Relative Humidity set point is continuously monitored by the BAS and adjusted and scheduled in accordance with the outdoor air temperature.

The humidification reset schedule is controlled by Cadillac Fairview Operations. Contact Cadillac Fairview Operations for further information.



## Hydronic Systems

Hours of Operation Chilled water is available 24 hours per day, 7 days per week.

Chilled Water System Summer:

- Supply Temperature: generally 6.1°C to 10°C (43°F to 50°F) depending upon system performance.

Winter:

- Supply Temperature: generally ranges from 7.7°C (46°F) to 10°C (50°F)

Chilled water supply temperature is reset based on actual building load and Enwave return temperature requirements per agreement for Deep Lake Water Cooling (DLWC).

Supplemental Condenser Water System A 600-ton closed circuit cooling tower provide supplemental condenser water for tenant use. This system is available 24 hours per day, 7 days per week. Capped 2" condenser water supply and return services are located at the building core.

The maximum supplemental condenser water service available for tenant use is 17 tons of heat rejection per floor of heat. Contact Cadillac Fairview Operation for proposed connected loads in excess of 17 tons.

Condenser water systems are to be controlled using two-way valves.

Secondary Heating Water System Secondary Hot Water (Winter Operation)

Secondary hot water is available for the perimeter zone wall-fin units only.

Scheduled in accordance with outdoor air temperature as follows:

- South Exposure:

Outdoor Air Temperature °C [°F]	Secondary Hot Water Temperature °C [°F]
-10 [-23]	150 [65]
55 [13]	90 [32]

- West Exposure:

Outdoor Air Temperature °C [°F]	Secondary Hot Water Temperature °C [°F]
-10 [-23]	150 [65]
55 [13]	90 [32]

- North & East Exposure:

Outdoor Air Temperature °C [°F]	Secondary Hot Water Temperature °C [°F]
-10 [-23]	180 [82]
55 [13]	90 [32]

Secondary water temperatures may be reset at the discretion of Cadillac Fairview Operations. Reset schedule should be confirmed by the Design Engineer.



## Plumbing Systems

- Plumbing Connections Capped drain and vents are provided at core areas for tenant use.  
Capacity exists for additional tenant washrooms or private washrooms.
- Sanitary Exhaust Systems Typically two (2) capped sanitary exhaust ducts at core washrooms per floor can provide up to 120CFM each for supplemental sanitary exhaust for private washrooms.

## Building Automation System (BAS)

The BAS performs environmental, energy management, and lighting control functions. It also monitors the overall facility to provide the building occupants with an energy efficient and comfortable environment.

The BAS provides control of the base-building equipment. Tenant equipment is not permitted to be connected to the BAS without approval from Cadillac Fairview.

The perimeter radiation units are scheduled based on outdoor air temperature. Perimeter water temperatures may be reset at the discretion of Cadillac Fairview Operations. Reset schedule should be confirmed by the Design Engineer.

## Special Considerations For Mechanical Rooms

In instances where work is required to take place in the mechanical room, flooring shall be restored to original condition to prevent water leakage to tenants below.

## Electrical System

Design Capacities	<p>21.5 W/m<sup>2</sup> (2 W/ft<sup>2</sup>) for lighting, 21.5W/m<sup>2</sup> (2 W/ft<sup>2</sup>) for power; 43 W/m<sup>2</sup> (4 W/ft<sup>2</sup>) of additional power available through supplemental transformers. Site verification required.</p> <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none"> <li>• Elec. New RCP Power 17th floor – Project code: BD-TDC-I-458, File b2082004-04_E-3</li> <li>• Elec. New RCP Power 18th floor – Project code: BD-TDC-I-458, File b2082004-04_E-5</li> <li>• Elec. New RCP Power 19th floor – Project code: BD-TDC-I-458, File b2082004-04_E-7</li> <li>• Elec. New RCP Power 22nd floor – Project code: BD-TDC-I-458, File b2082004-04_E-11</li> </ul> <p>Refer to the following drawings in Archidata for power distribution:</p> <ul style="list-style-type: none"> <li>• Single line diagram – Project code BB-TDC-I-462, Files ML-E5.</li> <li>• High voltage Single line diagram – Project code BB-TDC-I-B22, File E-1.</li> </ul>
Voltage	347/600 volt power for lighting, 120/208 volt three-phase 2 wire for power at panels located in each of 2 electrical rooms.
Raceway	<p>An under floor raceway system with 4 cells spaced at 1.52 m (5) c/c serves each floor providing an efficient means of distributing most forms of cabling.</p> <p>Refer to the following drawings in Archidata for under floor raceway layout</p> <ul style="list-style-type: none"> <li>• Low Rise Plans – Project code: BB-TDC-401, File E2-07</li> <li>• 20th floor – Project code: BB-TDC-001, File E2-09</li> </ul>
Emergency Power	Supplied by an auxiliary 1,750kW diesel engine generator for fire and life safety systems only.
Metering	Capability exists to provide on-floor metering of tenant's power consumption. System is metered by a Carma Metering System.
Risers	Space available for limited cabling & site verification required by Rycom.
EMI	Electric Magnetic interference residuals from outdoors, not affecting internal electrical systems.
Power Grid	Two (2) incoming 13.8 kV feeders from the T.H.E.S. underground distribution network. One is on standby and controlled by T.H.E.S. Pilot Wire Relay system.



## Lighting System

Light Fixtures	Each 0.50 m x 1.52 m (20" x 60") air handling fixture is equipped with two 32 W energy efficient bulbs and comes with an efficient high frequency ballast and electro-connect wiring system for easy relocation. New T8 lamps have a CRI (color rendering index) of 85, and a lamp color temperature standard of 3,500 k.
New Building Standard (Where installed)	<p>20" x 60" fixture – 4' long T8 ballast = Metalumen fixture # TC9B-A-N-S as handling Luminaires. The program start ballast is advance # GOP-2PSP32-SC complete with 2 – 28 watt T8 Lamp is Phillips # F32T8-28W-ADV835-Alto 11. This new combination will use 50 watts per fixture.</p> <p>Spacing is in the order of 70 sq.ft. per luminaire 2725 Luminaire per lamp (40 foot candles).</p> <p>Designer to confirm luminaire type for specific floors with Cadillac Fairview.</p> <p>Additional luminaires available through Cadillac Fairview.</p>
Light Levels	In the order of 50 foot-candles.
Fixture Layout	Fixtures are arranged in a checkerboard pattern resulting in one fixture/4.65 m <sup>2</sup> (50 ft <sup>2</sup> ) of floor area. Fixtures can be located in any of six positions within the 1.52 m x1.52 m (5' x 5') module or in adjacent modules.
Time Management	Fluorescent lighting is time-managed for energy conservation. Lighting is ON during "normal business hours" and OFF outside of "normal business hours." Floors are subdivided into 20 lighting control zones. Tenants have full control of the on-floor zone switching through the telephone interface.
Re-lamping	Fluorescent lamps are replaced every 5 years and ballasts every 10 years; all disposed units are recycled.

**Communication Facilities**

Telephone	Capacity is provided in the single on-floor telephone room to handle the tenant's tel-co requirements
Cable Television	Cable service is presently in the building and can be accessed by arrangement with the cable supplier
Fibre Optics	Provision is made to bring fibre optic cable to the tenant's floor. Approved providers: AT&T, Bell, Cogent, Shared Technologies, Toronto Hydro Telecom
Satellite Services	Can be individually assessed when requested. Space exists to provide necessary routing of signal cable



### Ex. Elevators & Escalators

Passenger	Type	Otis
	Security	Intercon Card Access
	Upgrades	"Safe Screen 47" – Door Safety Edge
Low-Rise	Number of Cars	8
	Speed	3.56 m/s (700 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	15 seconds
	Floors Serviced	Ground to 20th
High-Rise	Number of Cars	8
	Speed	5.08 m/s (1,000 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	15 seconds
	Floors Serviced	Ground, 20th to 36th
Cross-Over Floors	20	
Freight Elevator	Number of Cars	1
	Capacity	2700 kg (5950 lbs)
	Size	2.65 m x 1.2 m x 3.60 m (106" x 48" x 144") (depth, width, height)
	Floors Serviced	Ground to 36th
Parking Shuttle	Number of Cars	2 for Tower, 2 for Royal York Hotel
	Floors Serviced	Ground to P5/P6
Escalators	Manufacturer	Otis
	Quantity	4
	Floors Serviced	2 – Ground to P1 2 – P1 to P2



**New Elevators & Escalators Specifications** (Effective March 2016)

Passenger	Type	Dover (now ThyssenKrupp)
	Security	Card Access
	Upgrades	Modernized 2014–2015 with Destination Oriented Technology
Low-Rise	Number of Cars	8
	Speed	3.56 m/s (700 ft/min)
	Capacity	1,820 kg (4,000 lbs)
	Average Wait	To confirm with landlord
	Floors Serviced	Ground to 20th
High-Rise	Number of Cars	8
	Speed	5.08 m/s (1,000 ft/min)
	Capacity	1,820 kg (4,000 lbs)
	Average Wait	To confirm with landlord
	Floors Serviced	Ground, 20th to 36th
Cross-Over Floors	20th	
Freight Elevator	Number of Cars	1
	Capacity	2,700 kg (6,000 lbs)
	Size	2.5m x 1.7m x 3.7m (98" x 66" x 144") (depth, width, height)
	Floors Serviced	Ground to 37th
Parking Shuttle	Number of Cars	2 for Tower, 2 for Royal York
	Floors Serviced	Ground to P5/P6
Escalators	Manufacturer	Schindler
	Quantity	4
	Floors Serviced	2 – Ground to P1 2 – P1 to P2



## Life Safety

Type of System	Edwards EST-3 Fire Alarm System
Monitoring	24/7 Proprietary Monitoring Station
Sprinklers	<p>Pendant type automatic sprinklers are located throughout the floor to provide coverage to meet NFPA and Provincial Fire Code Requirements. Shut-off valves are located in on-floor mechanical rooms</p> <p>Refer to the following drawings in Archidata.</p> <ul style="list-style-type: none"> <li>• 17th floor – Plumbing &amp; Fire Protection Plan – Project code: BD-TDC-I-457, File M-5</li> <li>• 18th floor – Plumbing &amp; Fire Protection Plan – Project code: BD-TDC-I-457, File M-9</li> <li>• 19th floor – Plumbing &amp; Fire Protection Plan – Project code: BD-TDC-I-457, File M-13</li> <li>• 20th floor – Plumbing &amp; Fire Protection Plan – Project code: BD-TDC-I-457, File M-17</li> <li>• 22nd floor – Plumbing &amp; Fire Protection Plan – Project code: BD-TDC-I-457, File M-21</li> </ul>
Fire Detection	Heat and smoke detection devices are provided to meet code requirements
Smoke Evacuation	Fully automated smoke control system with firefighter override capabilities
Fire Hose Cabinets	Two (2) cabinets per floor with capped connections to permit installation of additional cabinets to suit tenant layout
Emergency Exits	Two (2) clearly marked stairwells per floor
Voice Notification	EVC speakers for communicating with the public in emergency situations are located throughout the complex to meet all code requirements
Firefighters' Elevator	The Service elevator is designated as the Firefighters' elevator and is equipped for this purpose. All other passenger elevators are equipped with automatic Phase I emergency recall and Phase II (in car) controls
Life Safety Personnel	The Emergency Response Team consists of a Manager, Fire & Life Safety and two Emergency Response Officers. Their core expertise involves handling emergency evacuation drills, emergency preparedness, responding to all medical calls and conducting tenant evacuation sessions. The Emergency Response Team members are certified WHMIS, First Aid and CPR Instructors with background in fire prevention, medical and Automatic External Defibrillator (AED) training

Automatic Wet  
Sprinklers

Pendant type automatic sprinklers are located throughout the floor.  
Coverage is in accordance with NFPA and Provincial Fire Code Requirements.  
Isolation valves are located on each floor within mechanical rooms. Isolation valves are fully supervised by the Fire Alarm System.

Standpipe and  
Hose Systems

The building is equipped with a standpipe providing fire protection water to Fire Hose Cabinets located throughout the floor.  
Fire hoses are 75 feet in length.  
Four (4) fire hose cabinets per floor. Fire hose cabinets contain one 2½" valve connection and one 1½" hose connection.  
Additional fire hoses cabinets may be added to suit the tenant's layout. The Design Engineer must provide calculations indicating that sufficient pressure exists to supply added fire hose cabinets.

Smoke Evacuation

Fully automated smoke control system with firefighter override capabilities.



**Building Security System**

Type of System	The Command duress system has the ability to connect or have tenant tie-ins. System and technology improvements are continuously implemented
Personnel	The complex has a full complement of in-house security supervisors and security officers on patrol duty
CC Cameras	250 cameras throughout the TDC complex monitor exit, entry points and all public areas
Hours per Day	Full security service on a 24-hour-per-day basis
Alarms	All critical exit/entry points are monitored by Lenel Security Systems  The building has an emergency annunciation system with a paging system tenant tie-in. All staff is equipped with two way radios
After-Hours Access	Elevator access points are card controlled to designated floors areas only
Tenant Security	The base building security system can incorporate fully integrated access control and alarm monitoring software packages for the tenant.
Personal Safety	All parking areas have Duress alarm stations, and Digital CCTV system with 24 hour security officer coverage
Monitoring	A centralized Security Operations Centre (SOC) provides 24/7 monitoring for base building and tenant CCTV, passcard, duress, fire alarm, elevator, and control systems
Riser Security	Key access control and third party management are standard services for controlled access of approved Telco's and contractors to all risers

**FACILITY INFORMATION****Freight Handling**

Shipping/Receiving	Loading docks are located behind the building, and can be accessed from Piper Street. The Toronto-Dominion Centre central loading dock can be accessed from Wellington Street
Loading Dock	The central loading dock bays are 1.8 m wide by 2.1 m high (6' x 7'). Two 12 m (40') trailers can be accommodated without impacting laneway traffic
Hours of Operation	8 am to 5 pm Monday to Friday
After-Hours Access	Available upon request. Costs will apply for after-hours loading and should be confirmed with TD Centre Management

**Parking Services**

Capacity	1748 cars total between all levels of parking for all Towers
Customer Service	Valet assisted service upon request.
Rates	\$5 per 20 minutes, daily maximum of \$30; evening is flat \$10 or \$20 during ACC event nights or as posted
Monthly Parking	\$422 unreserved space \$643 reserved space
Hours of Operation	24/7

**Building Services**

Recycling	Recycling program in place for recovery of fibre, bottles, cans, wooden pallets, batteries and organic food waste – Diversion of 81% (August, 2015)
Concierge	Staffed Concierge Desk (24/7). A directory identifying tenant's key access floors is located on the ground floor of TD South Tower/79 Wellington St. W. at the concierge desk
Barrier-Free Access	Barrier Free access on P1, P2 level, accessible to Parking elevator to office tower and exceeds OBC requirements. Improvements to barrier-free accessibility are part of on-going program. Restrooms are barrier-free
Storage	Storage units located below grade are available for tenant needs. Rental rates are based on market conditions
Shredding	Shredding services available in compliance with Privacy laws at Tenant cost



## Building Amenities

Restaurants	Bymark and Canoe – five star – both located in the TD Bank Tower/66 Wellington St. W. Stratus Restaurant, part of the Toronto Athletic Club, located in the TD South Tower/79 Wellington St. W. Duke of Devon – upscale pub, located in the TD Bank Tower/66 Wellington St. W. on the concourse level
Food Court	The TD Centre food court offers seating for 725 and over 18 restaurants, with several additional food retailers throughout the TD Centre concourse
Toronto Athletic Club	Toronto’s most prestigious fitness centre. Situated on the 36th floor of TD South Tower/79 Wellington St. W., Toronto Athletic Club is open 363 days a year and provides members with a complete range of fitness facilities and services
Postal Services	For the convenience of the tenants, a postal station is located on the concourse level of TD North Tower/77 King St. W. This unit provides full postal service and is operated by Canada Post. Each tenant is allocated a Post Office Box Number
Customer Service	toAssist is one of the front lines of communication with TD Centre tenants. As the direct link between our tenants and building operations, the Centre’s function is to receive and direct responses to tenant calls inquiries and work requests  Each office tower has an enthusiastic Tenant Relations Representative who coordinates events, provides information about services, and answers questions about happenings in the Centre and surrounding area
e-Concierge Services	We are pleased to offer all tenants a vast array of specially priced tickets to local attractions and events. We have partnered with Eservus to provide this very popular service. Tickets can be ordered via <a href="http://tdcentre.com">tdcentre.com</a> or telephone and are promptly delivered to the tenant office
Bike Racks	Bike racks are located at the entrance of each tower. Secured racks are available in the interior cages at TD South Tower/79 Wellington St. W.
Retail	TD Centre offers a shopping concourse of over 70 retail stores, services and food retailers
Subway/Path	PATH system located underneath towers on the concourse level
Day Care	Day care services located at 95 Wellington St. W.
Event Facilities	Conference and/or event facilities available at the Design Exchange, Canoe Restaurant & Bar, Bymark and Duke of Devon
Car Wash	Dove Car Wash operates in the 222 Bay St. and is open to tenants and the general public using TD Centre’s parking facility
Zipcar	Car sharing is available through Zipcar, who have 5 vehicles located in the parking area (P1) of the TD Bank Tower/66 Wellington St. W.

Electrical Vehicle Charging Stations	EVCs are located at spots 183 to 187 in P1 Red. This complimentary service is available to all TD Centre Parkers.
Dry Cleaning	TD Centre offers two conveniently located dry cleaning services - Flair Cleaners, located in the Concourse Level of the 222 Bay Street and Dove Cleaners located in the P2 Level of the 222 Bay Street

### **Construction Services**

Construction Manual	Tenant Construction Manual available at <a href="http://www.tdcentre.com">www.tdcentre.com</a> , or from property management personnel. A complete list of contractors and consultants, along with property guidelines and procedures can be found therein. Moreover, the manual contains critical design criteria to which all projects must adhere
Contractors	Union contractors only (Cadillac Fairview is bound to Provincial agreements). Please refer to the TDC Construction Manual for Recommended and Required Contractor trade lists