

TD North Tower/
77 King 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 for further information.



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BUILDING DATA

Design Consultants

Architect	Mies van der Rohe
Associate Architects	John B. Parkin Associates, Bregman + Hamann Architects
Structural	Carruthers & Wallace Ltd.
Mechanical	H.H. Angus and Associates
Electrical	H.H. Angus and Associates

Physical Properties

Date Built	1969
Total Site Area	4,770 m ² (51,300 ft ²)
Total Rentable Area	90,720 m ² (976,163 ft ²)
Storeys	46 above ground 3 below ground
Building Height	183 m (600' 3")
Washrooms/Floor	2
Elevators	Passenger 24 Freight 1 Shuttle 1
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	Steel and glass curtain wall, matte black 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 0.38 m x 1.52 m (15" 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	Thermally Insulated Glass Units (IGUs) with the following properties:

Visible Light		Total Solar Energy		U Value	Solar Heat Gain Co.	Shading Coefficient	LSG Ratio
% Transmittance	% Reflectance	% Transmittance	% Reflectance	Winter	0.27	0.31	1.56
42	7	20	16	0.29			



ARCHITECTURAL PLANNING INFORMATION

Lobby/Corridor Width	3.05 m (10') wide elevator lobby and 1.52 m (5') wide corridor	
Ceiling Height	2.74 m (9') slab to finished ceiling; 3.66 m (12') 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 0.38 m x 1.52 m (15" x 60") light section	
	Performance standard: NRC – 0.55CAC	
Column Spacing	9.14 m x 12.19 m (30' x 40')	
Core-perimeter Depth	12.19 m (40')	
Window Shades	Mechoshade manual roller blind	
Window Dimensions	1.52 m wide x 2.74 m high (5' x 9')	
Tenant Doors	Rosewood veneer over solid wood core	
Hardware	Sargeant brushed stainless steel	
Design Load	2.4 kPa (50 psf) Live Load, 1.2 kPa (25 psf) Dead Load	
Maximum Occupancy	Tenant occupant load per floor: 212 persons	
Restrooms	Women's	2/floor
	Lavatories	3
	Water Closets	3
	Men's	2/floor
	Lavatories	2
	Water Closets	2
	Urinals	1
	Capacity	Per 2006 OBC: one person/100 square feet of rentable area
Devices	Electronic flush sensors, touchless water faucets	
Drawings	As-built mechanical and electrical drawings in CAD or PDF formats available	
Cross-over Floors	2, 7, 12, 15, 20, 24, 26, 31, 33, 37 & 42. 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 hollow steel mullions and structural components (no thermal break) Insulated Glass Unit: <ul style="list-style-type: none">(a) ¼" Outer glass: PPG Solarbronze(b) ½" Spacer: Air fill with I-spacer (warm spacer)(c) ¼" Inner glass: PPG Solarbronze on clear Low-E #3(d) Thermal Properties:<ul style="list-style-type: none">• U-Value – Winter: 0.397• Solar Heat Gain Coefficient: 0.275• Visible Transmittance: 0.366• CR: 34



Air Distribution Systems

Hours of Operation	<p>Generally air-handling systems operate on the following schedule:</p> <ul style="list-style-type: none">• 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;• 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;• Sunday: OFF between the hours of 12:00 am–11:59 pm. <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 six (6) zones per floor consisting of two (2) interior zones (North and South) and four (4) perimeter zones (North, East, South, and West).</p> <p>Refer to the following drawings in Archidata for new HVAC layouts.</p> <ul style="list-style-type: none">• 2nd floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M04• 3rd floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M08• 4th floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M12• 5th floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M16• 6th floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M20• 7th floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M24• 8th floor – HVAC New Layout – Project code: BD-TDC-I-A86, File 2082002-M28

Refer to the following drawings in Archidata for original HVAC layouts.

- 2nd floor – Project code: BB-TDC-A03, File 6290-333
- 3rd to 12th & 13th floor – Project code: BB-TDC-A03, File 6290-334
- 14th floor – Project code: BB-TDC-A03, File 6290-337
- 15th & 16th to 18th – Project code: BB-TDC-A03, File 6290-340
- 19th & 20th to 22nd – Project code: BB-TDC-A03, File 6290-341
- 23rd to 30th floor – Project code: BB-TDC-A03, File 6290-342
- 31st & 32nd floor – Project code: BB-TDC-A03, File 6290-343
- 33rd & 34th to 36th – Project code: BB-TDC-A03, File 6290-344
- 37th to 44th & 45th – Project code: BB-TDC-A03, File 6290-345
- 46th floor – Project code: BB-TDC-A03, File 6290-350

Interior 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.

Interior ductwork is classified as medium pressure upstream of the VAV boxes. Low pressure ductwork is used downstream of all VAV boxes.

A dedicated BAS temperature sensor is provided for existing VAV terminal units where applicable on the tenant floors. There are approximately 30 interior 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.

Perimeter zones are served by floor mounted induction units on occupied floors from level 15 through 34 and levels 40 through 45. Ceiling mounted active chilled beams are installed on occupied floors from level 02 through 14 and levels 35 through 39. These units provide either heated or cooled air based on outdoor air temperature and coincident building load. These units are provided with a constant supply of primary air from central fans located in the 14th floor and penthouse. A flow of secondary or 'room air' is induced across integral coils within the induction units that are supplied with secondary water from the base-building systems. Secondary water temperature is also reset in accordance with outdoor air temperatures and coincident building loads. This reset schedule is controlled by Cadillac Fairview Operations. Contact Cadillac Fairview Operations for further information.



The induction units are controlled by BAS temperature sensors located on perimeter columns. Typically one sensor may control up to five (5) perimeter induction units. Additional valves and sensors may be added for precise control of perimeter zones at the expense of the Tenant. There are approximately 16 zone sensors per floor for the perimeter zones. The exact quantity of induction unit temperature sensors is to be field verified by the Design Engineer.

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 Conditions		
							Capacity [CFM]	Static Pressure	Capacity [CFM/Floor]
Tower 2	14	221	30	Periphery Supply: North & West	2 to 32	61,422	36,868	2.8	1229
Perimeter	14	224	30	Periphery Supply: North & East	2 to 32	60,030	40,934	3.9	1364
	14	225	1	Periphery Supply: 2nd floor	2	7,212	5,633	4.9	5633
	14	226	30	Periphery Supply: South (East)	2 to 32	43,848	29,350	4.9	978
	14	230	30	Periphery Supply: South (West)	2 to 32	43,848	27,914	4.6	930
	Tower 2	14	222	18	North Interior Supply	15 to 32	114,450	40,800	1.4
Interior	14	223	12	North Interior Supply	3 to 14	66,400	45,408	1.7	3784
	14	227	12	South Interior Supply	3 to 14	63,195	27,757	1.5	2313
	14	228	18	South Interior Supply	15 to 32	106,610	41,196	1.4	2289
	14	229	1	Interior Supply 2nd Floor	2	10,955	6,800	1.6	6800
	14	231	1	Return Air: 2nd Floor West & Core	2	9,300	6,784	1.0	6784
	14	232	28	Return Air West (North)	3 to 31	93,070	136,816	1.3	4886
	14	233	28	Return Air West (South)	3 to 31	93,070	132,785	1.4	4742
	14	234	28	Return Air East (North)	3 to 32	92,635	142,845	1.3	5102
	14	235	28	Return Air East (South)	3 to 32	92,635	99,757	1.1	3563
	14	240	30	Return Air Core	2 to 32	6,900	0	0.0	0
	14	241	15	Return Air Core	15 to 30	49,700	42,330	1.2	2822
	14	242	12	Return Air Core	3 to 14	31,900	29,656	1.3	2471
	14	243	1	Return Air: 2nd Floor East	2	5,780	0	0.0	0
Tower 2	46	254	13	Periphery Supply: South	33 to 45	39,312	29,737	6.7	2287
Perimeter	46	256	13	Periphery Supply: North, East & West	33 to 45	54,444	48,510	6.2	3732
Tower 2	46	255	13	North Interior Supply	33 to 45	84,070	41,970	2.2	3228
Interior	46	257	13	South Interior Supply	33 to 45	86,100	44,510	4.0	3424
	46	260	13	Return Air East	33 to 45	92,950	98,000	0.5	7538
	46	261	13	Return Air West #1	32 to 45	50,420	33,900	0.1	2608
	46	262	13	Return Air West #2	32 to 45	50,420	37,000	0.1	2846
	46	278	16	Return Air Core	31 to 46	43,900	0	0.0	0

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).

Supply Pressure: generally 385 psig at base of riser (basement).

Supplemental Chilled Water System Capped 2" chilled water supply and return services are located at the building core.

The maximum supplemental chilled water service available for tenant use is 1.5 liters per second (24 US Gallons per minute) from the chilled water risers (approximately 10 tons nominal). Contact Cadillac Fairview Operation for proposed connected loads in excess of 10 tons.

Chilled water systems are controlled using two-way valves.

Secondary Water Systems Secondary Chilled Water (Summer Operation)

- Secondary chilled water is available for the perimeter zone induction units only.
- Scheduled in accordance with return air temperature for condensation control.

Secondary Hot Water (Winter Operation)

- Secondary hot water is available for the perimeter zone induction units only.
- Scheduled in accordance with outdoor air temperature as follows:

Outdoor Air Temperature	Secondary Hot Water Temperature
13 (°F)	180 (°F)
40 (°F)	120 (°F)

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.

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 21.5 W/m² (2 W/ft²) for lighting, 21.5W/m² (2 W/ft²) for power; 43 W/m² (4 W/ft²) of additional power available through supplemental transformers. Site verification requested.

Refer to the following drawings in Archidata for power distribution:

- Single line diagram – Project code BB-TDC-A02, Files 6290-532 and 6290-533.
- High voltage Single line diagram – Project code BB-TDC-I-B22, File E-1.

Refer to the following drawings in Archidata.

- Electrical 2nd Floor New – Project code: BD-TDC-I-A86, File PGE03A
- Electrical 3rd Floor New – Project code: BD-TDC-I-A86, File PGE05A
- Electrical 4th Floor New – Project code: BD-TDC-I-A86, File PGE07A
- Electrical 5th Floor New – Project code: BD-TDC-I-A86, File PGE09A
- Electrical 6th Floor New – Project code: BD-TDC-I-A86, File PGE11A
- Electrical 7th Floor New – Project code: BD-TDC-I-A86, File PGE13A
- Electrical 8th Floor New – Project code: BD-TDC-I-A86, File PGE15

Voltage 347/600 volt power for lighting, 120/208 volt three-phase four wire for power at panels located in each of 4 electrical rooms.

Raceway 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.

Refer to the following drawings in Archidata for under floor raceway layout

- 2nd floor – Project code: BB-TDC-A02, File 6290-520
- 3rd to 13th – Project code: BB-TDC-A02, File 6290-521
- 14th floor – Project code: BB-TDC-A02, File 6290-522
- 15th to 22nd floor – Project code: BB-TDC-A02, File 6290-523
- 23rd to 36th floor – Project code: BB-TDC-A02, File 6290-525
- 37th to 45th floor – Project code: BB-TDC-A02, File 6290-527
- 46th floor – Project code: BB-TDC-A02, File 6290-528
- 46th floor secondary – Project code: BB-TDC-A02, File 6290-529



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 and site verification required by Rycom.
EMI	Electric Magnetic interference residuals from outdoors, not affecting internal electrical systems.
Power Grid	Three (3) 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 (Older Style)	Each 0.38 m x 1.52 m (15" x 60") air handling fixture is equipped with one 32 W efficient bulb and comes with an efficient high frequency ballast and electro-connect wiring system for easy relocation. Existing fixtures are refurbished with a light reflector and semi specular parabolic aluminum louvre. The new louvre meets the IES-RPI standard for lighting in computing environments. Glare performance of this light fixture complies with RP-1 for maximum average luminance. 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>20" x 36" long fixture-22.5" U lamp, 31 watt T8=Metalumen fixture # TC9B-2-A-N-B-02. Lamp is Philips # FB31T8/TL835/Alto. Ballast to be confirmed. This luminaire is used at perimeter where induction units are mounted in ceiling.</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 40 foot-candles.
Fixture Layout	Fixtures are arranged in a checkerboard pattern resulting in one fixture/4.65 m ² (50 ft ²) 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 each one of four (4) on-floor telephone rooms 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

Elevators & Escalators

Passenger	Type	Otis
	Security	Intercon Card Access
	Upgrades	"Lambda" Door Safety Edge
Low-Rise	Number of Cars	8
	Speed	4.06 m/s (800 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	9 seconds
	Floors Serviced	Ground to 19th
Mid-Rise	Number of Cars	8
	Speed	5.08 m/s (1,000 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	12 seconds
	Floors Serviced	Ground, 19th to 33rd
High-Rise	Number of Cars	8
	Speed	6.10 m/s (1,200 ft/min)
	Capacity	1,814 kg (4,000 lbs)
	Average wait	8 seconds
	Floors Serviced	Ground, 33rd to 45th
Cross-Over Floors	19 and 33	
Freight Elevator	Number of Cars	1
	Capacity	3630 kg (8000 lbs)
	Size	2.33 m x 1.65 m x 3.05 m (92" x 65" x 120") (depth, width, height)
	Floors Serviced	P2 to 45th
Parking Shuttle	Number of Cars	1
	Floors Serviced	Concourse, P1 and P2
Escalators	Manufacturer	Otis
	Quantity	2
	Floors Serviced	Concourse to Ground



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">• 2nd floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M0• 3rd floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M09• 4th floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M13• 5th floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M17• 6th floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M21• 7th floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M25• 8th floor – Sprinkler & Plumbing New Layout - Project code: BD-TDC-I-A86, File 2082002-M29
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	Four (4) cabinets per floor with capped connections to permit installation of additional cabinets to suit tenant layout
Emergency Exits	Four (4) 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	<p>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</p>
Automatic Wet Sprinklers	<p>Pendant type automatic sprinklers are located throughout the floor.</p> <p>Coverage is in accordance with NFPA and Provincial Fire Code Requirements.</p> <p>Isolation valves are located on each floor within mechanical rooms. Isolation valves are fully supervised by the Fire Alarm System.</p>
Standpipe and Hose Systems	<p>The building is equipped with a standpipe providing fire protection water to Fire Hose Cabinets located throughout the floor.</p> <p>Fire hoses are 75 feet in length.</p> <p>Four (4) fire hose cabinets per floor. Fire hose cabinets contain one 2½" valve connection and one 1½" hose connection.</p> <p>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.</p>
Smoke Evacuation	<p>Fully automated smoke control system with firefighter override capabilities.</p>



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 access through the Toronto-Dominion Centre central loading dock accessed from Wellington Street
Loading Dock	The maximum vehicle height is 3.66 m (12'); length of 7.92 m (26') for trucks, 13.72 m (45') trailers. The Toronto-Dominion Centre central loading dock services TD Bank Tower, TD North Tower, TD West Tower, and 222 Bay Street.
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 North Tower/77 King 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	<p>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</p> <p>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</p>
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 tdcentre.com 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 www.tdcentre.com , 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