

95 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.



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## BUILDING DATA

### Design Consultants

Architect	Pellow Hopewell Pickersgill Architects Inc.
Structural	Jablonsky Associates
Mechanical	E.C.E. Group Ltd.
Electrical	E.C.E. Group Ltd.

### Physical Properties

Date Built	1987
Total Site Area	2,177 m <sup>2</sup> (23,430 ft <sup>2</sup> )
Total Rentable Area	30,955 m <sup>2</sup> (333,068 ft <sup>2</sup> )
Storeys	23 above ground 4 below ground
Building Height	80 m (267' 0")
Washrooms/Floor	2
Elevators	Passenger 7 (4 low rise, 4 high rise) Freight 1 passenger car in each bank acts as a service elevator Shuttle 1
Structure	Structural steel core and exterior framing, 150–200 mm (6–8") cast in place, one way concrete slabs supported on concrete beams
Stairs	Structure can accommodate interconnected floor areas
Exterior Cladding	Flamed and polished finished Texas Red granite

**Main Lobby Finishes**

Walls	Flamed and polished finished Texas Red granite
Floors	Honed finished Texas Red granite
Ceiling	Off-white prefinished aluminum panels
Door to Toronto Club	Honduras Mahogany, stained and lacquered
Elevator Doors	Polished stainless steel
Glazing	Bronze tinted double glazed hermetically sealed windows with prefinished aluminum frames
Waterwall	Polished finished Verde Polceverra marble

**Passenger Elevator Finishes**

Walls	Rosewood panels with stainless steel rails
Floors	Polished white marble and black granite
Ceiling	Perforated stainless steel with indirect LED lighting
Doors	Brushed stainless steel

**Typical Floors**

Walls/Columns	Prime painted drywall
Floors	Steel trowel concrete finish
Ceiling Standard	Mineral acoustic panels in colour matched suspended T-bar with colour matched air grilles and sprinkler caps in a 1 m x 1 m module (3' 3" x 3' 3") features a 0.50 m x 1.00 m (19.7" x 39.4") air handling fluorescent fixture
Doors	Painted steel doors and frames
Windows	25 mm (1") horizontal metal louvre with baked on painted finish



## ARCHITECTURAL PLANNING INFORMATION

Elevator Lobby Width	3.05 m (10')														
Corridor Width	1.5 m (5' 0")														
Ceiling Height	2.2 m (7' 4") slab to finished ceiling; 3.66 m (12') floor to floor														
Planning Module	1 m x 1 m (3' 3" x 3' 3") Performance standard: NRC – 0.55CAC														
Column Spacing	5.90 m x 5.22 m (19' 8¼" length x 17' 4¾" width) Typical														
Core-perimeter Depth	28.10 m x 8.42 m (93' 8" x 28' 1") for a typical mid-rise floor														
Window Shades	Narrow Venetian; ability to add solar shades without affecting HVAC delivery														
Window Dimensions	1.0 m wide x 2.55 m high (3' 4" x 8' 6")														
Tenant Doors	Rosewood veneer over solid wood core														
Hardware	Sargeant brushed stainless steel														
Design Load	3.6 kPa (75 psf)														
Maximum Occupancy	Tenant occupant load per floor: 116 persons														
Restrooms	<table> <tr> <td>Women's</td> <td>1/floor</td> </tr> <tr> <td>Lavatories</td> <td>3</td> </tr> <tr> <td>Water Closets</td> <td>4</td> </tr> <tr> <td>Men's</td> <td>1/floor</td> </tr> <tr> <td>Lavatories</td> <td>3</td> </tr> <tr> <td>Water Closets</td> <td>3</td> </tr> <tr> <td>Urinals</td> <td>3</td> </tr> </table>	Women's	1/floor	Lavatories	3	Water Closets	4	Men's	1/floor	Lavatories	3	Water Closets	3	Urinals	3
Women's	1/floor														
Lavatories	3														
Water Closets	4														
Men's	1/floor														
Lavatories	3														
Water Closets	3														
Urinals	3														
	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	2, 6, 10, 14, 16 & 21 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 Conditions

Outside Air:	Summer	33.8°C (93°F) DB
	Winter	-23.4°C (-10°F) DB
Inside Air:	Summer	23.4°C (75°F) DB
	Winter	22.2°C (75°F) DB
Window System	Glazing system – original glass inserts and frames.	

### Air Distribution System

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–8:00 am, ON between the hours of 8:00 am–1:00pm upon tenant request (“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>The primary air is conditioned (filtered and cooled/heated), and periodically independently tested to ensure industry standards are met or exceeded.</p> <p>All primary air is filtered using MERV 13 filter media and is periodically independently tested to ensure that minimum industry standards are achieved or exceeded annually.</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>A minimum supply of outdoor air is maintained at all times when the central fans are operating in occupied mode (normal business hours.)</p>



## Supply Air System

There is a total of thirty-two (32) zones per floor consisting of eight (8) interior zones and twenty-four (24) perimeter zones.

- Refer to project code BB-TDC-604, File M18 and M19 in Archidata.

Typical (high rise) floor perimeter zones are served by four pipe ceiling mounted fan coil units. There are typically 45 fan coils per floor. Fresh air is provided to each individual fan coil unit. Fresh air is controlled by CO2 Sensors throughout the perimeter space. There are two units per structural bay for a total of 41 perimeter fan coils per floor. Interior zones are served by on-floor compartment air handling units controlled via variable-air volume (VAV) systems. The compartment unit conditions the air by cooling, humidifying, filtering and mixing with fresh air. Fresh air to the compartment units is fed from primary air unit located in the mechanical room at the P1 level. 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.

- Refer to project code BB-TDC-604, File M17 - M20 and M27 in Archidata.

A Standard base building open floor layout has twenty-five (25) perimeter zone sensors and associated fan coil unit control valves, and 8 interior zone sensors and associated VAV boxes. Existing temperature sensors can be relocated or additional temperature sensors can be added to accommodate the tenant's partition layout. Exact quantities of fan coil units, VAV boxes, and temperature sensors are to be field verified by the Design Engineer.

The air distribution system has been designed to the highest industry standards, (SMACNA and ASHRAE standards), to achieve optimal performance with respect to noise and efficiency.



Current supply fan performance information is as shown below. All data should be verified by the design Engineer with Cadillac Fairview Operations.

Tower	Floor	Fan #	No. of Floors Served	Floor Served	Performance	
					Current Conditions	
					Capacity [CFM]	External Static Pressure
6	21	621	1	21	8000	1.4
	20	620	1	20	8000	1.4
	19	619	1	19	8000	1.4
	18	618	1	18	8000	1.4
	17	617	1	17	8000	1.4
	16	616	1	16	8000	1.4
	15	615	1	15	8000	1.4
	14	614	1	14	8000	1.4
	12	612	1	12	8000	1.4
	11	611	1	11	8000	1.4
	10	610	1	10	8000	1.4
	9	609	1	9	8000	1.4
	8	608	1	8	8000	1.4
	7	607	1	7	8000	1.4
	6	606	1	6	8000	1.4
	5	605	1	5	8000	1.4
	4	604		4	8000	1.4
	3	603	1	3	8000	1.4
	2	602	1	2	8000	1.4

#### 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 during normal operating hours for the building.

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 at the discretion of Cadillac Fairview. Chilled water is generated by two (2) centrifugal chillers located in the mechanical penthouse.

Supplemental Condenser Water System 24-hour, 280 ton closed condenser water supplemental cooling is available on each floor with 2" supply and return capped connections at the building core. floor has a nominal capacity of 14 tons from the system.

Chilled water systems are controlled using two-way valves.

- Refer to project code BB-TDC-604, File M28 in Archidata

**Heating System**

Primary hot water is available for the perimeter zone fan coil units only. Primary hot water temperature is scheduled in accordance with the following schedule:

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

On-floor heating is provided by a ceiling mounted fan coil units that operate continuously. Two-way valves are used for temperature control. Heating is thermostatically controlled in 24 perimeter zones for energy efficiency.

Primary hot 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	Capacity exists for additional tenant/private restrooms.
Sanitary Exhaust	<p>Capped connections at core for cold domestic water, vent, and sanitary stack. Additional capped connections are available on the south columns for cold domestic water, vent, and sanitary stack.</p> <ul style="list-style-type: none"><li>• Refer to project code BB-TDC-604, File M11 and M12 in Archidata</li></ul> <p>Sanitary exhaust ductwork is located at the building core. Sanitary exhaust shall not exceed 250 CFM.</p> <ul style="list-style-type: none"><li>• Refer to project code BB-TDC-604, File M21 and M22 in Archidata</li></ul>

## Building Automation System (BAS)

The Building Automation System 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	<p>10.8 W/m<sup>2</sup> (1 W/ft<sup>2</sup>) for lighting</p> <p>32.3 W/m<sup>2</sup> (3 W/ft<sup>2</sup>) for power</p> <p>32.3 W/m<sup>2</sup> (3 W/ft<sup>2</sup>) of additional power available through supplemental transformers</p> <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-603, Files E11 and E12.</li><li>• Riser diagram – Project code BB-TDC-603, File E14.</li></ul>
Voltage	<p>347/600 volt power for lighting, 120/208 volt three phase, four wire for power at panels located in the base building electrical room.</p>
Emergency Power	<p>Supplied by an auxiliary 650 kW diesel engine generator for fire and life safety systems only.</p> <p>Tenants that require back up power for critical loads will require negotiation with building management.</p> <ul style="list-style-type: none"><li>• Refer to project code BB-TDC-603, File E13 in Archidata for the emergency power distribution throughout the building.</li></ul>
Metering	<p>Tenant electrical services are required to be metered by the base building metering system. System is metered by a Carma metering system.</p>
EMI	<p>Electric Magnetic Interference residuals from outdoors, not affecting internal electrical systems.</p>
Power Grid	<p>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.</p>

## Lighting System

Light Fixtures (Older Style)	Each 0.38 m x 1.52 m (15" 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. Existing fixtures are equipped with an acrylic prismatic lens
New Building Standard (Where installed)	Each 0.50 m x 1.00 m (19.7"x39.4") static fixture is equipped with a 36 watt, 85 CRI, 3500°K LED module, 347-120V step down transformer and 120V driver. each fixture connected to regular power comes with an electro-connect wiring harness for modular connection. Fixtures connected to emergency power are hard wired. Each fixture has a center acrylic lens and side reflectors.  Designer to confirm luminaire type for specific floors with Cadillac Fairview  Additional fixtures are available through Cadillac Fairview.
Light Levels	In the order of 40 foot-candles in the default checkerboard pattern.
Fixture Layout	Fixtures are arranged in a checkerboard pattern resulting in one fixture per 4.65m <sup>2</sup> (50 ft <sup>2</sup> ) of floor area.
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 lighting control zones. Further zones can be added, up to a maximum of 20 zones per floor. 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
Low-Rise	Number of Cars	4
	Speed	2.54 m/s (500 ft/min)
	Capacity	1,590 kg (3,500 lbs)
	Floors Serviced	Ground to 13th
High-Rise	Number of Cars	4
	Speed	3.56 m/s (700 ft/min)
	Capacity	1,590 kg (3,500 lbs)
	Average wait	12 seconds
	Floors Serviced	Ground, 14th to 21st
Cross-Over Floors		19 and 31st
Freight Elevator	Number of Cars	1
	Capacity	1500 kg (3500 lbs)
	Size	1.80 m x 1.50 m x 3.10 m (72" x 60" x 122") (depth, width, height)
	Floors Serviced	Upper Ground to Lower Ground
Parking Shuttle	Number of Cars	1
	Floors Serviced	Concourse, P1 to P4
Escalators	Manufacturer	Otis
	Quantity	3
	Floors Serviced	1 for Concourse to Ground 2 for Ground to Level 1



## Life Safety

Type of System	Edwards EST-3 Fire Alarm System
Monitoring	24/7 Proprietary Monitoring Station
Sprinklers	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
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. Amplifiers serving the fire alarm are located on floors 8, 11, 13 & 20.
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	<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> <ul style="list-style-type: none"> <li>• Refer to project code BB-TDC-604, File M3 and M5 – M13 in Archidata</li> </ul>



#### 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.

Three (3) fire hoses cabinets per floor.

Additional fire hoses cabinets may be added to suit the tenant's layout. 4" future connections are located at the building core.

Engineers are to site verify all quantities of fire hose cabinets, length of fire hose cabinets and future connections for additional fire hose cabinets.

- Refer to project code BB-TDC-604, File M3 and M5 – M13, and M26 in Archidata

#### 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 loading dock bays are 1.8 m wide by 2.4 m high (6' x 8').
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 95 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	<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 <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 retailer
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