

95 Wellington St. W.  
Technical  
Specification



TORONTO  
DOMINION  
CENTRE





## 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.

**CONTENTS**

**INTRODUCTION** .....i

**CONTENTS** .....ii

**BUILDING DATA** .....1

    Design Consultants.....1

    Physical Properties .....1

    Main Lobby Finishes .....2

    Passenger Elevator Finishes .....2

    Typical Floors .....2

**ARCHITECTURAL PLANNING INFORMATION** .....3

**TECHNICAL INFORMATION** .....4

    Mechanical System .....4

    Electrical System .....6

    Lighting System .....7

    Communication Facilities .....8

    Elevators & Escalators .....9

    Life Safety .....10

    Building Security System .....11

**FACILITY INFORMATION** .....12

    Freight Handling .....12

    Parking Services .....12

    Building Services .....12

    Building Amenities.....13

    Construction Services .....14



## 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	1 m x 1 m module (3' 3" x 3' 3"), mineral acoustic panels in colour matched suspended T-bar with colour matched air grilles and sprinkler caps. Floor to ceiling T-bar height 2.6 m (8' 6")
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														
Drinking Fountains	2 per floor														
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****Mechanical System**

Air Changes	6/hr
Fresh Air	20 cfm/150 ft <sup>2</sup> , exceeds ASHRAE standards
Control Zones/Floor	<p>A total of 25 thermostats per floor control the fancoil unit control valves for perimeter and 8 thermostats control the VAV terminals in the interior. Existing thermostats can be relocated or additional thermostats can be added to accommodate the tenant's partition layout</p> <p>Typical (high rise) floor perimeter areas are served by four pipe ceiling mounted fancoil units. There are two units per structural bay for a total of 41 perimeter fancoils per floor. Interior floor areas are variable air volume systems fed from on-floor compartment air handling units. 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</p> <p>The primary air is conditioned (filtered, cooled and heated). Fancoil units within one structure bay are controlled from a ceiling mounted thermostat. Air is delivered to the floor through air slots in light fixtures and a continuous linear diffuser at the perimeter. The VAV terminals vary the quantity of supply air to maintain space temperature</p> <p>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</p>
Zones/Floor	The perimeter has 24 separate zones, and the interior has 8 separate zones
Air Quality Standards	The primary air is conditioned (filtered and cooled/heated), and periodically independently tested to ensure industry standards are met or exceeded
Cooling Capacity	The tower is equipped with two 400 ton chillers. A plate heat exchanger serves cooling needs during the winter months
Energy Efficiency	At temperatures below 13.9°C (57°F) increased quantities of fresh air are used instead of conditioned air to conserve energy



Cooling Services	Chilled water is available at 5.5°C (42°F) during the summer and 8.9°C (48°F) during the winter		
Hours of Operations	Service 24/7; charges apply for A/C before 7:00 am Mon–Sat and after 8:00 pm Mon–Fri; after 1:00 pm Sat; all day Sunday		
Heating	Provided by the ceiling mounted perimeter fan coil units. Interior zones are conditioned through air handling fixtures controlled by return air mounted thermostats		
System Design	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 (72°F) DB
Humidification	Relative humidity is constantly monitored by the automated facilities management system		
Water Services	Capped connections at core for hot/cold domestic water and sanitary stack		
BAS	The Building Automation System (Metasys) is “state-of-the-art” and performs environmental, energy management, lighting control functions. It also monitors the overall facility to provide the building occupants with an energy efficient and comfortable environment		
Window Film	The specified window film produces a reduction in solar load equivalent to “closing the blinds”. This reduction in solar load increases tenant comfort and reduces the building heat load		
Plumbing Capacity	Additional capacity exists for additional tenant/private restrooms		

**Electrical System**

Design Capacities	21.5 W/m <sup>2</sup> (2 W/ft <sup>2</sup> ) for lighting, 21.5 W/m <sup>2</sup> (2W/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
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
Overhead Distribution	Adequate unimpeded plenum space around core for main cable tray runs
Emergency Power	Supplied by an auxiliary 650 kW 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 bus duct, cables and emergency generators
EMI	Electric Magnetic Interference residuals from outdoors, not affecting internal electrical systems
Maintenance	Established maintenance plan supported by E.M.M.S. (Electronic Maintenance Management System) planned electrical shutdowns: 1 shutdown every 3 years for switch gear maintenance and 1 partial shutdown every year for electronic meter maintenance
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 0.38 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  Additional Fixtures are available at \$250/fixture
Light Levels	753 Lumens (70 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 x 1.52 m (5' x 5') module or in adjacent modules
Lighting Management	Fluorescent lighting is time-managed for energy conservation and is subdivided in 4 control zones per floor. Tenants have full control of the on-floor zone switching. By default, the system is on between 0700 and 2000 Mon to Fri, and off Sat and Sun
Photometrics	Analysis is available for small, selected areas
Time Management	Fluorescent lighting is time-managed for energy conservation and is subdivided in 20 control zones per floor. Tenants have full control of the on-floor zone switching, through the telephone interface
Relamping	Fluorescent lamps are replaced every 3 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	244 m/s (700 ft/min)
	Capacity	1,590 kg (3,500 lbs)
	Floors Served	Ground to 13th
High-Rise	Number of Cars	4
	Speed	305 m/s (1,000 ft/min)
	Capacity	1,590 kg (3,500 lbs)
	Average wait	12 seconds
	Floors Served	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 Served	Upper Ground to Lower Ground
Parking Shuttle	Number of Cars	1
	Floors Served	Concourse, P1 to P4
Escalators	Manufacturer	Otis
	Quantity	3
	Floors Served	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
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



## Building Security System

Type of System	The Europlex 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 alarms 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 facility is equipped with four docks. The maximum vehicle height is 3.66 m (12'); length of 7.92 m (26') for trucks, 13.72 m (45') trailers
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	1,068 cars total between two levels of parking for Towers 1, 2, 3 and 5
Customer Service	Valet assisted service. Visitors can park anywhere on P1 & P2 levels
Rates	\$5 per 20 minutes, daily maximum of \$28.00; evening is flat \$10.00 or as posted
	Monthly Parking    \$390.00 unreserved space \$595.00 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 75% (June, 2003)
Concierge	Staffed Concierge Desk (24/7). A directory identifying tenant's key access floors is located on the ground floor of 77 King Street 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. Stratus Restaurant, part of the Toronto Athletic Club, located in the TD Waterhouse Tower. Duke of Devon – upscale pub, located in the TD Bank Tower 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 79 Wellington Street West, 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 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 79 Wellington Street West
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 Street West
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 Ernst & Young Tower (222 Bay Street) 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

**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