



Communication Antennas License – 5650 Yonge Street

Date: November 16, 2020
To: TTC Board
From: Chief Capital Officer

Summary

The purpose of this report is to seek the Board's approval to authorize staff to request the City of Toronto Corporate Real Estate Management to enter into a new license agreement (the "Agreement") extending the existing use of TTC's communication antennas located at 5650 Yonge St. Toronto. The antennas support TTC radio communications between Transit Control Centre, surface vehicles and emergency response agencies.

Recommendations

It is recommended that the Board:

1. Authorize staff to request the City of Toronto Corporate Real Estate Management to execute a new agreement with The Manufacturers Life Insurance Company and 2015500 Ontario Inc. (the "Owner") and the City of Toronto, extending the TTC's use of the antennas located at 5650 Yonge St. Toronto, for five years with two additional five year renewal options, satisfactory to TTC's General Counsel.

Implementation Points

In accordance with Corporate Policy 6.5.1 Authorizations for Expenditures and Other Commitments, Paragraph 3.7.9, leasing contracts having a term greater than 10 years require Board approval.

Financial Summary

Annual rent will be approximately \$3,656.40. The cost for the initial five year term will be approximately \$18,500 plus HST and utility costs. This represents a 10% increase over the previous rate, but the first increase since 2012. The City appraiser concurs that the new fee is market rate and is appropriate.

Sufficient funds for this expenditure are included in the approved 2020 Operating Budget.

The Interim Chief Financial Officer has reviewed this report and agrees with the financial impact information.

Equity/Accessibility Matters

The Agreement for the continued use of the communications antennas at this location is beneficial for all TTC employees and customers and does not create any barriers, disadvantages or inequities.

Decision History

An Agreement with the Owner and the TTC was entered into on April 24, 2012 and expired on May 31, 2020 with the antennas remaining in place. Due to the changes in Chapter 279 of the Municipal Code, as of January 1, 2018, a new agreement between the City and the Owner is now required. Discussions with the Owner and co-ordination with the City have been underway.

Issue Background

Radio communications is provided 24 hours a day, seven days a week for several systems, including TTC vehicles, Transit Control Centre, and emergency response agencies.

Manufacturer Life's building at 5650 Yonge St., located at the northwest corner of Yonge Street and Finch Avenue West, is a critical base station for the TTC's communication system (TETRA). The option to relocate to a different location would require significant work and investment as the TTC would need to identify a site with similar elevation/broadcast characteristics, physically move or install new equipment, and connect back to the system via leased fibre. It is therefore recommended that a new license agreement extending the use of the communication antennas be entered into.

Comments

The following terms and conditions have been negotiated with the landlord for the new Agreement:

Summary of Terms and Conditions	
Term	Five years commencing June 1, 2020
Rent (excluding HST)	\$3,656.40 per annum plus annual Consumer Price Index (CPI) increase
Extensions	Two five year options to extend
Termination Provision	three months notice by the TTC Minimum of eight months notice by Owner

Entering into a new Agreement at this location for five years plus two additional five year terms with the same terms and conditions as the previous agreement and a mutually agreeable rent, is the most cost effective way for the TTC to maintain uninterrupted, above-ground radio communication services.

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Signature

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