

# Jerry Coughlan Health and Wellness Centre

1690 Dersan Street, Pickering, ON, L1V 2P8



WiredScore  
PORTFOLIO



## KEY FEATURES

- The number and size of the incoming communications ducts into the building have been appropriately specified in the building design to ensure the building is able to meet tenants' connectivity needs.
- The telco room design is appropriately sized to meet the requirements of the tenants.
- The building design incorporates dedicated, secure and climate controlled space for service provider equipment to be located, reducing the risk of overheating and malfunction.
- The building's telco rooms have been designed to prevent damage to service provider equipment from localized flooding.
- The building's risers have been specified with appropriately sized containment to ensure sufficient capacity for tenants' needs.
- Free WiFi in the building's common areas is included in the design specification.
- Space on the roof for tenants to install communications equipment has been included in the building's design.
- The landlord has a Standard Boilerplate Telecom Agreement to help streamline future installations for new service providers.
- TeraGo, Rogers, and Bell have fibre infrastructure in the vicinity and are able to service the building upon request.
- A backup generator has been specified to supply emergency power to tenants' telco feeds.

## AVAILABLE CONNECTIVITY OPTIONS

Carrier	Cable Type
TBD	TBD

# Wiredscore Fact Sheet

## Definitions



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### CONNECTIVITY

#### Fibre

The most technologically advanced form of cabling used in buildings. Direct fibre provides dedicated high speed connections with equal download and upload speeds.

#### Fibre Distribution

Having multiple fibres or tubing installed throughout the building enables quicker installation of connections to tenants.

#### Fixed Wireless

Rooftop based antenna networks are used for both primary and secondary forms of connectivity. A top choice for secondary connections because it doesn't rely on the existing cabling into a building.

#### Wi-Fi Coverage

Providing free Wi-Fi in common areas enables tenants and their guests to remain connected throughout the building.

#### In-building mobile planning

Radio frequency (RF) testing should be considered for all commercial buildings to confirm the mobile signal strength available throughout the building. Having an in-building mobile solution installed ensures quality of service to existing and new tenants alike.

#### Openreach

Openreach is an infrastructure platform open to over 600 secondary providers. These providers can lease fibre and copper from Openreach to provide service to occupiers.

### INFRASTRUCTURE

#### Universal communication chambers

Universal communication chambers are underground telecommunication pits located externally near the property line. These allow for faster installations of new connections in the building since they remove the need to construct new penetrations to the building every time that a new connection is needed.

#### Flooding protection

Situating telecommunication rooms above the floodplain and installing localised flood protection protects the equipment within these rooms.

#### Telecommunication intakes

These are the telecommunication cable entry points into the building. Having multiple intakes from different locations around the building creates physical separation. Therefore, if the connectivity from one intake is disrupted, connectivity from the other intake can still be functional.

#### Containment

Dedicated metal trays that allow telecommunication cables to be safely routed horizontally and vertically through the building. It is key that the capacity of the containment through the building is adequate for the needs of the building.

#### Telecommunication room

A location in the building where service provider equipment is installed. Separation of telecommunication equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the equipment servicing tenants.

#### Communication Risers

A riser is the pathway that runs vertically from the bottom to the top of the building. Access to risers should be via secure cupboards on each floor. Risers in diverse locations, with capacity for future installations, ensure that providers can deliver reliable and resilient services to all tenants in the building.

### READINESS

#### Signed access agreements

Signed access agreement documents indicate that an agreement is in place between the landlord and the ISP that owns cables and equipment in the building. The agreements limit the potential for future conflicts or challenges between landlord and provider that may threaten the ability of tenants to maintain their current or future internet connectivity.

#### Coordination with carriers

Gaining confirmation from multiple, high quality, fibre or fixed wireless providers for connectivity service to the building delivers visibility to tenants on their connectivity options. This can be achieved via pre-installation of telco equipment or by letters of intent from providers outlining the ease of installing a connection to the site.

#### Tenant connectivity guide

Having a guide in place outlining the designated areas and routes for telecommunications cabling as well as information regarding access for new providers assists tenants with new connectivity installations.