

Malvern Medical Arts Building

1333 Neilson Road Toronto, ON, M1B 3C2



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PORTFOLIO



KEY FEATURES

- There is currently one service provider offering high-speed connectivity (fibre or fixed wireless)
- The communications Points of Entry has available capacity for additional service providers to enter the building
- The telco room has available capacity for the installation of additional service provider equipment
- There is available capacity within the risers for new service providers to supply service to tenants
- There is a standard Telecom License Agreement on file that should be used to streamline the right of entry process for new carriers entering the building
- The building has a Tenant Connectivity Guide in place to help streamline the process for tenants bringing in new internet services
- Coaxial cabling can provide bundled phone, cable TV, and basic internet

AVAILABLE CONNECTIVITY OPTIONS

| Carrier | Cable Type |
|---------|-----------------------|
| Bell | Fibre to the building |
| Rogers | Coaxial |

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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.