1500 Don Mills Road

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Toronto, ON, M3B 3K4

WIRED SCORE

Building Location

Building Profile

Address:	1500 Don Mills Road, Toronto, ON, M3B 3K4
Borough:	North York
Rentable Sqft(k):	233
Floors:	10
Built:	1978

Section	Audit Reported Credits
Building Connectivity	40 / 46
Building Infrastructure	25 / 41
Readiness	5 / 13
Innovation	0 / 5
Total	70 / 100

Minimum Standards for Wired Certification	Certified	Silver	Gold	Platinum
A4. Number of existing fibre or fixed wireless Internet providers available that have a physical presence in the building.	Met (1/1)	Met (2/2)	Met (3/3)	Met (4/4)
B4. Is there spare capacity to install new telecommunications equipment?	-	Met	Met	Met
B7. There is spare capacity in the communication riser(s) for additional cabling	-	-	Not Met	Not Met
B2. Points of entry conduits have additional capacity	-	-	-	Met
B1. Building has multiple telecommunications entries - points of entry (POEs)	-	-	-	Met

Certification Level	
	Silver

Auditor Notes

1500 Don Mills Road is a multi-tenanted office building located in Toronto, ON. From a connectivity perspective, the building contains five fibre internet service options available for tenants to choose from. These providers are Bell, Rogers, Aptum (Cogeco), Zayo, and Telus, which can offer tenants dedicated, high speed internet access upon request. Rogers is also offering service over coax. Coax is a less reliable connection than fibre but can be a more affordable option for smaller businesses. Zayo is capable of providing dark fibre services at this location. Dark fibre can be used by tenants to connect directly to their internal corporate networks and systems.

From an infrastructure perspective, the building has three protected Points of Entry. The first Point of Entry is fed underground from Don Mills Road into the Northeast side of the building. The second Point of Entry is fed underground from Don Mills Road into the East side of the building. The third Point of Entry is fed underground from York Mills Road into the West side of the building. From an equipment perspective, the building telecommunications equipment is located in multiple areas. These locations are the 2nd Electrical Room, the Staff Room, and the Storage Room, all on the Basement Level. From a distribution perspective, the building has a single continuous, protected telecommunications riser extending from the bottom to the top of the building, designated as the Main Riser. The building telecommunications riser is secured by lock and key and is only accessible by building personnel.

From a readiness perspective, the building has one Point of Entry with capacity to support new carriers entering from the street and there is available floor and wall space for additional equipment in the 2nd Electrical Room. However, the riser contains no spare capacity to support new distribution cabling to tenants on each floor. This limits management's ability to easily support the introduction of new services to the building should a tenant request. The following documents are not on file: all signed telecommunications right of entry agreements and a Tenant Connectivity Guide. There is a Boilerplate Agreement on file. Overall, this is a well-connected building that could meet the connectivity needs of some tenants.

Improvement Report

	Final Score
Wired Certification Score	70 / 100
Wired Certification Level	Silver

Opportunities for Improvement	Credits
Building Connectivity	
A.2 - Bring in a fixed wireless provider to create an alternate form of connectivity into the building from internet service providers entering from street level	+4 credits
A.6 - Provide free WiFi in common areas	+2 credits
Infrastructure	
B.3 - Create a secure area for the placement and protection of telecommunication equipment	+2 credits
B.5 - Provide direct connections to backup electricity for telco equipment to ensure that a commercial power failure will not affect the building	+2 credits
B.7 - Ensure there is space available in the existing riser system or install new sleeves, conduits or trays to allow room for expansion (Minimum Requirement for Gold)	+5 credits
B.9 - Create a 2nd riser location to provide a secure redundant connectivity pathway through the building	+5 credits
B.10 - Create diverse pathways to all risers from POEs to give the building diverse horizontal pathways	+2 credits
Readiness	
C.1 - Locate telecommunications agreements for all carriers in the building. (WiredScore Recommended)	+5 credits
C.3 - Create a tenant connectivity guideline to assist with internet installations within the building and to streamline the installation process for ISP's (WiredScore Recommended)	+3 credits

Building Connectivity

Auditor Notes

Due to recent acquisitions, some internet service providers in the building are now operating under new ownership. All equipment labeled Cogeco is now owned and operated by Aptum. All equipment labeled Allstream is now owned and operated by Zayo.

Rogers is offering service over coax. Coax is a less reliable connection than fibre but can be a more affordable option for smaller businesses.

Zayo is capable of providing dark fibre services at this location. Dark fibre can be used by tenants to connect directly to their internal corporate networks and systems.

Two unidentified fixed wireless antennas were observed on the roof of the building. If there is documentation showing that the fixed wireless antennas are in use for internet service and are available for tenant use, then credit can be awarded.

Name of Carrier	Transmission Medium	Point of Entry Location	Alternate Point of Entry Location	Location of Telco Equipment	Connection to backup power	Riser(s) Present In	Alternate Riser Present In	Full Distribution
Bell	Fibre to the building	Don Mills Road	N/A	Basement Level - Staff Room	Battery back-up present	Main Riser	N/A	Yes
Rogers	Coaxial	Don Mills Road	N/A	Main Riser	None	Main Riser	N/A	Yes
Rogers	Fibre to the building	York Mills Road	N/A	Basement Level - Storage Room	Battery back-up present	Main Riser	N/A	Yes
Telus	Fibre to the building	Don Mills Road	N/A	Basement Level - 2nd Electrical Room	None	Main Riser	N/A	Yes
Aptum (Cogeco)	Fibre to the building	York Mills Road	N/A	Basement Level - 2nd Electrical Room	None	Main Riser	N/A	Yes
Zayo	Fibre to the building	Don Mills Road	York Mills Road	2nd Floor - Main Riser	None	Main Riser	N/A	Yes

#	Question	Credits
A1	Building is served by coax cable services	3 / 3
A2	Fixed wireless is present	0 / 4
A3	Fibre connectivity option is present in the building	14 / 14
A4	Number of existing fibre or fixed wireless Internet providers available that have a physical presence in the building.	18 / 18
A5	Fibre cables are fully distributed throughout the building	5 / 5

Other Connectivity

Wi-Fi is present in the lobby for occupiers and guests alike?

Auditor's Response: No	Credits: 0 / 2

Question Description:

Does building management, tenant, or retail offer free internet in the lobby and common spaces of the building?

Auditor Notes

Building management is not providing Wi-Fi in the common areas of the building.

B1. Building has multiple telecommunications entries - points of entry (POEs)

Auditor's Response: Yes	Credits: 8 / 8

Question Description:

Multiple points of entry is defined as:

-There are underground, protected cable entry points into the building from different locations or sides of the building, separated by at least 7m.

This creates a physical separation so that if the connectivity on one side of the building is disrupted (construction, fire, flooding, etc.), connectivity from the other side can still be functional.

Auditor Notes

The building has three protected Points of Entry. The first Point of Entry has four 4-inch conduits fed underground from Don Mills Road into the Northeast side of the building with cabling from Bell, Rogers, and Zayo. The second Point of Entry has a single 2-inch conduit fed underground from Don Mills Road into the East side of the building with cabling from Telus. The third Point of Entry has one 2-inch conduit and one 4-inch conduit fed underground from York Mills Road into the West side of the building with cabling from Aptum (Cogeco), Rogers, and Zayo. Multiple protected Points of Entry affords tenants the option to receive physically diverse internet connections, which can help protect against outages due to construction or utility work in the street. This redundancy protects tenants by providing a physically separate secondary connection that, when the primary is cut or damaged, continues to provide internet connectivity, preventing costly downtime.

B2. Points of entry conduits have additional capacity

Auditor's Response: Yes	Credits: 5 / 5

Question Description:

There is at least 60% open space in at least one 102mm standard conduit.

Auditor Notes

There is spare Point of Entry conduit capacity to accommodate future service provider expansion into the building. The first Point of Entry has two 4-inch conduits with at least 85% available capacity from Don Mills Road. The available capacity makes it easy to bring new services into the building from the street. Note that capacity at the York Mills Road Point of Entry could not be assessed, as the conduits enter into a fully enclosed pull box.

B3. The building has designated telecom room for equipment installations?

Auditor's Response: Shared utility closet or room: ISP equipment is shared with other utilities i.e. Water/Electricity.	Credits: 2 / 4

Question Description:

Telco equipment within a building can be easily damaged or cut, creating risk of service interruption. Thus, where this equipment is located and how it is secured is an important factor affecting service.

Answers should be selected based on the lowest threshold observed (e.g. if even one carrier has equipment in a hallway in an open environment, this answer should be selected)

Auditor Notes

Communications equipment for the building is located in multiple areas. The first location is the 2nd Electrical Room on the Basement Level; this is a shared room, containing equipment supporting services from Aptum (Cogeco) and Telus. The 2nd Electrical Room is considered a shared room because ISP equipment is sharing space with utility equipment. This space is secured via lock and key, accessible only by building personnel. The second location is the Staff Room on the Basement Level; this is a shared room, containing equipment supporting services from Bell. The Staff Room is considered a shared room because ISP equipment is sharing space with building storage. This space is secured via keypad lock and accessible only by building personnel. The third location is the Storage Room on the Basement Level; this is a shared room, containing equipment supporting services from Rogers. The Storage Room is considered a shared room because ISP equipment is sharing space with building storage and utility equipment. This space is secured via lock and key, accessible only by building personnel.

Full credit for having a dedicated telecommunications space cannot be awarded because the 2nd Electrical Room and the Storage Room are shared rooms containing base building equipment. The Storage Room and the Staff Room also contain building storage materials. Telecommunications equipment could be easily damaged if sharing a common space with utility equipment or building storage space, creating a risk of service interruption.

B4. Is there spare capacity to install new telecommunications equipment?

Auditor's Response: Yes	Credits: 5 / 5

Question Description:

Spare capacity for additional equipment is defined as 16 square feet of wall space or 9 square feet of floor space in a secure location.

Auditor Notes

From an equipment perspective, there is spare capacity to install new telecommunications equipment in the building. There is 10 square feet of floor and 20 square feet of wall space in the 2nd Electrical Room on the Basement Level, 16 square feet of wall space in the Staff Room on the Basement Level, and 15 square feet of floor and 50 square feet of wall space in the Storage Room on the Basement Level. Overall, these equipment locations provide internet service providers the necessary secure space needed for them to install their equipment that will deliver services to tenants.

B5. Building provides direct connection to backup electricity for telco equipment?

Auditor's Response: No	**Credits:** 0 / 2

Question Description:

This question evaluates whether the building has a backup electrical feed to the telco rooms and equipment to ensure this remains working in the event of a power failure.

Auditor Notes

The building has a backup generator but does not have connections to a building telecommunication room. Connecting a generator to a telecommunications room allows tenants to remain connected during commercial power failures.

B6. Building has a protected riser space that goes from the basement to the top floor

Auditor's Response: Yes	**Credits:** 3 / 3

Question Description:

A protected riser space must have all of the following attributes:

-A defined pathway for vertical cable runs in a secure closet or shaft

-Sleeves, conduits or trays within the closets to manage cabling effectively

-Pathway must extend from the base to the top floor

-Must be accessible on each floor

Auditor Notes

There is one continuous, protected telecommunications riser extending from the bottom to the top of the building. The Main Riser is stacked, secured with lock and key, and accessible on each floor by building personnel. The riser is located adjacent to the North Elevators and consists of at least six 4-inch conduits between each level. Having secure riser space provides carriers with a protected pathway to easily distribute services to each floor of the building.

B7. There is spare capacity in the communication riser(s) for additional cabling

Auditor's Response: No capacity at base of riser	**Credits:** 0 / 5

Question Description:

Riser capacity is defined as space at the base of the riser to the top floor for an additional 2" innerduct to be run.

Auditor Notes

The building riser does not contain spare capacity to support new vertical distribution cabling. The Main Riser was observed to be incapable of supporting at least one additional 2-inch innerduct for vertical distribution. It should be noted that there is limited capacity on the 2nd Floor of the Main Riser, which is a chokepoint for the distribution of communications cabling. Additional capacity could be created by removing unused cabling or creating new cores to the start of the riser.

B8. Is there capacity for horizontal run from the riser space?

Auditor's Response: Yes	**Credits:** 2 / 2

Question Description:

This question evaluates the horizontal capacity for cable runs to the tenant suites via one of the following options:

1. Conduits or trunking from riser to occupier
2. Dropped ceiling space from riser to occupier
3. Raised floors with protected conduits or trays from riser to occupier

Auditor Notes

The building riser contains spare capacity to support new horizontal distribution cabling on every floor. The Main Riser was observed to be capable of supporting new horizontal cable distribution via protected conduits from the riser to tenant space. The available capacity will allow carriers the ability to easily distribute services to tenants on every floor.

B9. Building has two or more diverse risers

Auditor's Response: No	**Credits:** 0 / 5

Question Description:

Two or more diverse riser locations are defined as diverse pathways separated by at least 5m.

This creates route diversity for one or more carriers, and helps to protect against outages if there are damages to one conduit or riser. This improves the resiliency of connectivity for tenants to keep their systems up and running.

B10. Are diverse risers served by different pathways?

Auditor's Response: No	**Credits:** 0 / 2

Question Description:

Risers serviced by diverse routes, meaning serviced along the horizontal route from the main telecom room by at least 2 pre-existing pathways in case of disruption at one to ensure true diversity.

Auditor Notes

The building has a single vertical riser. This does not provide tenants with access to diverse pathways to multiple risers.

C1. Building has signed Telecom License Agreements in place with carriers?

Auditor's Response: No agreements on file	Credits: 0 / 5

Question Description:

Signed Telecom License Agreements (also called "Right of Entry" or "Right of Way" contracts) indicate that an agreement is in place between the Landlord and the Internet Service Provider. The agreements limit the potential for future conflicts between landlord and carrier that may threaten the ability of tenants to maintain their internet connectivity.

Auditor Notes

There are no signed telecommunications right of entry agreements on file. Agreements are missing from Rogers, Telus, Aptum (formerly Cogeco), and Zayo. Missing agreements from carriers can cause a legal issue when carriers seek to service tenants. WiredScore does not require an agreement to be on file for the local exchange carrier (Bell).

C2. Building has a standard Telecom License Agreement in place for new providers

Auditor's Response: Yes	Credits: 5 / 5

Question Description:

A Standard Telecommunications License Agreement is a owner approved templated agreement that can be used as the framework for future Telecom License Agreements when additional Telecommunications Service Providers are seeking to service tenants of the building.

Auditor Notes

There is a standard Boilerplate Telecom Agreement on file for Crown Realty Partners that should be used to streamline the right of entry process for new carriers entering the building.

C3. Building has a guide in place to assist tenants with connectivity installation

Auditor's Response: No	Credits: 0 / 3

Question Description:

The building has documentation for tenants, should they request it, outlining the means of bringing new connectivity providers to the tenant's suite This should include but not be limited to:

*An outline of the designated areas and routes for telco equipment and cabling.*Contact of the building manager, facility manager, on-site security etc as necessary to ensure access.*Information required by the building for allowing 3rd parties to enter the site

Auditor Notes

A Tenant Connectivity Guide that clearly describes the processes that should be followed when installing services at the building has not been submitted. Such a guide streamlines the process for tenants bringing in new internet services and ensures that proper procedures are followed.