



LEASING TRANSACTION IN TORONTO

TO:	Board of Directors	
MEETING:	Upon request	
FROM:	Maryse Bertrand, Ad. E. Vice-president Real Estate Services, Legal Services and General Counsel	s.18(b) s.20(1)(b) s.21(1)(b) s.21(1)(c)
DECISION SOUGHT:		
NEXT STEPS:		
DATE:	January 28, 2013	



A1. CONTEXT

s.18(b)
s.21(1)(b)
s.21(1)(c)

- Toronto Broadcast Centre (TBC):
 - Urban landmark with downtown strategic location
 - Interesting array of features (infrastructure and large floor plates)
 -
- Excess space of approximately 470,000 rentable ft² (rsf)
 - 250,000 rsf targeted for rent to third parties under 3-year action plan (between May 2011 and June 2014)
 - 170,000 rsf already rented to third parties
- Transaction detailed herein supports:
 - Overall plan to revitalize the TBC
 - Real Estate Strategic Plan (reduce costs and maximize proceeds)
 - Corporation's strategic plan *2015: Everyone, Every way* (cost effectiveness)



A2. KEY DECISION ELEMENTS

s.18(b)
s.21(1)(b)
s.21(1)(c)

- Key Terms and Conditions of the Lease:
 - Premises:
 - Use:
 - Term:
 - Possession Date, Lease Commencement Date and Rent Commencement Date:
 - Tenant Fixturing Period:
 - Condition of Premises:

 - Special Clauses:



A2. KEY DECISION ELEMENTS

■ Key Financial Terms:

- Base Rent:
- Additional Rent:

Total

- Tenant Improvements:
- Commission and Legal Fees:
- Landlord Upfront Costs:
- Tenant Insurance Coverage:
- Guarantees:
- Financial Verification:

s.18(a)
s.18(b)
s.21(1)(b)
s.21(1)(c)

s.20(1)(b)



A2. KEY DECISION ELEMENTS

s.18(a)

s.18(b)

s.21(1)(b)

s.21(1)(c)

s.20(1)(b)





A3. KEY BENEFITS, IMPACTS & RISKS

s.18(a)

s.18(b)

s.21(1)(b)

s.21(1)(c)

s.20(1)(b)

- Key benefits include:





A3. KEY BENEFITS, IMPACTS & RISKS

- Key impacts include:



s.18(b)
s.21(1)(b)
s.21(1)(c)
s.20(1)(b)

s.20(1)(b)



A3. KEY BENEFITS, IMPACTS & RISKS

s.18(b)

s.21(1)(b)

s.21(1)(c)

s.20(1)(b)

- Key risks include:





A3. KEY BENEFITS, IMPACTS & RISKS

- Key risks include:



s.18(b)
s.20(1)(b)
s.21(1)(b)
s.21(1)(c)



A4. OTHER OPTIONS CONSIDERED

s.18(b)

s.21(1)(c)

s.21(1)(b)

s.20(1)(b)





A5. SUCCESS MEASURES



s.18(a)

s.18(b)

s.21(1)(b)

s.21(1)(c)

s.20(1)(b)



A6. RESOLUTION

That the Real Estate Committee recommend to the Board that the Vice-President, Real Estate Services, Legal Services and General Counsel, together with the Vice-President and Chief Financial Officer, or their delegates be authorized to:



B. APPENDICES

- TBC Revitalization Plan (1 page)
- Floor Plans – Leased Space (3 pages)
- Floor Plans – Staff Relocation (4 pages)
- Financial Model Summary (1 page)



TBC REVITALIZATION PLAN

s.18(b)
s.21(1)(b)
s.21(1)(c)

Source: Real Estate Services, January 2013



FLOOR PLANS – LEASED SPACE ON L5

s.18(b)
s.21(1)(b)
s.21(1)(c)



FLOOR PLANS – LEASED SPACE ON L6

s.18(b)
s.21(1)(b)
s.21(1)(c)



FLOOR PLANS – LEASED SPACE ON L7

s.18(b)
s.21(1)(b)
s.21(1)(c)



FLOOR PLANS – STAFF RELOCATION ON L3

s.18(b)
s.21(1)(b)
s.21(1)(c)



FLOOR PLANS – STAFF RELOCATION ON L5

s.18(b)
s.21(1)(b)
s.21(1)(c)



FLOOR PLANS – STAFF RELOCATION ON L7

s.18(b)
s.21(1)(b)
s.21(1)(c)



FLOOR PLANS – STAFF RELOCATION ON L8

s.18(b)
s.21(1)(b)
s.21(1)(c)



FINANCIAL MODEL SUMMARY

s.18(a)
s.18(b)
s.21(1)(b)
s.21(1)(c)

s.20(1)(b)

FINANCIAL MODEL SUMMARY -
(in thousands of dollars)
January 10, 2013

	Notes	
Project Costs		Project costs financed by CBC/Radio-Canada