

## Toronto Broadcast Centre Project

**TO:** Board of Directors and  
Technology and Infrastructure Committee

**MEETING:** March 28 and 29, 2022

**FROM:** Daniel Boudreau  
Executive Vice-President, Technology & Infrastructure

**PURPOSE:** Provide an update to the Board of Directors  
Toronto Broadcast Centre.

### 1. CONTEXT

In 2014, CBC/Radio-Canada established a real estate objective to reduce the occupied square footage in its portfolio of domestic buildings by approximately 50%. In absolute terms, the objective was to reduce the footprint from 4.5 million sq. ft. to 2.3 million sq. ft. To achieve this goal, a number of projects were undertaken at both small and large production centres. These projects were undertaken to reduce the occupied square footage and modernize the CBC/Radio-Canada workplace.

Today's Toronto Broadcast Centre (TBC) was built in 1993 and allowed for consolidation of operations in multiple locations across Toronto. The construction was financed through a bond offering maturing in

At close to 1.6 million sq. ft., the TBC is the single largest building owned by CBC/Radio-Canada. Over time,

There is a significant need to reinvest in the TBC in both the reconfiguration and renovation of the space used by CBC/Radio-Canada, as well as an overall upgrade of underlying technology to modern standards and to the

standards now in place at the new Maison de Radio-Canada. Given the requirements of the Broadcasting Act, we are obligated to maintain English and French services of equivalent quality, and the current state of the TBC must be considered in this respect.

Over the years as CBC/Radio-Canada's

Currently,

A.

B.

C.

The financial model indicated that

However, this advantage

A summary of the financial model is provided in the Appendix.



CBC/Radio-Canada.

## 2. KEY ELEMENTS

To date,

CBC/Radio-Canada has recently announced a reintegration plan as operations commence a return to normal following the COVID pandemic. During the pandemic, the new Maison de Radio-Canada was completed with modern flexible working spaces and modern production

technology. The Toronto Broadcast Centre dates back to the early 1990s, and the space and technology in the building have not evolved substantially since that time.

Our operational needs in Toronto require significant investments in space and technology tools to deliver on the CBC/Radio-Canada strategic plan.

overall corporate strategy.

### 3. SUCCESS MEASURES & RISKS

#### a. Success

A successful project for the TBC would achieve the following objectives:

- Modernize CBC/Radio-Canada’s production technology.
- Modernize the CBC/Radio-Canada working environment, including Future of Work principles.
- Enable an environmentally sustainable and efficient work environment for our Toronto location.
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- Improve the exterior appearance of the building, including enhancing the CBC/Radio-Canada street presence on Front Street West.
- Increase traffic through the building by creating destination type features of interest to Torontonians and visitors to the city.

#### b. Risks

### 4. OTHER OPTIONS CONSIDERED

a.

b.

our ability to maintain and upgrade facilities in the regions and deliver the strategic plan in a balanced manner.

## 5. NEXT STEPS

The next step is to

at the earliest at  
will be held in June.

## APPENDICES

Appendix A:

TBC –

- Summary of Financial Analysis



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

# Toronto Broadcast Centre

## Summary of Financial Analysis – March 2022



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

Analysis has been updated for

Note: ,  
presentation.

is included at the end of this



## Key Findings

- The financial model shows
  
- After completing the analysis summarized on the following pages, we received . . . .
  
- Given this
  
- On an . . . . . for  
modernization (real estate and technical costs).



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

## Profile

Profile	
July 2022	
July 2023	
July 2024	
July 2025	
July 2026	
July 2027	
July 2028	
July 2029	
July 2030	
July 2031	
Total	



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

Total      Over      Years

July 1, 2022, to June 30, 2023	
Payments	
Operating Costs	
Total	Project Costs
Project Costs	
Total	
Total	
Variance	







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

## Additional Information

### Assumptions

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