THE REGIONAL MUNICIPALITY OF YORK

Housing York Inc.
April 13, 2011
Report of the
General Manager

TELECOMMUNICATIONS STRUCTURE LICENSE AGREEMENTS ANNUAL STATUS REPORT - 2010

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report informs the Housing York Inc. Board of Directors of the number of telecommunications licenses granted in 2010 and license revenue realized in 2010. It is submitted in accordance with the requirements of the Communications Installations on Housing York Property Policy.

3. BACKGROUND

Three licensees maintain antennas at two Housing York Inc. owned sites

Housing York Inc. (Housing York) realizes revenue by granting telecommunications companies licenses to install telecommunications equipment (primarily antennae and related equipment) at two Housing York owned sites. Each telecommunications license is granted subject to the terms and conditions set out in the Housing York policy entitled "Communications Installations on Housing York Inc. Property" (the "Policy"). Housing York currently has three license agreements with three different licensees. Each licensee pays Housing York annual fees for the privilege of operating its telecommunications equipment upon Housing York property.

A new fee structure and annual reporting requirement was introduced in 2010

At its meeting of March 10, 2010, the Board adopted a policy entitled "Communications Installations on Housing York Inc. Property" by including a fee structure applicable to licenses granted in 2010 and subsequent years.

The Policy mirrors the Region's policy and adopts a similar fee structure. The Policy requires the General Manager to report each year on the status of license agreements for the previous calendar year.

This is the first annual report required by the Policy.

Fees charged by other municipalities

Prior to the Region implementing its policy and the Amended Fee Structure, the Region retained the services of View Communications Inc. to research and provide market pricing for telecommunication tower rentals in the GTA. Information gathered regarding fees charged by other municipalities in and around the GTA, indicated that the Region's practice of charging licensees both a site fee and a fee per antenna, results in aggregate license fees that are comparable to that of other GTA municipalities.

4. ANALYSIS AND OPTIONS

2010 revenue of $39,091

In 2010, Housing York realized license revenue of $39,091 from three license agreements.

New licenses granted in 2010

Housing York granted one new license in 2010 resulting in $8,064 (5 months) of new revenue for 2010.

Table 1 provides a summary of the 2010 Housing York telecommunications structure license agreements.

Table 1
Summary of 2010
Telecommunications Structure License Agreements

Licensee	Agreement Expiry	Total Antennae
Carrier A	November 30, 2015	17
Carrier B	November 18, 2011	6
Carrier C	July 31, 2015	5
Total		**28**

2011 fee structure

Licenses granted in 2011
The Policy requires that the annual license fees set out in the Housing York's fee structure are subject to a 5% annual increase. Application fees on the other hand remain fixed at $2,000 for 2011 and subsequent years.

Any license granted in 2011 shall be subject to the following fee structure:

Table 2
Fee Structure

Fee Description	2011 Fee
Annual license fee per telecommunications site	$11,576
Annual license fee per antenna	741
Application fee for new installations and for modification to existing installations	2,000

New fee structure applies to license renewals
One revenue generating license will expire in 2011. In the event that the licensee wishes to renew, the Policy requires that the fee structure noted above shall apply to the renewal term.

Licenses granted before April 2010
Licenses granted before April 1, 2010 continue to be subject to the terms and provisions of the applicable license agreement. License fees are calculated in accordance with the fee structure established with the former housing corporation.

5. FINANCIAL IMPLICATIONS

The granting of licenses for the operation of telecommunication structures is a revenue source for Housing York. Licensees are responsible for all operating and maintenance costs.

6. LOCAL MUNICIPAL IMPACT

There are no local municipal implications associated with this report. The Policy exempts local municipalities from the payment of license fees.

7. CONCLUSION

The granting of licenses for the operation of telecommunication structures continues to be a viable Housing York undertaking netting a modest amount of revenue.

For more information on this report, please contact Sylvia Patterson, Assistant General Manager at Ext. 2091.

The Senior Management Group has reviewed this report.

Recommended by:

Sylvia Patterson
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Approved for Submission:

Adelina Urbanski
General Manager

March 24, 2011

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