

DATE OF MEETING June 16, 2025

AUTHORED BY VICTOR FOCA, PROPERTY AGENT, REAL ESTATE

**SUBJECT PROPOSED LICENCE DISPOSALS – TELUS
TELECOMMUNICATIONS FACILITIES - 2020 LABIEUX ROAD AND
RUTHERFORD ROAD/LINLEY VALLEY DRIVE ROUNDABOUT**

OVERVIEW

Purpose of Report

To seek Council's approval for two Licence of Use Agreements, one for the siting of a TELUS-owned 46m monopole to be located on City-owned property at 2020 Labieux Road and for two 15-meter-tall, TELUS-owned, streetlight/antenna poles, to be located on City right-of-way adjacent to the Rutherford Road/Linley Valley Drive roundabout.

Recommendation

That Council:

1. approve the Licence of Use Agreement for a TELUS-owned 46m telecommunications monopole to be located on City-owned property at 2020 Labieux Road;
2. approve the Licence of Use Agreement for two TELUS-owned 15m telecommunications streetlight/antenna poles to be located on City right-of-way adjacent to the Rutherford Road/Linley Valley Drive roundabout; and
3. direct the Mayor and Corporate Officer to execute the Licence of Use Agreements.

BACKGROUND

In today's digital world, the need for strong telecommunications coverage is more important than ever before. Many people use mobile phones for both personal and professional communications, making access to cellular coverage essential for both day-to-day living and emergencies. Areas across the City are experiencing poor wireless network coverage.

The City's Public Works Yard and Fire Station 2, located on the northwest corner of Labieux Road and Dorman Road and areas along Rutherford Road and Linley Valley Drive are areas of poor coverage.

TELUS has informed Staff that they have secured a funding plan to proceed with the acquisition process for several wireless network sites across Nanaimo that collectively will fix a lot of long-standing coverage issues. TELUS seeks to collaborate with the City by securing Licence of Use Agreements on City-owned land to potentially build the proposals starting at the end of 2025 to 2027.

At the 2024-DEC-02 “In Camera” Council meeting, Council directed Staff to:

- “1. Enter into Licence of Use Agreement negotiations with TELUS for the installation of TELUS infrastructure on City-owned property located at 2020 Labieux Road...and on a streetlight pole located on Rutherford Road address wireless network deficiencies; and,
2. Return to Council for final approval of the Licence of Use Agreements upon completion of negotiations.”

Federal Approval and Council Concurrence

Proposals for telecommunications towers within the City are subject to a Federal approvals process (Innovation, Science and Economic Development Canada (ISED)), which includes consultation with the local land use authority (City of Nanaimo) as a commenting body in the process. Staff in accompanying Staff Reports dated 2025-JUN-16, prepared by Current Planning, have provided Council with information regarding the Telus proposals and have sought direction from Council to provide a letter of concurrence to ISED.

With negotiations completed, and if Council concurrence has been received, Staff are seeking Council’s approval to the two proposed Licence of Use Agreements.

DISCUSSION

TELUS is proposing to install new infrastructure to address the deficiencies and Staff have negotiated an agreement with TELUS with the key terms associated with each proposal:

	Equipment Included	Height and Area	Proposed Annual Rent	Term
2020 Labieux Road (Attachment A & B)	(1) monopole tower and equipment installation	46m (Height) 10m x 15m (Licence Area) + 10m x 10m (maneuver area)	Reduced rent until tower established of \$50.00 per annum up to a maximum of 3 years and then \$20,000 per year	Initial term 10 years with 2 further rights to renew for 10 years each for a total term of 30 years
Rutherford/Linley Valley Roundabout (Attachment C)	(2) streetlight/antenna poles (2) equipment cabinets	15m (Height)	\$14,000 (\$7,000 for each streetlight/antenna pole)	30 years (6 x 5 years renewals)

Public Works - 2020 Labieux Road

Public Works has confirmed there is land available within the Nanaimo Operations Center property to facilitate the monopole tower (the “monopole”) and the installation will not interfere with daily operations or employee activities at 2020 Labieux Road.

Access to construct the monopole and for future maintenance is planned to go through the property and along the outside perimeter of the fence to the licence area. The retention of trees along the Island Highway and the E& N Trail and the screening of the outdoor storage areas has been discussed with TELUS and will continue to be discussed between TELUS and Staff to ensure the character of the highway corridor is maintained. The Licence of Use Agreement contemplates that TELUS, if required, will need to apply for a tree removal permit in accordance with the City’s Management and Protection of Trees Bylaw No. 7126.

Rutherford Road/Linley Valley Drive – Streetlight/Antenna Poles

The proposed streetlight/antenna poles will be constructed within the City right-of-way immediately to the east of the Rutherford Road/Linley Valley Drive intersection and roundabout. The proposal includes two 15.0m tall streetlight/antenna poles, with projecting streetlights approximately 9.0m above grade, and two equipment cabinets located at-grade adjacent to the streetlight/antenna poles.

Staff have reviewed the location for the streetlight/antenna poles on Rutherford Road/Linley Valley Drive and can confirm that the installation within the City’s right-of-way will not interfere with the sidewalk or road functions. City streetlight poles that are removed, and replaced with the TELUS streetlights, will be delivered to the City’s Public Works Yard upon removal. No tree removal will be required in this location.

Rent

Staff have negotiated an annual rent of \$20,000 for the monopole at 2020 Labieux Road with an initial term of ten years with two further rights to renew for ten years each for a total term of 30 years.

Staff have negotiated an annual rent of \$14,000 for the two streetlight/antenna poles and equipment cabinet located east of the Rutherford Road/Linley Valley Drive roundabout, with a term of 30 years based on six five-year renewals. Upon each right of renewal for both Licence of Use Agreements, the rent will increase by an amount equal to the change in the Consumer Price Index Canada.

Staff and an independent fair market appraiser have reviewed TELUS’s market rent proposals and have compared them with rates from other municipality owned property and against privately owned property on Vancouver Island and in the Lower Mainland and can confirm they are consistent with industry standards on rents to be received.

Public Notification

As of 2025-JUN-16, Staff has prepared and published the Notice of Disposition as required under Section 26 and 94 of the *Community Charter* for the monopole located at 2020 Labieux Road and for the two streetlight/antenna poles located adjacent to the Rutherford Road/Linley Valley Drive roundabout.

City Plan

Several City goals have been identified within City Plan that support the need for an increase in reliable telecommunications connectivity. By using City-owned property as the location for the infrastructure it assists to achieve the goals. The following goals identified are:

Goal	Topic Area	Desired Outcome
Community Wellbeing & Livability	C3.1 – Community Safety & Security	Enhance safety and security in all parts of the city by supporting a diversity of community members and businesses to thrive.
Community Wellbeing & Livability	C3.1.1 – Planning, Engagement & Strategy	Continuing to enhance public safety and security and enable the coordination and delivery of policing and fire services, by maintaining and regularly updating relevant plans, policies and protocols.
Thriving & Resilient Economy	C5.1 - Economic Capital	Investing in quality physical infrastructure, including telecommunications amenities, supports a diversified economy that make the city a place where people want to live and work.
Thriving & Resilient Economy	C5.3 – Business Development	Ensure Nanaimo is competitive to other business locations in British Columbia.
Thriving & Resilient Economy	C5.4 – Innovation and Technology	Build and support initiatives that take advantage of Information and Communication Technologies (ICT) in order to solve urban challenges and achieve greater efficiency and sustainability.

Next Steps:

Should Council final approval be received the following next steps will occur:

1. The Mayor and Corporate Officer will execute the Licence of Use Agreements;
2. Staff will continue to work with TELUS to facilitate the construction of the monopole and streetlight/antenna poles within the licence areas; and
3. Staff will continue to work with TELUS to identify other potential City-owned sites for additional TELUS proposals and will bring forward future Staff reports for Council's consideration when opportunities are identified.

OPTIONS

1. That Council:
 1. approve the Licence of Use Agreement for a TELUS-owned 46m telecommunications monopole to be located on City-owned property at 2020 Labieux Road;
 2. approve the Licence of Use Agreement for two TELUS-owned 15m telecommunication streetlight/antenna poles to be located on City right-of-way adjacent to the Rutherford Road/Linley Valley Drive roundabout; and
 3. direct the Mayor and Corporate Officer to execute the Licence of Use Agreements.
 - The advantages of this option:
 - i. TELUS has been in consultation with Staff for many years to find suitable locations for proposals to address network deficiencies, with most focus within the Hammond Bay and Central Nanaimo areas, however not until now has TELUS had a secured funding plan to move forward with these projects.
 - ii. Working in partnership with TELUS will allow for the provision of a market-based service and will advance City Plan goals without having a negative budgetary impact.
 - iii. TELUS will bear all costs to construct, maintain the area and repair the monopole and the two streetlight/antenna poles.
 - iv. It will show that Council is committed to achieving the goals within City Plan and will address network deficiencies potentially to be resolved within a few years.
 - The disadvantages of this option: None identified
 - Financial Implications: The City will receive \$34,000 per annum from the proposed developments.
2. That Council:
 1. deny the approval for the Licence of Use Agreement for a TELUS-owned 46m telecommunications monopole to be located on City-owned property at 2020 Labieux Road; and
 2. deny the approval for the Licence of Use Agreement for two TELUS-owned 15m telecommunications streetlight/antenna poles to be located on City right-of-way adjacent to the Rutherford Road/Linley Valley Drive roundabout.
 - The advantages of this option: None identified
 - The disadvantages of this option:
 - i. Not entering into a Licence of Use Agreement with TELUS would be inconsistent with trying to achieve the goals within City Plan Policies under “A Connected Nanaimo: Equitable Access & Mobility, A Healthy Nanaimo: Community Wellbeing & Livability, A Prosperous Nanaimo: Thriving & Resilient Economy”.
 - ii. Not entering into a Licence of Use Agreement with TELUS will close an opportunity to improve the telecommunication reception areas throughout the City; and
 - iii. The opportunity may not be presented again.
 - Financial Implications: The loss of revenue from TELUS for the proposals.

SUMMARY POINTS

- Areas across the City are experiencing poor wireless network coverage and impact day-to-day living and emergency response.
- The City's Public Works Yard and Fire Station 2, located on the northwest corner of Labieux Road and Dorman Road, are within an area of poor telecommunication wireless coverage, as are areas along Rutherford Road and Linley Valley Drive.
- TELUS seeks to collaborate with the City by securing Licence of Use Agreements on City-owned property at 2020 Labieux Road and within City right-of-way at the Rutherford Road/Linley Valley Drive roundabout and to potentially build the proposals starting at the end 2025 to 2027.
- Staff have negotiated an annual rent of \$20,000 for the monopole at 2020 Labieux Road for a total term of 30 years.
- Staff have negotiated an annual rent of \$14,000 for the two streetlight/antenna poles and equipment cabinet located in City right-of-way adjacent to the Rutherford Road/Linley Valley Drive roundabout for a total term of 30 years.
- Staff have prepared and published the Notice of Disposition as required by the *Community Charter*.
- Staff are seeking Council's approval for the two proposed Licence of Use Agreements with TELUS.

ATTACHMENTS:

ATTACHMENT A: Location Plan for 2020 Labieux Road

ATTACHMENT B: Licence Area for 2020 Labieux Road

ATTACHMENT C: Location Plan and Licence Area for Rutherford Road/Linley Valley Drive roundabout.

Submitted by:

Nancy Skeels
Manager, Real Estate

Concurrence by:

Kerry Ing
**Acting General Manager, Corporate
Services**

Bill Sims,
**General Manager, Engineering & Public
Works**