

FOR: COUNCIL MEETING

MEETING DATE: February 2, 2026

DEPARTMENT: REAL ESTATE

SUBJECT: **PROPOSED LICENCE DISPOSAL – TELUS
TELECOMMUNICATIONS FACILITIES – TURNER ROAD AND
ISLAND HIGHWAY NORTH**

OVERVIEW

Purpose of Report

To provide Council with information and seek approval for a Licence of Use Agreement for two 15-meter-tall, TELUS-owned, streetlight/antenna poles, to be located on City right-of-way on the east side of the intersection of Turner Road and Island Highway North.

Recommendation

That Council:

1. approve the Licence of Use Agreement for two TELUS-owned 15-meter-tall telecommunications streetlight/antenna poles to be located on City right-of-way on the east side of the intersection of Turner Road and Island Highway North; and
2. direct the Mayor and Corporate Officer to execute the Licence of Use Agreement.

BACKGROUND

Reliable mobile coverage is now essential for both personal and professional communication. Yet, despite this critical need, many areas across the City continue to experience weak or nonexistent wireless service, placing residents and businesses at a disadvantage and, in some cases, potentially affecting public safety.

The area around Turner Road and Island Highway North is an area with poor cellular coverage.

Telus Telecommunication Facilities

TELUS, through its recently acquired funding plan, has, in an effort to address long-standing coverage issues, collaborated with the City and successfully secured Licence of Use Agreements for City-owned land at the following locations:

- 750 Third Street – Cellphone Tower
- 2020 Labieux Road – Monopole Tower
- Rutherford Road and Linley Valley Drive – 2 Streetlight/Antenna Poles
- Shepherd Avenue – 2 Streetlight/Antenna Poles
- 1151 Nanaimo Lakes Road – Self-support Tower

To continue addressing coverage issues throughout the City, TELUS is seeking approval to install two 15-metre-tall streetlight/antenna poles on City right-of-way on the east side of the intersection of Turner Road and Island Highway North.

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. In an accompanying Staff report dated 2026-FEB-02, prepared by Current Planning, have provided Council with information regarding the TELUS proposal and Staff 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 proposed Licence of Use Agreement.

DISCUSSION

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

Location	Equipment Included	Height and Area	Proposed Annual Rent	Term
Turner Road and Island Highway North	(2) streetlight/antenna poles (2) equipment cabinets	15m Height	\$14,000 (\$7,000 for each streetlight/antenna pole)	20 years (4 x 5 years renewals)

Turner Road/Island Highway N. – Streetlight/Antenna Poles

The proposed streetlight/antenna poles will be constructed within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, Attachment A. The proposal includes two 15-metre-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 Turner Road 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 at this location.

Rent

Staff have negotiated an annual rent of \$14,000 for the two streetlight/antenna poles and equipment cabinets at Turner Road with a term of 20-years based on four five-year renewals. Upon each right of renewal for the Licence of Use Agreement, 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 proposal and have compared the rates from other municipal-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.

COMMUNICATION AND COMMUNITY ENGAGEMENT

As of 2025-FEB-02, Staff have prepared and published the Notice of Disposition as required under Section 26 and 94 of the *Community Charter* for the two streetlight/antenna poles located at Turner Road.

ALIGNMENT WITH CITY PLAN

The report is aligned with the following City goals:

A Healthy Nanaimo: Community Wellbeing and 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.
- 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.

A Prosperous Nanaimo: Thriving and 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.
- C5.3 – Business Development Ensure - Nanaimo is competitive to other business locations in British Columbia.
- C5.4 – Innovation and Technology- Nanaimo to be recognized as a “Smart City”.
- C.5.4.6 – Policies 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.

ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES

The report is aligned with the following Council Strategic Framework priorities:

Social, Health and Public Safety Challenges

Council highlights that feeling and being safe is essential to quality of life and requires coordinated action; reliable communications infrastructure is a foundational support for coordination and response.

Maintaining and Growing Current Services

Council identifies the need to plan, maintain, and grow essential City services (including public safety and other core services). Improved telecommunications infrastructure supports reliable service delivery and operational readiness.

☒ Communicating with the Community

The Strategic Framework emphasizes transparency, accountability, and accessibility in communication; improved wireless network performance supports accessible communications and community connectivity.

☒ Governance and Corporate Excellence

Council prioritizes innovative, expeditious, information-based decision-making and service delivery excellence; dependable communications infrastructure supports modern, efficient operations.

NEXT STEPS

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

1. The Mayor and Corporate Officer will execute the Licence of Use Agreement; and
2. Staff will continue to work with TELUS to facilitate the construction of the streetlight/antenna poles within the licenced area.

OPTIONS

1. That Council:
 1. approve the Licence of Use Agreement for two 15-meter-tall, TELUS-owned, streetlight/antenna poles, to be located on City right-of-way on the east side of the intersection of Turner Road and Island Highway North; and
 2. direct the Mayor and Corporate Officer to execute the Licence of Use Agreement.
 - The advantages of this option: TELUS has been in consultation with Staff for many years to find suitable locations for proposals to address network deficiencies, however not until now has TELUS had a secured funding plan to move forward with this project. 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. TELUS will bear all costs to construct, maintain the area and repair the two streetlight/antenna poles. 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 \$14,000 per annum from the proposed development.
2. That Council deny the approval of the Licence of Use Agreement for two 15-metre-tall, TELUS-owned, streetlight/antenna poles, to be located on City right-of-way on the east side of the intersection of Turner Road and Island Highway North.
 - The advantages of this option: None identified.
 - The disadvantages of this option: 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”. Not entering into a Licence of Use Agreement with TELUS will close an

opportunity to improve the telecommunication reception areas throughout the City. The opportunity may not be presented again.

- Financial Implications: The loss of revenue from TELUS for the proposals.

KEY MESSAGES

- Areas across the City are experiencing poor wireless network.
- The area located at Turner Road and Island Highway North is within an area of poor telecommunication wireless coverage.
- TELUS seeks to collaborate with the City by securing a Licence of Use Agreement within City right-of-way at Turner Road and to potentially build the proposal starting in 2026 to 2027.
- Staff have prepared and published the Notice of Disposition as required by the *Community Charter*.
- Staff are seeking Council's approval for the proposed Licence of Use Agreement with TELUS.

ATTACHMENTS

ATTACHMENT A: Location Plan |

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