

FOR: COUNCIL MEETING

MEETING DATE: February 2, 2026

DEPARTMENT: REAL ESTATE

SUBJECT: **PROPOSED LICENCE DISPOSAL – TELUS
TELECOMMUNICATIONS FACILITIES – 1151 NANAIMO LAKES
ROAD**

OVERVIEW

Purpose of Report

To provide Council with information and seek approval for a Licence of Use Agreement for a TELUS-owned 63-meter self-support tower, to be located on City-owned property at 1151 Nanaimo Lakes Road.

Recommendation

That Council:

1. approve the Licence of Use Agreement for TELUS-owned 63-meter self-support tower to be located on City-owned property at 1151 Nanaimo Lakes Road; 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 Nanaimo Lakes Road/Nanaimo South is an area with poor cellular coverage.

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 or near 1151 Nanaimo Lakes Road to address wireless network deficiencies; and*
2. *return to Council for final approval of the Licence of Use Agreements upon completion of negotiations*

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
- Turner Road and Island Highway North – 2 Streetlight/Antenna Poles

To continue addressing coverage issues throughout the City, TELUS is seeking approval for a 63-metre self-support tower on City-owned property located at 1151 Nanaimo Lakes Road.

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, Council is provided with information regarding the TELUS proposal and Staff have sought direction from Council to provide a letter of concurrence to ISED.

With negotiations complete 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
Nanaimo Lakes Road	(1)self-support tower	63m (Height) 225m ² (Area)	\$17,500	Initial term of 10 years with two further rights to renew for a total term of 30 years

Nanaimo Lakes Road – Self-support Tower Location

The proposed self-support tower will be constructed within City-owned lands at 1151 Nanaimo Lakes Road (the "Property"), Attachment A. The licence area proposed includes a footprint of 15m x 15m, total area 225 sq. m. The area will have 2.4-meter-tall chain-link fence around it and will have a gate for access, Attachment B.

Staff have reviewed the licence area location and can confirm that the proposed tower will not interfere with daily operations, employee activities, or infrastructure (water, sewer, storm or the dam) located on the property. The licence area has been utilized from time to time by the City's Parks, Recreation and Cultural department as a storage area. Staff and TELUS have worked together to identify alternative areas on the property that can be used for storage. TELUS has

agreed to provide a one-time contribution of \$30,000 (in addition to the annual licence fee) to cover the City's for constructing new on-site storage solutions.

It is not anticipated that trees will need to be removed as part of the installation however, if any tree removal or pruning is required to accommodate construction/operation/access, a Tree Removal Permit will be required where applicable (per Bylaw 7126 and the City's permitting process).

Rent

Staff have negotiated an annual rent of \$17,500 for the initial term of ten years with two further rights to renew for ten years each for a total term of 30 years. Upon each right of renewal, 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 2026-FEB-02, Staff have prepared and published the Notice of Disposition as required under Section 26 and 94 of the *Community Charter* for the self-support tower.

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 monopole tower within the licenced area.

OPTIONS

1. That Council:
 1. approve the Licence of Use Agreement for TELUS-owned 63-meter self-support tower to be located on City-owned property at 1151 Nanaimo Lakes Road; 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 and maintain the area. 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 \$17,500 per annum from the proposed development and a one-time contribution of \$30,000 to support the City's planned improvements to storage facilities on the property.
2. That Council deny the approval of the Licence of Use Agreement for TELUS-owned 63-meter self-support tower to be located on City-owned property at 1151 Nanaimo Lakes Road.
 - 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 coverage.
- The area located around Nanaimo Lakes Road/South Nanaimo 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-owned property at 1151 Nanaimo Lakes Road and to potentially build the proposed self-support tower starting in 2026 to 2027. Staff have negotiated an annual rent of \$17,500 for a total term of 30 years. TELUS has agreed to provide a one-time contribution of \$30,000 (in addition to the annual licence fee) to cover the City’s for constructing new on-site storage solutions.
- 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

ATTACHMENT B: TELUS Telecommunication Facilities – Licence Area |

Authored by:Victor Foca
Property Agent, Real Estate |**Concurrence by:**Nancy Skeels
Manager, Real EstateLaura Mercer
General Manager, Corporate ServicesLisa Bhopalsingh,
**General Manager, Community Services &
Deputy Chief Administrative Officer**
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