

FOR: COUNCIL MEETING

MEETING DATE: February 2, 2026

DEPARTMENT: PLANNING & DEVELOPMENT - CURRENT PLANNING

SUBJECT: **TELECOMMUNICATIONS FACILITY – 1151 NANAIMO LAKES ROAD**

OVERVIEW

Purpose of Report

To present Council with information regarding a request from Telus Communications Inc. for land use concurrence for a proposed telecommunications tower at 1151 Nanaimo Lakes Road.

Recommendation

That Council direct Staff to provide a letter of concurrence to Innovation, Science, and Economic Development Canada in response to a proposed 63m tall telecommunications facility at 1151 Nanaimo Lakes Road.

BACKGROUND

Cypress Land Services Inc., on behalf of Telus Communications Inc. (TELUS), has requested concurrence from the City of Nanaimo (the “land-use authority”) for a proposed telecommunications facility at 1151 Nanaimo Lakes Road, within the City owned property. Telus is seeking to enter into an agreement with the City to allow the placement, construction, and operation of the facility at the proposed location, as discussed in the accompanying Staff Report dated 2026-FEB-02, prepared by the Real Estate section.

The regulation of telecommunication facilities is within the exclusive jurisdiction of the Innovation, Science and Economic Development Canada (ISED). Proposals for telecommunications facilities are subject to a Federal approval process, which includes consultation with the local land-use authority. Subsection 6.1.1(c) of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) permits utilities, such as telecommunication towers, in all zones and these structures are exempt from height restrictions (Subsection 6.8.1.1).

The City of Nanaimo does not have an established siting protocol or public consultation process for the siting of telecommunications facilities, therefore, Cypress Land Services Inc. has utilized ISED’s Default Public Consultation Process in accordance with CPC-2-0-03: Radiocommunication and Broadcasting Antenna Systems. The ISED process requires, at a minimum, that the proponents provide a notification package to the local public (including nearby residences, community gathering spaces, public institutions, and schools), neighbouring land-use authorities, businesses, and property owners, located within an area three times the tower height (189m).

DISCUSSION

The subject property is split zoned into Community Service Two (CS2) and Parks, Recreation and Culture Two (PRC-2), and is located near the Harewood neighbourhood. The surrounding area includes a mobile home park, Vancouver Island University, Colliery Dam Park, Nanaimo Lakes road Park and Morrell Nature Sanctuary. The subject property is currently a parks yard. Mature trees fronting Nanaimo Lakes Road screen the site from street view, and the proposed facility is set back from the street in the south corner of the site, abutting a Reservoir #1. The facility is proposed to include the following:

- 63m tall self-support tower (60m tower and 3m lighting rod) and six antennas;
- 225m² compound area, enclosed by a secure 2.4m high chain-link fence; and,
- 7.4m² equipment shelter and waveguide bridge.

The proposed siting will maximize setbacks from neighbouring mobile home park across Nanaimo Lakes Road (approximately 130m from the nearest dwelling) and avoids conflict with existing City utilities or functions within the subject property. The proponent is working with an arborist to confirm if a tree removal is needed and will obtain a Tree Removal Permit if required. The proposed facility is intended to address the need for improvements to voice and data mobile service in the area. Existing structures, including towers and rooftops, were reviewed during the site selection process. The applicant has advised that there are no viable existing buildings or structures in the area that would be suitable for the operations of Telus's network equipment.

The proponent conducted pre-consultation with City staff in Summer 2025 and has corresponded with the City to address relevant questions and comments. The proponent distributed an information package to properties within the prescribed distance (189m) of the telecommunications facility, and a newspaper advertisement was published on 2025-OCT-29. The 30-day public consultation process concluded on 2025-NOV-29 and six responses were received (Attachment F). Of those responses, 5 expressed support for the project, and 1 expressed concern for public safety and radio frequency output.

The proposal is supportable with consideration of the City's practice to encourage the co-location of infrastructure typically within existing commercial and industrial sites. The proposed tower will be located among compatible uses (utilities) within the Community Service Two (CS2) zone. This zone is intended for uses that have special location needs and must be strategically located throughout the community. The proposal will address wireless service needs in this neighbourhood and be strategically sited to avoid impacts on existing on-site operations and surrounding residential properties.

Following the conclusion of the ISED default public consultation process, the proponent has requested a letter of concurrence from the City for the proposed telecommunications facility at 1151 Nanaimo Lakes Road.

OPTIONS

1. That Council direct Staff to provide a letter of concurrent to Innovation, Science, and Economic Development Canada in response to a proposed 63m telecommunications facility at 1151 Nanaimo Lakes Road.

- The advantages of this option: The TELUS wireless services for Nanaimo would be enhanced.
 - The disadvantages of this option: None identified.
 - Financial Implications: None identified.
2. That Council direct Staff to provide a letter of non-concurrence to Innovation, Science, and Economic Development Canada indicating the reasons and/or concerns regarding a proposed telecommunications facility at 1151 Nanaimo Lakes Road.
- The advantages of this option: This option would allow Council additional opportunity to identify any concerns for ISED's consideration.
 - The disadvantages of this option: Non-concurrence could delay improvement to the TELUS wireless services.
 - Financial Implications: None identified.
3. That Council direct Staff to provide a letter to Innovation, Science, and Economic Development Canada advising that the City has no comment regarding the proposed telecommunications facility at 1151 Nanaimo Lakes Road.
- The advantages of this option: None identified.
 - The disadvantages of this option: ISED is the approving authority, thus the TELUS telecommunications facility may be approved by ISED, provided the technical requirements are met.
 - Financial Implications: None identified.

KEY MESSAGES

- The City received a request for a letter of concurrence for a proposed 63m tall telecommunications facility at 1151 Nanaimo Lakes Road.
- The proponent concluded the required ISED default public consultation process on 2025-NOV-29.
- The proposed telecommunications facility is compatible with the permitted uses of the site and is setback from existing on-site operations and surrounding residential properties.

ATTACHMENTS

- ATTACHMENT A: Aerial Photo
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Tower Elevations
ATTACHMENT E: Compound Details
ATTACHMENT F: Public Consultation Summary & Land Use Concurrence Request |

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