

FOR: COUNCIL MEETING

MEETING DATE: February 2, 2026

DEPARTMENT: PLANNING & DEVELOPMENT - CURRENT PLANNING

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

OVERVIEW

Purpose of Report

To present Council with information regarding a request from Telus Communications Inc. for land use concurrence for proposed telecommunications facilities within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, adjacent to 5801 Turner Road.

Recommendation

That Council direct Staff to provide a letter of concurrence to Innovation, Science, and Economic Development Canada in response to two proposed 15m tall telecommunications streetlight/antenna poles within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, adjacent to 5801 Turner 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 facilities within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, adjacent to 5801 Turner Road. Telus is seeking to enter into an agreement with the City to allow the placement, construction, and operation of the facilities 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 height of the streetlight/antenna poles (45m radius). |

DISCUSSION

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, abutting a commercially zoned property at 5801 Turner Road (Longwood Station). The proposal includes two 15m tall streetlight/antenna poles, with projecting streetlights approximately 9.1m above grade, and two equipment cabinets located at-grade adjacent to the streetlight/antenna poles and retaining wall along the property frontage. The applicant intends to co-ordinate with the City to wrap the equipment cabinets with decorative images, to be selected through the construction process. The existing streetlights will be reinstated at the same height as they are now with the cellular antenna placed at the top.

The proposed improvements are intended to enhance existing wireless service to meet the growing personal, business, and emergency demands of the neighbourhood. A development permit is not required for the proposed streetlight/antenna poles, and no tree removal is required. The proposed siting avoids conflict with the sidewalk, road functions, sightlines, and existing City utilities.

A number of existing buildings and sites in the surrounding area were considered by the applicant to determine whether they could be utilized. The applicant advised that none of the existing structures were adequate to support the operations of the proposed telecommunications facilities. It was confirmed by Telus and Cypress Land Services Inc. that the telecommunications facilities will meet the requirements of Safety Code 6, which provides the safety requirements for the installation and use of the facility, as well as the recommended limits for exposure to radiofrequency electromagnetic fields (EMF).

The City's practice is to encourage telecommunications facilities within existing commercial and industrial sites. The proposed streetlight/antenna poles will be located adjacent commercial services. The improvements will enhance existing wireless service in the neighbourhood; be located to avoid any functional impacts; and be designed in a manner that is complementary to the streetscape.

The proponent conducted pre-consultation with City Staff beginning in July 2025 and has corresponded with the City to address questions regarding driver sightlines, lighting, and decorative wrapping of the equipment cabinets. The public consultation period concluded on 2025-DEC-12, and two responses were received both in support for the proposal (Attachment E).

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 facilities within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, adjacent to 5801 Turner Road. |

OPTIONS

1. That Council direct Staff to provide a letter of concurrent to Innovation, Science, and Economic Development Canada in response to two proposed 15m telecommunications monopoles at the southeast corner of the intersection of Turner Road and Island Highway N, within the City right-of-way.
 - 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 two proposed 15m telecommunications monopoles at the southeast corner of the intersection of Turner Road and Island Highway N, within the City right-of-way.
 - 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 two proposed 15m telecommunications monopoles at the southeast corner of the intersection of Turner Road and Island Highway N, within the City right-of-way.
 - 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 two proposed 15m tall telecommunications facilities within the City right-of-way on the east side of the intersection of Turner Road and Island Highway North, adjacent to 5801 Turner Road.
- The proponent concluded the required ISED default public consultation process on 2025-DEC-12.
- The improvements will enhance existing wireless service; be located to avoid any functional impacts; and be designed in a manner that is complementary to the streetscape and compatible with the surrounding residential context.

ATTACHMENTS

ATTACHMENT A: Aerial Photo
ATTACHMENT B: Location Map

ATTACHMENT C: Site Plan

ATTACHMENT D: Tower Elevations

ATTACHMENT E: Public Consultation Summary & Land Use Concurrence Request |

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