



The Corporation of the Town of Tecumseh

Technology & Client Services

To: Mayor and Members of Council

From: Shaun Fuerth, Director Technology & Client Services

Date to Council: Tuesday, April 22, 2025

Report Number: TCS-2025-03

Subject: Lacasse Park Telus Cellular Tower Agreement

Recommendations

It is recommended:

That Report TCS-2025-03 Lacasse Park Telus Cellular Tower Agreement **be received;**

And that By-law 2025-060 being a by-law **to authorize** the Mayor and Clerk to sign the Lacasse Park Telus Site Licence Agreement between the Town of Tecumseh and Telus Communications Inc. be given first, second, third and final reading.

Background

In 2024, Administration was approached by Telus Communications Inc. (Telus) to review several Town owned sites within Wards 1, 2 and 3 as potential sites for a new cellular tower.

Comments from Telus:

TELUS Telecommunication Inc. is a leading Canadian technology company with a core business focused on providing a wide range of telecommunications services. As one of Canada's largest telecommunications companies, TELUS offers wireless, internet, voice, and television services to customers across the country. Their mission is to leverage world-leading technology and connectivity to improve the quality of life for Canadians and address pressing global challenges. TELUS connects with users in

Canada through an extensive network that reaches 99% of the country's population, offering both consumer and business solutions. They pride themselves on providing faster and more reliable network coverage compared to other providers, with a coast-to-coast network that includes advanced technologies such as 5G, 4G LTE etc.

The importance of telecommunications for safety and day-to-day business operations has become a necessity for everyone. The Windsor-Essex region is served by TELUS's network infrastructure. Moreover, TELUS handles all the telecommunication structures in the Windsor-Essex area for the shared Bell/TELUS network, indicating a strong presence and commitment to service in the region. This arrangement ensures that TELUS and Bell customers in Essex County have access to reliable cellular and data services.

The Town of Tecumseh is one of the key areas that TELUS is dedicated to providing world-class coverage. Taking into consideration the engineering assessment of the area (see Attachment 1), the current network congestion as well as customer complaints, TELUS' commitment is providing reliable coverage throughout the entire area. The attached coverage maps are specifically created to address the coverage challenges in the area of Lacasse Park. The maps indicate the coverage gaps before the new site is added to the network as well as the improved coverage after the proposed site is built. The expansion of TELUS' telecommunication network in the area will benefit the community as a whole.

Comments

Since 1999, Telus has had an agreement with the Town for leased space on the Town's water tower for cellular antennas. In recent years, residents have been conveying concerns regarding poor coverage in the Tecumseh-Lakeshore area along Lake St. Clair. This area has seen an increase in development, and this has put a strain on existing cellular towers in the area. In many cases, traditional land lines are being abandoned and being replaced with cellular technology. Instances of dropped calls or no signal are common in certain pockets within the Town and to address these issues, Telus is proposing investment in multiple cell tower sites in these areas including locations on privately owned lands.

Telus is proposing the installation of a 35m cellular tower located in Lacasse Park adjacent to the parking lot and the Tecumseh Pool (see Attachment 2). This tower would be contained within a 12m x 8m compound surrounded by black fencing and coniferous tree plantings for aesthetic purposes. Within the compound there would be a small 3.7m x 2.4m shelter for associated equipment required by Telus. This site is centrally located in Lacasse Park and would provide additional signal strength for cellular users in the area. Telus has provided two photo simulations depicting the new tower (see Attachment 3).

The term of the agreement for this site is a minimum of 10 years with further options to renew to provide for a total lease period of 20 years. In turn, Telus would provide compensation to the Town in the amount of \$17,000 + HST per year with adjustments for inflation based on the Canadian Consumer Price Index.

Upon execution of the agreement, a public notification and consultation process will be conducted by Telus as per the requirements found in the Government of Canada's Client Procedures Circular CPC-2-0-03 – Radiocommunication and Broadcasting Antenna Systems ("CPC-2-0-03"). This would provide notice to any landowner within 105m of the proposed site.

Once the agreement is executed and consultation process is complete, construction of the tower is anticipated to be complete before the end of 2025.

Consultations

Community & Recreation Services
Legislative Services & Clerk
Development Services
Financial Services

Financial Implications

During the term(s) of the agreement, an annual lease payment of \$17,000 + HST would be received by the Town and allocated to the Corporate Shared operating budget as Land Lease Revenue.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input checked="" type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website Social Media News Release Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Shaun Fuerth, BCS
Director Technology & Client Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1	Lacasse Park Cellular Tower Site Coverage Study
2	Lacasse Park Cellular Tower Site Drawings
3	Lacasse Park Cellular Tower Site Photo Simulations



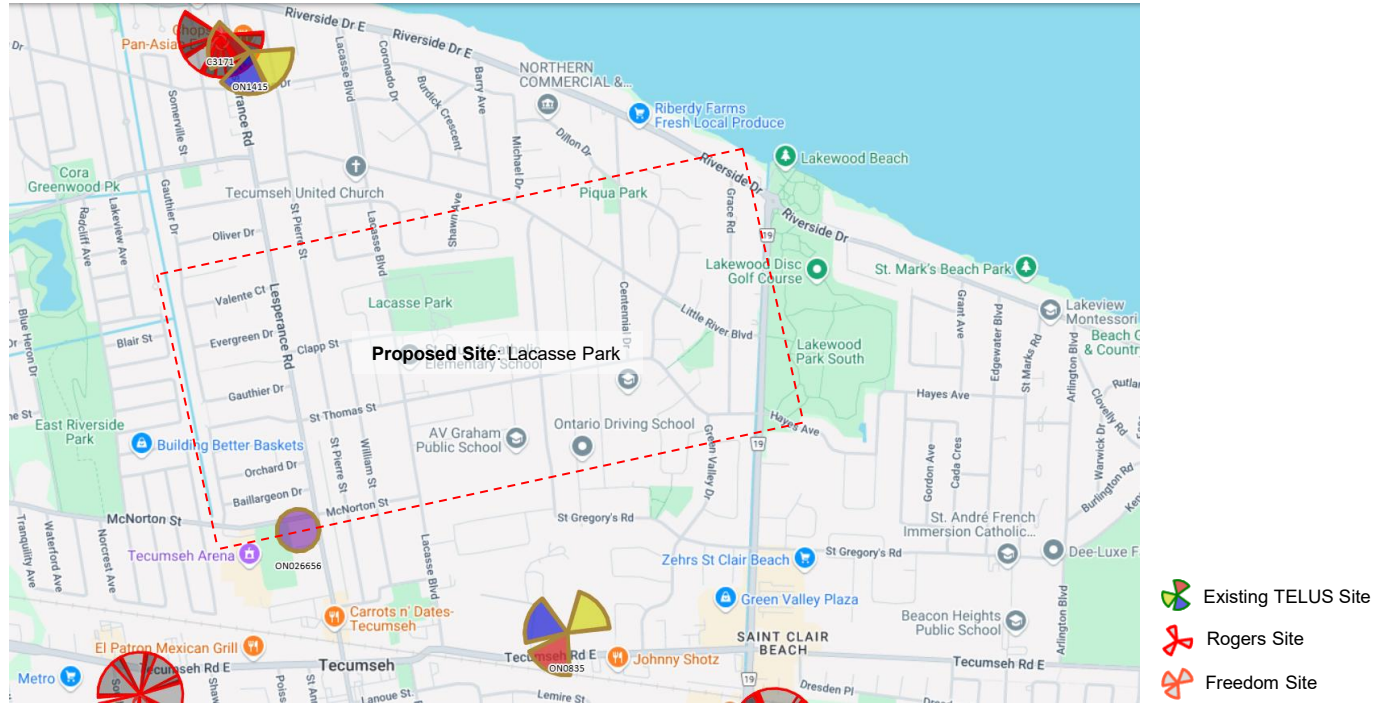
- Excellent Coverage
- Good Coverage
- Poor Coverage
- Bad Coverage
- No Coverage

Final TELUS Coverage in North Tecumseh after Deployment



- Excellent Coverage
- Good Coverage
- Poor Coverage
- Bad Coverage
- No Coverage

Reason for not Co-Locating



Neither the Rogers nor Freedom Tower in the area are close enough to the impacted area of north Tecumseh to provide superior mobility coverage



ATTACHMENT 2

TELUS

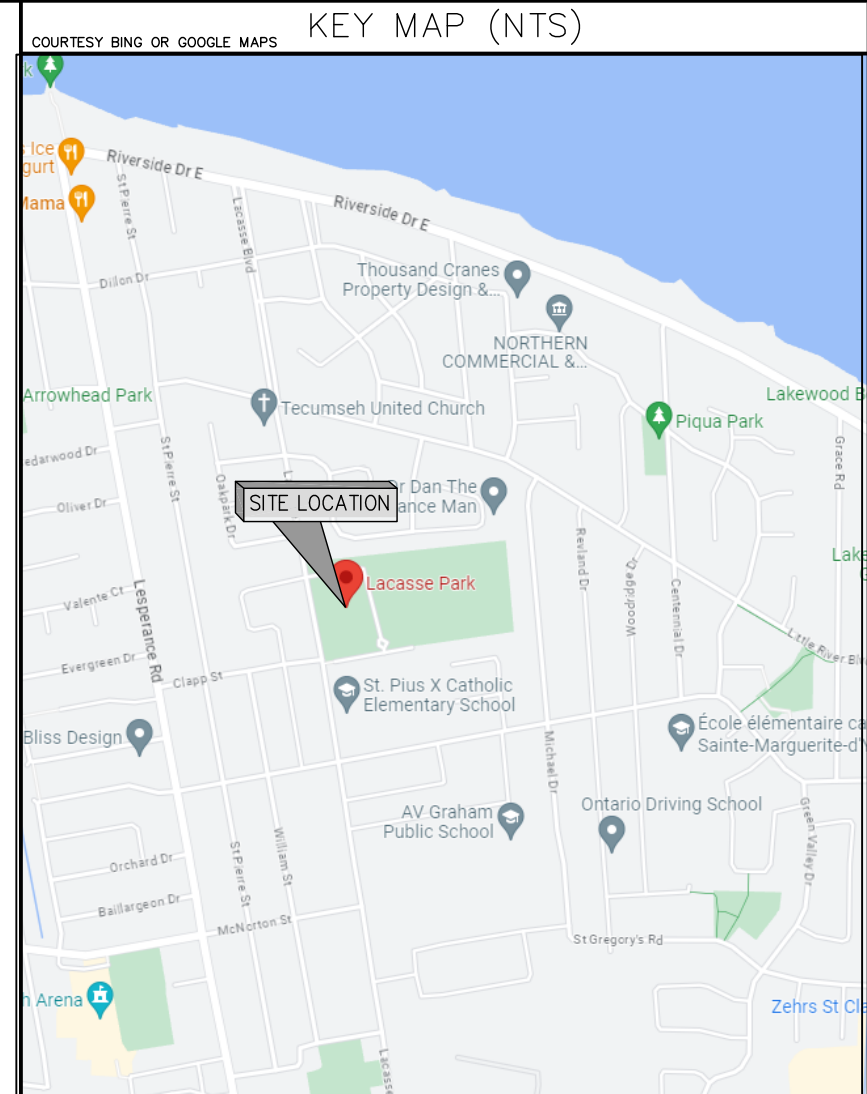
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PROJECT NAME:	NEW TOWER BUILD
PROJECT TYPE:	SCHEDULE B
PROJECT SITE No.:	ON002831
TOWER OWNER:	TELUS
ADDRESS:	LACASSE PARK – TOWN OF TECUMSEH

DRAWING INDEX			
SHEET	DRAWING DESCRIPTION	NO.	DATE
COV.	TITLE SHEET & SITE KEY PLAN	1	22OCT2024
A01	SITE PLAN	1	22OCT2024
A02	COMPOUND LAYOUT	1	22OCT2024

ISSUE		
0	ISSUED FOR APPROVAL	19OCT2023
1	ORCA PROJECT UPDATE	22OCT2024

PRELIMINARY
FOR REVIEW ONLY



GEOGRAPHIC COORDINATES

LATITUDE: 42°19'23.6"N
 LONGITUDE: 82°52'57.1"W

NOTES:

1. ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE.
2. READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.



**ROEHAMPTON
COMMUNICATIONS LTD.**

40 ADVANCE RD,
TORONTO, ON M8Z-2T4

VANCOUVER - CALGARY - EDMONTON - WINNIPEG

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- NOTES:
1. TELUS COMPOUND LOCATION SUBJECT TO CHANGE.
 2. TELUS COMPOUND SIZE SUBJECT TO CHANGE BASED ON FINAL TOWER AND FOUNDATION DESIGN.

PRELIMINARY
FOR REVIEW ONLY

CLIENT:



5			
4			
3			
2			
1	ST	ORCA PROJECT UPDATE 22OCT2024	
0	HA	ISSUED FOR APPROVAL 19OCT2023	
NO.	BY	DESCRIPTION	DATE

ROEHAMPTON COMMUNICATIONS LTD.
40 ADVANCE RD.
TORONTO, ON M8Z-2T4
VANCOUVER - CALGARY - EDMONTON - WINNIPEG

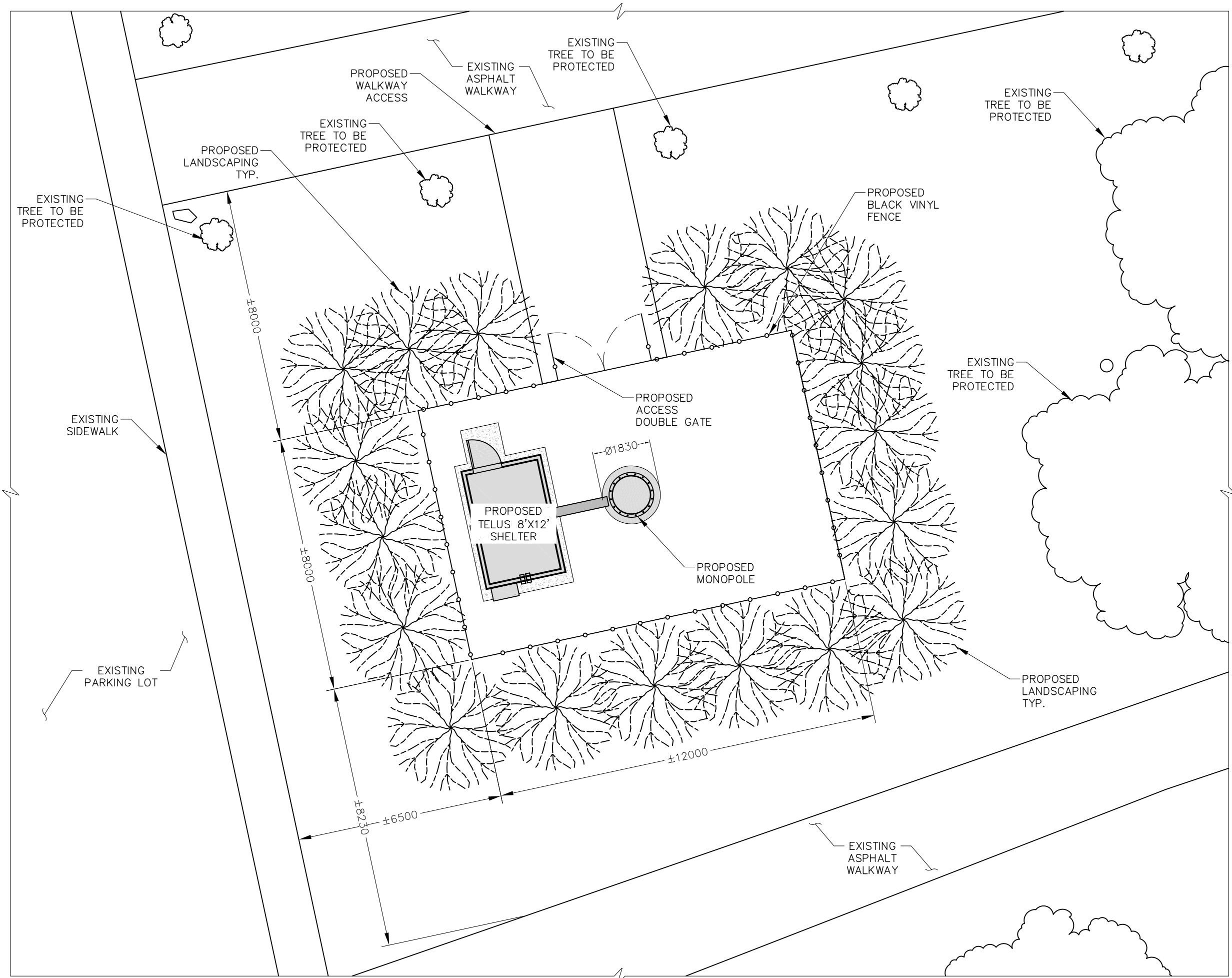
LOCATION:
LACASSE PARK - TOWN OF TECUMSEH

TITLE:
SITE PLAN

PROJECT NAME: NEW TOWER BUILD	PROJECT NO: ON002831	DWG. NO: A01
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1 PLAN VIEW

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1 PLAN VIEW

NOTES:

1. TELUS COMPOUND LOCATION SUBJECT TO CHANGE.
2. TELUS COMPOUND SIZE SUBJECT TO CHANGE BASED ON FINAL TOWER AND FOUNDATION DESIGN.



PRELIMINARY
FOR REVIEW ONLY

CLIENT:

CARRIER:



5		
4		
3		
2		
1	ST ORCA PROJECT UPDATE	22OCT2024
0	HA ISSUED FOR APPROVAL	19OCT2023
NO.	BY DESCRIPTION	DATE

ROEHAMPTON COMMUNICATIONS LTD.
40 ADVANCE RD.
TORONTO, ON M8Z-2T4
VANCOUVER - CALGARY - EDMONTON - WINNIPEG

LOCATION:
LACASSE PARK – TOWN OF TECUMSEH

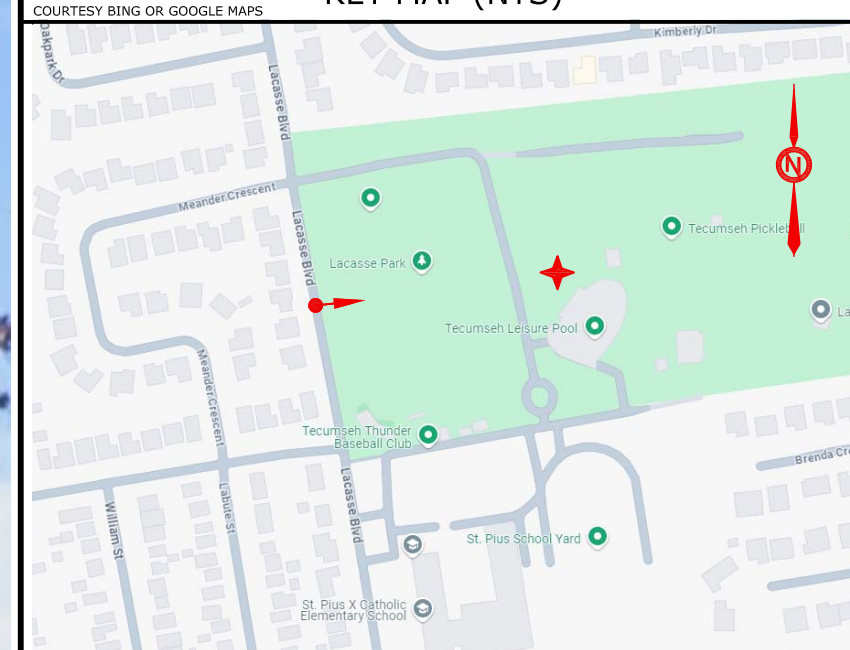
TITLE:
COMPOUND LAYOUT

PROJECT NAME: NEW TOWER BUILD	PROJECT NO: ON002831	DWG. NO: A02
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PHOTOGRAPHIC SIMULATION

KEY MAP (NTS)



LEGEND

- TOWER LOCATION
- PHOTO LOCATION

GEOGRAPHIC COORDINATES

N 42.32328° W 82.88252°
N 42.32309° W 82.88438°

STATUS

BEFORE

SITE NOTES:

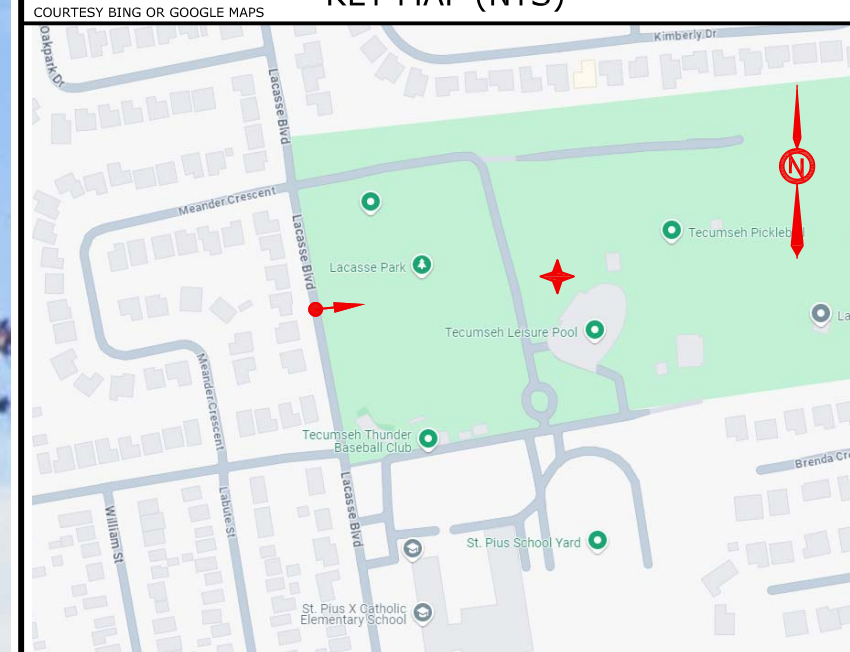
1. PHOTOGRAPH TAKEN: NOV 2023 BY GOOGLE STREET VIEW
2. VIEWED FROM LACASSE BLVD, FACING EAST, TOWARDS PROPOSED TELUS MONOPOLE LOCATION.
3. THE PHOTOGRAPH LOCATION IS APPROXIMATELY 140 METERS FROM THE PROPOSED TOWER LOCATION.

GENERAL NOTES:

1. UNLESS OTHERWISE SPECIFIED IN THE SITE NOTES, ALL PHOTOS ARE TAKEN AT A HORIZONTAL PLANE OF SIGHT OF AN AVERAGE PERSON.
2. PHOTOGRAPHIC SIMULATION IS A DIGITAL RENDERING OF PROPOSED INSTALLATION AND IS USED FOR A GENERAL ILLUSTRATIVE PURPOSE, FINAL INSTALLATION MAY VARY BASED ON ACTUAL DESIGN.
3. CURRENT SITE CONDITIONS DEPICTED IN PHOTOS WERE NOT ALTERED IN ANY ADDITIONAL WAY OTHER THAN PROPOSED INSTALLATION.

PHOTOGRAPHIC SIMULATION

KEY MAP (NTS)



LEGEND

-  TOWER LOCATION
-  PHOTO LOCATION

GEOGRAPHIC COORDINATES

N 42.32328° W 82.88252°
N 42.32309° W 82.88438°

STATUS

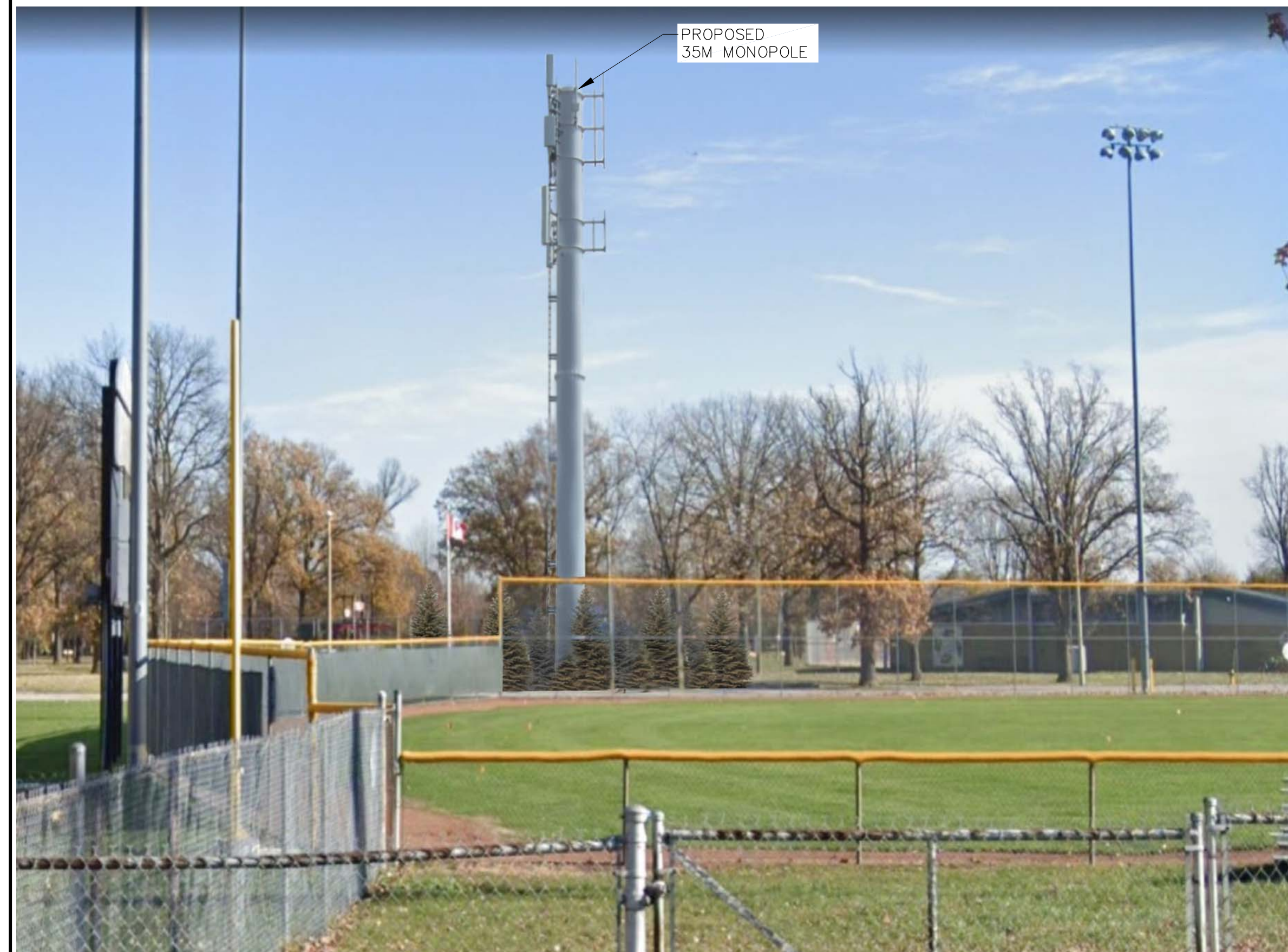
AFTER

SITE NOTES:

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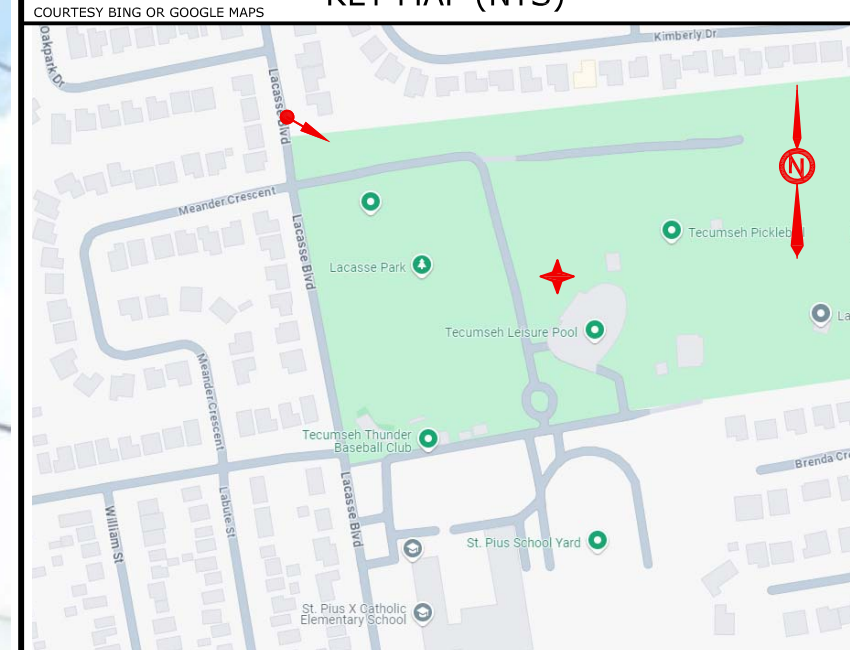
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PHOTOGRAPHIC SIMULATION

KEY MAP (NTS)



LEGEND

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-  PHOTO LOCATION

GEOGRAPHIC COORDINATES

N 42.32328° W 82.88252°
 N 42.32409° W 82.88462°

STATUS

BEFORE

SITE NOTES:

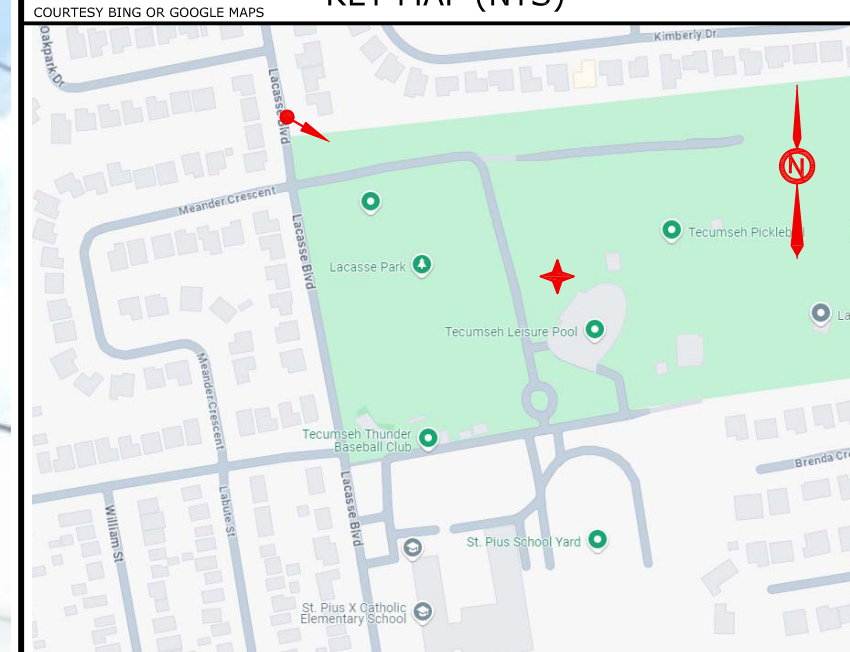
1. PHOTOGRAPH TAKEN: FEB 2021 BY GOOGLE STREET VIEW
2. VIEWED FROM LACASSE BLVD, FACING SOUTH EAST, TOWARDS PROPOSED TELUS MONOPOLE LOCATION.
3. THE PHOTOGRAPH LOCATION IS APPROXIMATELY 203 METERS FROM THE PROPOSED TOWER LOCATION.

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PHOTOGRAPHIC SIMULATION

KEY MAP (NTS)



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