MACKENZIE
BRITISH COLUMBIA

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: March 7, 2023

Subject: Electric Vehicle Charging Location

RECOMMENDATION:

THAT Council approves moving forward with the location of the proposed Level 3 DCFC station;

AND THAT Council consider and share any feedback on the proposed EV Licence with BC Hydro.

BACKGROUND:

In December 2018, BC saw the release of the CleanBC Plan by the Province of BC, with its ultimate goal being to accomplish 75% of the Province's 2030 GHG reduction goal. Within the Cleaner Transportation part of the CleanBC Plan is a set of standards to accelerate EV adoption:

- A target of 10% new light-duty passenger vehicle sales in BC will be zero emission vehicles by 2025, increasing to 30% by 2030 and 100% by 2040
- Incentive programs to bring down the price of EV's for BC residents
- A commitment to more than double the amount of EV Charging Stations
- Funding for EV Charging Stations for local governments and First Nations

Since then, at the Regular Council meeting of April 12, 2021, BC Hydro approached the District of Mackenzie about their upcoming application to the Federal Government's Natural Resources Canada Zero Emissions Vehicle Infrastructure Program for funding towards the expansion of their Electric Vehicle Fast Charging Network in Northern BC. BC Hydro approached municipalities in the north to confirm their interest in proceeding with an installation in their community and to include Mackenzie in the application. After this meeting the District of Mackenzie entered the BC Hydro Public EV Infrastructure Program - Phase 5 Project. Following the memorandum of understanding with BC Hydro being approved (attached), staff have been in contact with BC Hydro with regard to a site in Mackenzie for the Direct Charging Fast Charging Station (DCFC). BC Hydro first went to private businesses in Mackenzie to house the charging stations. No businesses that had enough parking space to accommodate the chargers were interested in proceeding with the project. BC Hydro is now looking at public spaces for the charging station.

To maximize community benefit, BC Hydro wanted sites to be close to amenities, provide opportunities for local economic development and offer a space for tourists to interact and enjoy. Based on the requirements of the charging stations, District staff proposed several locations on District land close to the downtown core. BC Hydro compared these sites based on these following:

- Access to power source
- Ability to accommodate pull-through charging
- Ability to expand to increase charging capacity in the future
- Proximity to public washrooms and amenities

Based on this, District staff proposed three locations, near the Tree Crusher, on the property neighbouring Community Market Park, and lastly, in the 616 Parking Lot. BC Hydro reviewed all options and selected the 616-parking lot location. The site plan has been attached as Appendix A for review.

Reduced Parking

The proposed location will require the use of 17 parking spaces in the 616 Parking Lot. This site is owned by the District, however it is used by the neighboring businesses for parking. District staff are looking into the number of parking spaces required under Zoning Bylaw No. 1368, 2017. This is dependent on the square footage/parking space ratio. Lots in Zone CD1 have the opportunity to receive up to a 50% reduction in the off street parking requirements with the exception of any residential uses. An alternate option if the number of spaces is less than the required amount is for the District of Mackenzie to apply for a variance permit from Zoning Bylaw No. 1368, 2017. This will follow the process outlined in the Development Procedures Bylaw, as required for any other variance applicant.

Traffic Plan & Communication

The construction and installation of the EV Chargers will disrupt regular traffic patterns in the area. BC Hydro is going to be providing some traffic movement drawings and turning radiuses to help the District determine appropriate signage, pavement markings, and any barriers/guides that may be required to ensure the safety of drivers and pedestrians in the parking lot.

District vs. BC Hydro's Responsibilities

Attached is a copy of the proposed licence agreement from BC Hydro for the installation of the EV Charging Stations. Prior to installation, BC Hydro has committed to conduct the following:

- Conducting a survey of the proposed site maintaining appropriate setback distances.
- Conducting a utility scan of underground assets both private and municipal.
- Providing a turning radius study to make sure all types of vehicles have adequate space to exit the site safely.

Post Installation, BC Hydro would be responsible for:

- Maintaining and repair of the charging station and other improvements

The District would not be responsible for costs associated with installation and charger maintenance/repairs (ie. pavement cutting/patching etc.). However we would be responsible for:

- Regular snow removal
- Keeping the area clean and free of garbage
- Regular maintenance of parking lot i.e. (Pothole patching, line painting replacing lighting)

Next Steps

1. If the location is approved, staff will engage with the property and store owners that will be adjacent to the EV Charging Station about the proposed changes to the parking lot similar to development permit notifications. Staff would collect any feedback and bring it back to Council for consideration.

2. Staff will bring a report to an upcoming regular meeting along with the proposed agreement with BC Hydro for final consideration. Any additional information Council requests will be brought forward in that report. This report will also include:

    - Input from Operations to determine the impact on snow removal operations and what adjustments would need to be made to accommodate this.

    - Information on whether a variance is required from the zoning bylaw to allow for the reduction in parking spaces, staff would begin this process.

3. If approved, staff will work with BC Hydro to start the process of installation.

4. If approved, staff would inform the community of the upcoming proposed changes to the parking lot.

Installation Costs

Local Governments	$ 0
BC Hydro	$ 100,000
BC Government	$ 50,000
Natural Resources Canada	$ 100,000
TOTAL	**$ 250,000**

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Ongoing Maintenance

There will be regular maintenance costs with clearing the charging stations in the winter months and will be carried out by Operations staff. For summer months the cleaning and maintenance as usual is sufficient for the program. Upon review by the Operations department, any major budget implications will be brought forward to Council prior to approval.

COUNCIL PRIORITIES:

Community and Social Development

- Our investment in the municipality's services and infrastructure, our commitment to principles of social equity and well-being, and our belief in the value of resident engagement, creates a healthy community in which everyone feels valued and enjoys a high quality of life.

Environmental Sustainability

- The way we operate has an impact on the environment. We are committed to integrating sustainability and Environmental, Social and Governance factors (ESG) into our decision making and business practices.

Respectfully Submitted,

Luke Thorne

Luke Thorne
Land and Environmental Coordinator

Diane Smith

Approved for Submission to Council