
MEETING TYPE: Regular Council Meeting
MEETING DATE: August 20, 2024
AUTHOR: Matthew Salmon, Infrastructure & Development Engineering Director
DEPARTMENT: Engineering and Environmental Services
ITEM TITLE: Electric Vehicle (EV) Charging Hub - Adjusted Scope
DESCRIPTION: EV Charging Area Capital Project – Additional Scope and Funding Options

PURPOSE

To present options for additional scope and funding for expanded features at the EV Charging Area site at the north end of the Pelmewash Parkway.

RECOMMENDATION

THAT the 2024 Financial Plan be amended by allocating an additional \$390,000 from the Climate Action Reserve fund to the “24012 EV Charging Area” Capital Project.

EXECUTIVE SUMMARY

Constructing an EV Charging site in Lake Country in 2024 has been the culmination of many years of effort. Council received a presentation regarding the project at a Strategy Session on December 5, 2023, and subsequently approved \$200,000 ‘Base Funding’ from the Climate Action Reserve during the early budget approval process on December 19, 2023.

The initial budget included \$150,000 - the minimum amount of civil works required to meet the District’s obligations in partnership with BC Hydro and included \$50,000 for enhanced site amenities. A preliminary conceptual design of the site layout was included in the budget request and the operating agreement has been signed between the District and BC Hydro. The District’s works are to be completed in-house. Throughout the first half of 2024, staff has been working diligently on refining layout and completing the detailed design, in conjunction with BC Hydro’s project team.

Since the initial project approval by Council in Dec 2023, there have been several aspects of the project that have evolved and created opportunities for further area enhancements for Council to consider.

The District’s capital project team has identified several opportunities to create an enhanced public space, informed by development in the area and a greater understanding of the longer-term vision for the area whilst acknowledging the north end of Pelmewash Parkway is a gateway to popular and well utilized amenities. The proposed options for enhancement fall into two distinct categories:

1. Additional Parking
2. Enhanced amenities and environment

In general, the options being presented in this report represent a shift in the final product from a “highway style rest area” with some basic practical functionality, to a more inviting “park-like amenity” for broader public use. Improved public safety and connectivity throughout the area is a positive by-product of creating a more desirable setting which will likely have a positive impact on economic development. Staff have observed that during peak usage the parking in this area is at or above capacity.

Modifications listed in Option A below would provide the following enhancements:

- Additional public parking (13 off street spaces and 42 overflow spaces)
- Extended 30km/hr zone to match the west end of Oyama Road
- Repurposing of redundant 4 lane highway to create public parking and inclusion of a multiuse pathway connection to the rail trail and the proposed and existing residences at Evans Road
- Water service and connection point
- 50+ Trees with irrigation, curbs and mulch areas
- Drinking water fountain
- Additional picnic table
- Multi-use pathway servicing both the parking area and the local active transportation network
- Improvements to business access
- Provision of bus shelters

While the original approved project scope will still proceed this Fall with the current funding, the intention would be to deliver additional enhancements at the same time to apply the fullest cost efficiency possible while the area will already be under construction.

DISCUSSION/ANALYSIS

Two options for enhanced scope to the EV Charging Area project have been produced for Council to consider, but Council may wish to select an alternate group of enhancements. A more detailed view of the enhancement options is at Attachment B which identifies those improvements Council approved previously, labelled 'Base Funding' and highlighted in green, and those proposed enhancements which are highlighted in orange.

Option A

Landscaping (50+ Trees, Irrigation, Drinking Water Fountain)	<input checked="" type="checkbox"/>	\$250,000
Transit Shelters x 2	<input checked="" type="checkbox"/>	\$65,000
Enhanced Signage, Inc. Entrance	<input checked="" type="checkbox"/>	\$60,000
Re-purposing 4 Lane to create a Northern Boulevard	<input checked="" type="checkbox"/>	\$15,000
TOTAL		\$390,000

Option B

Landscaping (Trees, Irrigation, Drinking Water Fountain)	<input type="checkbox"/>	\$250,000
Transit Shelters x 2	<input checked="" type="checkbox"/>	\$65,000
Enhanced Signage, Inc. Entrance	<input checked="" type="checkbox"/>	\$60,000
Re-purposing 4 Lane to create a Northern Boulevard	<input checked="" type="checkbox"/>	\$15,000
TOTAL		\$140,000

Given the heavy seasonal use of the area, construction timing for this Fall is aimed at minimizing disruption and congestion while works are being completed. BC Hydro indicates their preference is to complete their portion of the EV Charger installation this Fall.

IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY (if applicable)

At the EV Charging Area site it is anticipated ongoing annual maintenance costs will range between \$15,000 - \$20,000. Work requirements will be absorbed into existing operational capacity and scheduling in 2025, but may require an operating supplemental budget request in 2026. Requirements will not be disproportionately or exponentially attributed to any of the specific enhancements, however snow removal, in particular, may require more individualized attention due to the features installed.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

Council funded Capital Project Number 24012 “EV Charging Area” in the amount of \$200,000.00 from the Climate Action Reserve, during the early approval process for the 2024 Budget.

As at December 31, 2023, the Climate Action Reserve balance was \$2,581,311. Currently budgeted for 2024 is the \$200,000 for this and \$948,130 of 2023 carry forward capital projects.

Budgeted contributions to the Climate Action Reserve are:

- \$228,112 from excess revenue over expenses from the Hydroelectric plant
- \$136,082 of Local Government Climate Action Program Funding (LGCAP).

Therefore, the projected reserve balance at the end of 2024 is \$1,797,375 prior to considering interest earned on the reserve balance in the year (earned \$77,490 in 2023 for reference), and prior to considering any funding for the EV charging project above the originally approved \$200,000.

CONSULTATION (Internal referrals, External Agencies, Committees, Stakeholders)

Consultation occurred internally with the Parks and Facilities team and externally with project partner BC Hydro. Additionally, two private property owners adjacent to the site were consulted and their input incorporated into the preliminary design.

COMMUNICATIONS (if applicable)

Communications regarding the project will occur through the regular District mechanisms for public information and social media. Standard messaging will mirror that of BC Hydro to ensure consistency.

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community
- Create Infrastructure That Meets Community Needs
- Encourage Growth of the Downtown Core
- Ensure Sustainable Water Service Delivery for the Community
- Explore Opportunities to Engage With Regional Local Governments for the Betterment of the Community
- Honour Reconciliation by Strengthening Relationships and Inclusiveness With Our Indigenous Partners
- Identify and support improvements to the Development Process
- Implement the Agricultural Plan
- Preserve, Protect and Enhance Our Natural Environment
- Secure long term wastewater service delivery for our community
- Support Opportunities to Diversify Lake Country’s Tax Base

ALIGNMENT WITH MASTER PLANS

- Agricultural Plan
- Official Community Plan
- Climate Action Charter
- Parks & Recreation Master Plan 2019

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| <input type="checkbox"/> Housing Needs Report | <input type="checkbox"/> Sanitary Sewer System Map |
| <input type="checkbox"/> Liquid Waste Management Plan Stage 1/2 Report | <input type="checkbox"/> Transit Future Plan-Central Okanagan Region-DRAFT |
| <input type="checkbox"/> McCoubrey Plateau Area Structure Plan | <input type="checkbox"/> Transportation for Tomorrow |
| <input type="checkbox"/> Mobility Master Plan | <input type="checkbox"/> Water Master Plan |

OPTIONS

- A. THAT the 2024 Financial Plan be amended by allocating an additional \$390,000 from the Climate Action Reserve fund to the “24012 EV Charging Area” Capital Project.
- B. THAT the 2024 Financial Plan be amended by allocating an additional \$140,000 from the Climate Action Reserve fund to the “24012 EV Charging Area” Capital Project.
- C. THAT the 2024 Financial Plan be amended by allocating additional funding amount as indicated by Council from the Climate Action Reserve fund to the “24012 EV Charging Area” Capital Project.
- D. THAT no additional funding be allocated to the “24012 EV Charging Area” Capital Project at this time.

Respectfully Submitted,
Matthew Salmon, Infrastructure & Development Engineering Director

Report Approval Details

Document Title:	EV Charging Area - Options for Adjusted Scope.docx
Attachments:	- Attachment A-EV Charging Area-Pelmewash EV and Parking Area - Design_Ultimate C01.pdf - Attachment B-EV Charging Area-Pelmewash EV and Parking Area - Schematic S01.pdf
Final Approval Date:	Aug 14, 2024

This report and all of its attachments were approved and signed as outlined below:

Trevor James, CFO, Director of Finance & Administration - Aug 13, 2024 - 9:03 AM

Reyna Seabrook, Director of Corporate Services - Aug 13, 2024 - 11:17 AM

Paul Gipps, Chief Administrative Officer - Aug 14, 2024 - 2:30 PM