



Community Sustainability Advisory Committee Meeting to be held via Zoom

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**Wednesday, March 16, 2022
at 9:00 a.m.**

1. **Call Regular Committee Meeting to Order**
2. **Adoption of Agenda**
3. **Adoption of Minutes**
 - 3.1 Minutes of February 16, 2022 Community Sustainability Advisory Committee 1-4
Staff Recommendation:
THAT the Community Sustainability Advisory Committee adopt the minutes of the February 16, 2022 meeting as presented.
4. **New Business**
 - 4.1 Electric Vehicle Charging Rate Review Update – David Kassian, Community Sustainability Coordinator 5-8
5. **Next Meeting**
6. **Public Question Period**
7. **Adjournment**



Minutes

penticton.ca

Community Sustainability Advisory Committee Meeting

to be held via Zoom
 Wednesday, February 16, 2022
 at 9:00 a.m.

Present: Chris Allen, Chair
 Randy Boras, Vice Chair
 Anne Hargrave
 Lyndie Hill
 Margaret Holm
 Nicolas Stulberg
 Amelia Boulton

Council Liaison: Julius Bloomfield, Councillor

Staff: Kristen Dixon, General Manager of Infrastructure
 David Kassian, Community Sustainability Coordinator
 Rebecca Van Huizen, Legislative Assistant

Regrets: Philip Hawkes
 Tracy Van Raes

1. **Call to Order**

The Community Sustainability Advisory Committee was called to order by the Chair at 9:06 a.m.

2. **Adoption of Agenda**

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee adopt the agenda for the meeting held on February 16, 2022 as amended to include new item 4.3 - Building Emissions

AND THAT the Community Sustainability Advisory Committee alter the order of agenda items and associated numbering.

CARRIED UNANIMOUSLY

3. **Adoption of Minutes**

3.1 Minutes of December 8, 2021 Community Sustainability Advisory Committee

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee adopt the minutes of the December 8, 2021 meeting as presented.

CARRIED UNANIMOUSLY

4. **New Business**

4.1 Electric Vehicle Charging Rate Review

Lyndie Hill joined the meeting at 9:07 a.m.

The Community Sustainability Coordinator presented a Power Point presentation outlining the Electric Vehicle Charging Rate Review.

The floor was then opened up to the Committee Members for discussion. Anecdotal comments were provided by individual Committee Members as to their own experiences with EV Charging Stations and with both hybrid and electric vehicles. Comments were provided as to whether the implementation of the \$2.00 charging fee attributed to the decrease in the usage between 2020 and 2021.

Discussions and comments arose as to the monitoring of these parking stalls and locations to ensure those parking there were using them for their intended purpose. This led into a question from the Committee regarding average charging times at EV Charging Stations. Staff noted that the average time of charging at a Level II station was approximately 2 hours 50 minutes while the average time of charging at a Level I (fast charger) was about 30 – 45 minutes. It was noted that the charging time would be dependent on whether you have a fully electric vehicle (EV) or a hybrid vehicle.

Committee Members questioned what caused an inflation of fees between 2020 and 2021. Staff indicated that the hourly cost to the City increased mainly due to static fees (maintenance and monitoring, depreciation cost, lost parking revenue). The static fees increased the hourly charging cost to the City because the static fees were being spread out across fewer EV charging hours. Staff also explained a discrepancy in costs between the November 3rd Council report and the February 16th Committee Memo. The costs in the Council report were being represented per station, while the Committee Memo displayed the costs of the overall site (4 stations). Staff committed to following up on the driver behind increased electricity costs.

A question was raised about the cost of purchasing and installation of Level 3 chargers (fast chargers) vs Level II chargers. Staff indicated that the average cost to purchase and install a Level 3 (fast charger) averaged about \$85,000 - \$100,000 and with the pending grant application that would help to cover approximately 75% of the cost of the proposed four (4) new ones. Level 2 charging stations have a lower capital and operating cost than Level 3 chargers, and level 2 chargers typically cost \$12,000 - \$18,000 to purchase and install. It was mentioned that Canadian Tire and a few hotels have EV Charging Stations and are charging a lower fee for them, Committee Members indicated this comes off as the private sector is leading the way on incentivizing the use of EV.

The General Manager of Infrastructure provided background on how the report before the Committee today was drafted including how the staff recommendation supported the broader goals of providing and incentivizing a public charging network, as well as noted other policy work proposed which will support additional private infrastructure (ie. EV ready policies in new builds).

Committee Members asked Staff if there was a way to introduce a 'step charge' program for the use of the EV Charging Stations to further incentivize, while also ensuring turnover. The 'step charge' program would allow the use of the EV Charging Station for free for a set use of time

and then charge for an hourly rate after that. Staff responded that they would have to look into the technical details of the EV Charging Stations to see if that would be possible to set up. The Committee Members put a motion on the floor to request Staff to look into this and report back on the findings.

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee receive into the record the report dated February 16, 2022 titled 'Electric Vehicle Charging Rate Review'.

CARRIED UNANIMOUSLY

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee request staff to report back with the option of a stepped rate for Level II Charging Stations, where the charging fee would be free for a set portion of time, with an hourly rate following.

CARRIED UNANIMOUSLY

4.2 Energy Audit Financing

The Community Sustainability Coordinator presented a PowerPoint Presentation on the Energy Audit Financing requests and provided background on upcoming audits on City Facilities.

The floor was opened to the Committee Members for discussion.

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee recommend to Council to approve of energy audits through FortisBC's Custom Efficiency Program for the Community Recreation Centre, the South Okanagan Events Centre, and the Penticton Trade and Convention Centre with a net cost of \$22,500 to be financed through the Climate Action Reserve.

CARRIED UNANIMOUSLY

Nicolas Stulberg left the Zoom meeting at 10:30 a.m.

4.3 Building Emissions

A Committee Member inquired if there was any way on restricting fossil fuels on new developments and buildings. Another Committee Member questions if there was a way to control how/where natural gas is being used.

Staff responded that the 2021 Community Climate Action Plan identifies strategies for new buildings to adopt a low carbon approach.

4.4 2022 Community Sustainability Advisory Committee Meeting Schedule

The Legislative Assistant introduced the 2022 Committee Meeting Schedule.

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee 2022 meetings be tentatively held on January 19, February 16, March 16, April 13, May 18, June 22, July 20, August 17, September 21, October 19, November 16, December 14 at City Hall or electronically at 9:00 a.m. unless otherwise specified.

CARRIED UNANIMOUSLY

4.5 Electronic Meeting Policy

The Legislative Assistant highlighted the Electronic Meeting Policy adopted by Council in October 2021 as it pertains to electronic meetings for Advisory Committees.

5. **Next Meeting**

The next Community Sustainability Advisory Committee meeting date is tentatively scheduled for March 16, 2022.

6. **Public Question Period**

7. **Adjournment**

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee meeting held on Wednesday, February 16, 2022 adjourn at 10:39 a.m.

CARRIED UNANIMOUSLY

Certified Correct:

Rebecca Van Huizen
Legislative Assistant



Memo to Committee

penticton.ca

Date: March 16, 2022
To: Community Sustainability Advisory Committee
From: David Kassian, Community Sustainability Coordinator
Subject: **Electric Vehicle Charging Rate Review - Update**

File No: 6440-01

Staff Recommendation

THAT the Community Sustainability Advisory Committee receive into the record the report dated March 16, 2022 titled 'Electric Vehicle Charging Rate Review – Update'.

Background

At the February 16, 2022 meeting of the Community Sustainability Advisory Committee (CSAC), staff presented an electric vehicle (EV) charging rate review. The review was a comparison of level 2 EV station usage for one year before, and one year after, a \$2.00 per hour fee was implemented on January 1, 2021. Additional information can be found in Attachment A – Electric Vehicle Charging Rate Review report, February 16, 2016.

At the Committee meeting, members discussed a variety of objectives relating to the rate for EV charging. This included the desire to incentivize EV usage, but also to ensure that there was appropriate turnover (and that EV spots were not being used more as parking spots rather than charging spots). After much discussion relating to how these goals could be accomplished, Committee passed the following resolution:

It was MOVED and SECONDED

THAT the Community Sustainability Advisory Committee request staff to report back with the option of a stepped rate for Level II Charging Stations, where the charging fee would be free for a set portion of time, with an hourly rate following.

The objective of the referral back to staff was to ensure that the stations were capable of charging in this manner, before Committee considered further recommendations to Council.

Committee also inquired about the rate code that was used in the fee calculation and the significant change since the stations were originally introduced, and staff committed to report back with additional information on this item.

Financial implication

There are no financial implications of this report, it is being provided as additional supplemental information.

Analysis

Graduated Billing:

The City-owned level 2 EV charging stations are monitored by the manufacturer Flo, and staff have confirmed there is the ability for graduated billing through the existing station software. Graduated billing allows for free or reduced charging fees for a defined period of time, followed by an increased fee after the free period has ended. There is no cost to the City to change to graduated billing.

Should Committee wish to recommend a graduated rate, a draft alternate recommendation has been provided below. This is just a sample, and Committee can insert the amount they deem appropriate in to the recommendation. Note that any changes to the current rate of \$2.00/hour will require an amendment to the City's *Fees and Charges Bylaw*.

Electricity Rate Code:

At the February 16, 2022 meeting of the CSAC, committee members inquired about the increase in electric utility fees from 2020 to present. In reexamining the fee structure, it was identified that the wrong rate code was being used to account for site costs. The City charges Rate Code 45 (0.0832 per kWh) for City accounts, which has a lower cost per kilowatt hour than Rate Code 20 (0.1248 per kWh). Rate Code 20 had also been used for previous calculations. Rate Code 45 also does not pay the Basic Charge fee of \$16.84 per billing, and a Basic Charge was included in previous calculations.

The hourly costs per station have been updated to reflect Rate Code 45 instead of Rate Code 20:

Hourly Cost per Station Comparison (2020 - 2021)			
Costs / Hour / Station	2020	2021	Increase (2020 - 2021)
electricity	\$0.20	\$0.48	\$0.29
Basic Charge (Electric Utility)	\$0.00	\$0.00	\$0.00
Parking Fees	\$0.37	\$1.69	\$1.32
Maintenance/Monitoring	\$0.10	\$0.42	\$0.32
Depreciation Cost	\$0.36	\$1.48	\$1.12
Transaction Fees	\$0.00	\$0.27	\$0.27
Total cost / hour	\$1.02	\$4.34	\$3.32

The cost per hour difference was previously calculated at an increase of \$3.27 from 2020 to 2021 under Rate Code 20, and under Rate Code 45 the cost increase from 2020 to 2021 is calculated at \$3.32 per hour. Rate Code 45 has also decreased in cost from \$0.0953 in 2020 to \$0.0832 in 2021. This is reflected in all tables in this memo.

Electricity Charges Rate Comparison (2020 - 2021)				
	2020 (Jan. 1 - May 15)	2020 (May 16 - Dec. 31)	2021	Change (2020 - 2022)
Electricity - Rate Code 45 (\$ per kWh)	\$0.0953	\$0.0858	\$0.0832	-\$0.0026
Basic Charge (N/A under RC45)	\$0.0000	\$0.0000	\$0.0000	\$0.0000

Using Rate Code 45 and factoring in no Basic Charge, annual costs decreased for both 2020 and 2021 as follows:

EV Station Data Comparison (2020 - 2021)			
	2020	2021	% Change (2020 - 2021)
Number of sessions (total)	1,931	699	-64%
Number of hours (total)	5,886	1,422	-76%
Total kWh	21,584	8,263	-62%
Total Revenue (charging fees)	\$0.00	\$2,603.84	
Total Expenses	\$6,026.70	\$6,178.07	
Net cost	\$6,026.70	\$3,574.23	

Alternate Recommendation

That the Community Sustainability Advisory Committee recommend to Council that the fees and charges bylaw be amended to provide the first hour of EV level 2 charging for free, and \$2/hour for each subsequent hour thereafter.

Attachments

Attachment A – Electric Vehicle Charging Rate Review report, February 16, 2016.

Respectfully submitted,

David Kassian
Community Sustainability Coordinator

Concurrence

Director of Finance and Administration	General Manager/ Director
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<i>AMC</i>	<i>KD</i>
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