



**Subject: Electric Vehicle Chargers**

**To: Council**

**From: Public Works Department**

Report Number: 2024-197

Meeting Date: November 12, 2024

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**Recommendation:**

That Public Works Department Report 2024-197 be received; and

A By-law be brought forward to Authorize Entering into an Agreement with FLO Infra Canada 2 LP by its general partner FLO Infra Canada GP 2 Inc. Regarding Lease Agreement for Charging Station Deployment – HH Knoll Lakeview Park; and

A By-law be brought forward to Authorize Entering into an Agreement with FLO Infra Canada 2 LP by its general partner FLO Infra Canada GP 2 Inc. Regarding Lease Agreement for Charging Station Deployment – Market Square; and

A By-law be brought forward to Authorize Entering into an Agreement with FLO Infra Canada 2 LP by its general partner FLO Infra Canada GP 2 Inc. Regarding Lease Agreement for Charging Station Deployment – Main Street West Parking Lot; and

A By-law be brought forward to Authorize Entering into an Agreement with FLO Infra Canada 1 LP by its general partner FLO Infra Canada GP 1 Inc. Regarding Lease Agreement for Charging Station Deployment – Vale Health and Wellness Centre; and

That the Director of Public Works be directed to implement the works as outlined within this report.

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**Purpose:**

The purpose of this report is to obtain approval from Council to enter into lease agreements with FLO Infra Canada 2 LP and FLO Infra Canada 1 LP to supply and install electric charging stations for public use and allocate funding to install said public facing chargers as well as chargers for city fleet use at the Engineering and Operations Centre and Fire Hall.

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## **Background:**

In 2022, Council approved a capital project pertaining to the installation of a Level 3 Direct Current Fast Charger (DCFC) within the City and more recently in June 2024, staff presented the Trimester 1 Financial Reporting which discussed potential funding solutions for level 2 and 3 chargers.

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## **Discussion:**

### Public EV Charging

Staff have investigated multiple public charging scenarios from owning chargers to leasing land to companies that already have substantial electrical vehicle charging networks. Funding opportunities were also reviewed with the Zero Emission Vehicle Infrastructure Program but the requirement to install a minimum of 20 level 2 chargers that were all required to be public facing made the funding unrealistic for Port Colborne. The City would have had to install, maintain, and operate the business of electric vehicle chargers as companies with vast networks were not interested in installing so many in a community the size of Port Colborne. Through discussions with FLO, staff were able to negotiate the installation of level 2 chargers in three highly travelled destination points being H.H. Knoll Park, Market Square, and the public parking lot at the corner of Main Street West and Church Street. Each of these locations will receive one charging station that will charge two vehicles at once. These chargers will be installed and operated by FLO on city lands per the lease agreements, the City will be responsible for supplying power to the site. Should FLO or the City choose to not renew the lease at a future date, the infrastructure installed by the City will remain, allowing a new company to utilize the infrastructure at that time.

FLO has also agreed to install a level 3 DCFC at the Vale Health and Wellness Centre. The sport complex itself, and its proximity to Highway 140, and Highway 3 make it an ideal location for this infrastructure. FLO will fully fund the installation of this unit.

### City Fleet EV Charging

The City's Strategic Plan outlines numerous goals related to the environment and climate change with one being to reach net-zero energy by 2040 through reduced greenhouse gas emissions and improved energy efficiency. With this, the City is committed to procuring electric vehicles within the fleet replacement strategy where suitable. To provide the capacity for electric vehicle charging at the Engineering and Operations Centre, an upgrade to the electrical service is required. Staff have strategically positioned the upgrade to take place between the Engineering and Operations Centre and Fire Hall to allow for future expansion to both buildings when the time comes to transition further fleet to electric. Further expansion of the City's fleet

charging network at other city owned facilities will be investigated to determine the need and optimal locations in the future.

### Project Timeline

To expedite the project, staff have already implemented the procurement process to select a contractor to install the infrastructure pending Council's approval. The Level 2 chargers are anticipated to be installed prior to the end of February 2025. The Level 3 DCFC at the Vale Health and Wellness Centre, and Level 2 chargers at the Engineering and Operations Centre will have a longer completion time as there is a minimum 1-year lead time to receive the required transformers from the electric utility.

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### **Internal Consultations:**

Staff have reviewed the public and facility infrastructure to ensure the chargers are located in the most economical and effective areas to suit current and future needs.

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### **Financial Implications:**

The total cost to implement the public and City fleet charging stations is \$232,000 of which \$42,000 will be refunded by the hydro utility, Canadian Niagara Power, once the upgrade at the Engineering and Operations Centre is completed for a total cost of \$181,000. This project will be funded from the already approved capital project funding of \$106,618, the 2024 Operating budget at \$35,000, and the new 2025 Operating budget for Electric Vehicle Charging accounted for within Programs, Grants, and Activities at \$40,000.

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### **Public Engagement:**

All residents and organizations directly impacted due to the construction will be notified in advance.

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### **Strategic Plan Alignment:**

The initiative contained within this report supports the following pillars of the strategic plan:

- Environment and Climate Change
- Welcoming, Livable, Healthy Community
- Economic Prosperity

- Sustainable and Resilient Infrastructure
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## **Conclusion:**

Approval of this report will allow Public Works staff to move forward with the electrical work required to bring public electric vehicle charging to the City as well as provide electric charging capacity for the city's future electric fleet vehicles.

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## **Appendices:**

- a. By-law to Authorize Entering into an Agreement with FLO Infra Canada 2 LP by its general partner FLO Infra Canada GP 2 Inc. Regarding Lease Agreement for Charging Station Deployment – HH Knoll Lakeview Park
- b. By-law to Authorize Entering into an Agreement with FLO Infra Canada 2 LP by its general partner FLO Infra Canada GP 2 Inc. Regarding Lease Agreement for Charging Station Deployment – Market Square
- c. By-law to Authorize Entering into an Agreement with FLO Infra Canada 2 LP by its general partner FLO Infra Canada GP 2 Inc. Regarding Lease Agreement for Charging Station Deployment – 105 Main Street West Parking Lot
- d. By-law to Authorize Entering into an Agreement with FLO Infra Canada 1 LP by its general partner FLO Infra Canada GP 1 Inc. Regarding Lease Agreement for Charging Station Deployment – Vale Health and Wellness Centre
- e. General Location Map

Respectfully submitted,

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**Report Approval:**

All reports reviewed and approved by the Department Director and also the City Treasurer when relevant. Final review and approval by the Chief Administrative Officer.