

2. Encouraging EV Charging at Gas Stations and Parking Lots – Climate Emergency Action Plan

Summary: To amend the Zoning and Development By-law and the License By-law to include new definitions for gas stations and parking uses to permit EV charging; new business licence categories for gas stations and commercial parking lots that provide enough EV charging to meet minimum standards; and, to increase annual business licence fees for gas stations and parking lots that do not provide enough EV charging to meet the minimum standards set out by the City of Vancouver.

Applicant: General Manager of Planning, Urban Design and Sustainability

Referral: This relates to the report entitled “Encouraging EV Charging at Gas Stations and Parking Lots – Climate Emergency Action Plan”, dated March 15, 2022, (“Report”), referred to Public Hearing at the Council Meeting of April 12, 2022.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approves, in principle, the application to amend Section 2 of the Zoning and Development By-law to change the definitions for gasoline stations, cardlock fuel stations, and parking uses to permit the use of electric vehicle (“EV”) charging;

FURTHER THAT the amendment to the Zoning and Development By-law, prepared for Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT Council approves, in principle, amendments to the License By-law to:
- (i) amend the definition of “Gasoline Station” to include “Cardlock Fuel Station”, and add a new definition for “Cardlock Fuel Station” to include the provision of electricity for electric vehicle (“EV”) charging in accordance with the definitions attached in Appendix B of the Report;
 - (ii) remove the definitions of “Gasoline Station – Full Serve”, “Gasoline Station – Self Serve” and “Gasoline Station – Split Island” in accordance with Appendix B of the Report;
 - (iii) add a new definition of “Marine Service Station” in accordance with Appendix B of the Report;
 - (iv) create a new business licence category for gasoline stations that provide electric vehicle charging with a total power output of at least 50 kW and establish a separate business licence fee for such gas stations. 2022 licence fees are \$243

and the actual fees set for 2025 implementation would be subject to the annual business licence fee review and report to Council in 2024;

- (v) set the licence fee for gas stations that do not provide electric vehicle charging with a total power output of at least 50 kW at \$10,000 for implementation in 2025;
- (vi) set the licence fee for marine service stations, at the same fee as gas stations that provide electric vehicle charging with a total power output of at least 50 kW;
- (vii) add new definitions of “Auto Parking”, “Auto Parking Small” and “Auto Parking with Charging” in accordance with Appendix B of the Report;
- (viii) add a new section 10.5 (9) to allow auto parking licence holders to provide electricity for electric vehicle (“EV”) charging;
- (ix) create a new business licence category for motor vehicle parking businesses that provide electric vehicle charging with a total power output of at least 26.6 kW and establish a separate business licence fee for such parking businesses. 2022 licence fees are \$163 and the actual fees set for 2025 implementation would be subject to the annual business licence fee review and report to Council in 2024; and
- (x) set the licence fee for motor vehicle parking businesses that do not provide electric vehicle charging with a total power output of at least 26.6 kW at \$10,000 for implementation in 2025, except the licence fee for parking lots with fewer than 60 parking stalls, which shall be set at the same fee as parking lots that provide electric vehicle charging with a total power output of at least 26.6 kW;

FURTHER THAT the amendment to the License By-law, prepared for the Public Hearing generally in accordance with Appendix B, be approved in principle.

C. THAT Recommendations A through B be adopted on the following conditions:

- (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact any amending by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[Encouraging EV Charging at Gas Stations and Parking Lots
– Climate Emergency Action Plan]**