



REFERRAL REPORT

Report Date: May 21, 2025
Contact: Brad Badelt
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VanRIMS No.: 08-2000-20
Meeting Date: June 3, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Amendments to Clarify Electric Vehicle Charging in the Zoning and Development By-law

RECOMMENDATION TO REFER

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary Zoning and Development by-law amendments, generally in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to facilitate the installation of Electric Vehicle Charging Equipment, generally in accordance with Appendix A.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law generally as presented in Appendix A.

REPORT SUMMARY

The Climate Emergency Action Plan (CEAP) includes a target and actions to encourage the shift from internal combustion engine vehicles to electric vehicles (EVs). Increasing the amount of EV charging across the city is necessary to support this shift. This report recommends amending Section 4 of the Zoning and Development By-law to clarify that the installation of EV

charging equipment is exempt from the requirement for a development permit, which will help enable continued growth in the home, workplace, and public charging network.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- In November 2020, Council adopted the [Climate Emergency Action Plan](#) (CEAP), which included an objective that 50% of the kilometres driven on Vancouver's roads will be ZEVs by 2030, and actions to increase EV charging in Vancouver.
- In June 2023, Council directed staff via Recommendation E of the Climate Emergency Action Plan (CEAP) Vancouver Plan Amendment report to Council, to explore public/private partnerships to expand public EV charging infrastructure.
- Through various decisions back to 2012, Council has approved and strengthened requirements in the Parking By-law that require electric vehicle charging infrastructure in all types of new buildings with vehicle parking.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

The Climate Emergency Action Plan (CEAP) includes a target and actions to encourage the shift from gasoline-powered vehicles to EVs. The successful transition to EVs requires people to have easy and reliable access to EV charging city-wide, including home, workplace, and public charging. To clarify that EV charging is permitted in all types of development and does not require a development permit, this report recommends amending section 4.8 of the Zoning and Development By-law to explicitly exempt the installation of Electric Vehicle Charging Equipment from the requirement for a development permit. Installation of EV charging equipment would continue to require an electrical permit and would be considered an ancillary or accessory use to parking in residential, commercial and industrial uses.

Strategic Analysis

Clarifying Permitting Requirements

While installations of EV charging equipment have not required development permits in practice, the Zoning and Development By-law could be interpreted to require a development permit. To align the By-law with current practice and clarify expectations for residents or businesses installing EV charging equipment, it is recommended that the installation of EV charging be exempt from the requirement for a development permit. Installing EV charging equipment would typically only require an electrical permit. A building permit may also be required if a surrounding structure is being built.

Alignment With Need for EV Charging

As Vancouver residents continue to switch to EVs, the need for charging will extend to all types of buildings and parking lots (e.g. grocery stores, retail stores, office buildings, residential buildings, etc.), and for different types of households and businesses. The changes recommended in this report clarify that the installation of EV charging equipment is allowed in all types of development where there is space for vehicle parking.

Impact to Neighbourhoods

Staff looked at each zone in detail and determined that if the installation of EV charging equipment is explicitly exempt from a development permit requirement, the risk of potential negative impacts is low. There have been no negative impacts from properly installed EV chargers to date. In R or residential zones where lower-density housing is found, EV charging installed to support residential needs would not be powerful enough to provide a significant commercial opportunity.

For curbside charging installations, residents and businesses would not be allowed to install EV charging on-street without going through other City review and approval processes.

Other Cities

The City of Burnaby, the City of Richmond, and the City of Surrey include provisions for EV charging in the Parking & Loading sections of their Zoning By-laws. Similar to the City of Vancouver's Parking By-law, these provisions are requirements for new buildings. In each of the municipalities, EV charging is allowed city-wide under the city's Zoning and Development bylaws, and they do not differentiate between private and public charging, or prevent charging in residential zones.

Implications/Related Issues/Risk

Financial

There are no financial implications.

Environmental

Explicitly exempting the installation of EV charging equipment from development permits is aligned with the Climate Emergency Action Plan. The transportation sector accounts for approximately 40% of the carbon pollution that the City is responsible for.

Legal

If the Recommendations in this report are adopted by Council, the Zoning and Development By-law will be amended to exempt the installation of EV charging equipment from the requirement for a development permit, if an electrical permit is obtained.

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APPENDIX A: AMENDMENTS TO ZONING AND DEVELOPMENT BY-LAW

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**A By-law to amend Zoning and Development By-law No. 3575
Regarding Provisions for EV Charging Infrastructure**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. In Section 2, Council adds the definition of “Electric Vehicle Charging Equipment” in correct alphabetical order, as follows:

<u>Term</u>	<u>Definition</u>
“Electric Vehicle Charging Equipment	Equipment necessary to deliver electric vehicle charging on a site including all conductors, connectors, devices, apparatus, and fittings.”

3. In section 4.8.1, Council strikes the “and” at the end of 4.8.1(v), strikes the period at the end of 4.8.1(w), adds “; and” at the end of 4.8.1(w) and adds the following exemption for development permits for electrical vehicle supply equipment as a new 4.8.1(x):

“(x) the installation of electric vehicle charging equipment, pursuant to an electrical permit, provided the equipment is located in an area where vehicle parking or vehicle servicing is available.”.

4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

5. This By-law is to come into force and take effect upon enactment.

ENACTED by Council this day of , 2025

Mayor

City Clerk