

Electric Vehicle (EV) Charging Station Requirements

December 2023

Introduction

As of August 19, 2020, all new residential developments require the installation of Electric Vehicle (EV) Charging Stations as outlined within Section 5 – Parking Requirements of the Zoning Bylaw. A brief summary of the requirements and the specifications of Level 2 Charging Stations is provided below.

What are the Zoning Bylaw Requirements?

1. Single Detached Dwelling

- A minimum of 1 Level 2 energized outlet, including all electrical equipment.

2. Townhouse or Duplex

- A minimum of 1 Level 2 energized outlet, including all electrical equipment, per dwelling unit.

3. Apartment

- A minimum of 1 Level 2 energized outlet, including all electrical equipment, for 25% of all off-street parking spaces, excluding visitor spaces.
- Raceways/conduit, including drawstrings, capable of providing future Level 2 energized outlets must be installed for the remaining 75% of all off-street parking spaces, excluding visitor spaces.

What does an EV Charging Station Look Like?



The provision of energized outlets means an EV charging station is installed and ready for use by potential residents at time of building occupancy.

Alternatively, the requirement to install raceways/conduit for apartment developments allows for future residents to retrofit the building to incorporate additional charging stations (over and above the 25% requirement) at a later date.

Level 2 Charging Station with a J1772 Connector.

What is a Level 2 Charging Station?

- 240 VAC - uses 40 Amp plug or directly wired
- Usually wall or pedestal mounted
- Approximately 40 km per hour charge
- Uses a J1772 connector to vehicle

What are the Specifications in Section 5(5) of the Zoning Bylaw?

(5) ELECTRIC VEHICLE CHARGING STATIONS

- a) Energized outlets capable of delivering Level 2 charging or higher, including all electrical equipment, shall be installed to service a minimum of 1 required OFF-STREET PARKING SPACE in association with a SINGLE DETACHED DWELLING or DUPLEX.
- b) Energized outlets capable of delivering Level 2 charging or higher, including all electrical equipment, shall be installed to service a minimum of 1 required OFF-STREET PARKING SPACE (excluding visitor parking) in association with each TOWNHOUSE unit.
- c) Raceways or conduit, with drawstrings, capable of providing Level 2 charging or higher, including all electrical equipment, shall be installed to service all OFF-STREET PARKING SPACES (excluding visitor parking) required in association with an APARTMENT. This requirement includes raceways for the feeder cabling to the panel board location.
- d) Energized outlets capable of delivering Level 2 charging or higher, including all electrical equipment, shall be installed to service a minimum of 25% of all OFF-STREET PARKING SPACES (excluding visitor parking) required in association with an APARTMENT.
- e) Where PARKING SPACES for electric vehicle charging are provided, they shall meet the following requirements:
 - i) an energized outlet capable of providing Level 2 charging or higher shall be provided to the PARKING SPACE
 - ii) energized outlets shall be labeled for their intended use and located within 3m of associated PARKING SPACES
 - iii) the PARKING SPACE shall be clearly labelled and signed as a PARKING SPACE for electric vehicles only.

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