



Staff Report to Council

DATE: Monday, May 2, 2022

DEPARTMENT: Planning

APPLICATION NO.: Bylaw No. 2054 – Amendment

SUBJECT: Electric Vehicle Charging in New Developments

BACKGROUND:

At its regular Council meeting of March 21, 2022, Council gave First Reading to Bylaw No. 2054, requiring all new multi-family buildings to provide energized outlets capable of providing Level 2 electric vehicle (“EV”) charging to all multi-family residential parking spaces (excluding visitor parking).

Following First Reading of the bylaw, several members of the development community expressed concern over the potential for theft of the electrical wire prior to the need for the EV charger/energized outlet. To address these concerns and ensure equitable access for future homeowners, staff reviewed the conditions for only partially installing the EV infrastructure at the time of development, such that all networking and communication systems, transformers, sub-panels, metering, and conduit are installed by the developer, but the wire is installed by the future homeowner on an as needed basis.

According to the City’s legal team, this readiness option may necessitate the need for registration of a section 219 covenant prior to issuance of a building permit preventing a future strata council from blocking the installation of charging infrastructure at a later date. This has been incorporated into revised Bylaw No. 2054.

If Council supports this option, they may wish to provide First Reading of Bylaw 2054 as re-drafted.

FINANCIAL IMPLICATIONS:

There are no financial implications to the proposed amendment other than staff time required for securing the covenants.

LEGAL IMPLICATIONS:

There are no legal implications for the proposed amendment.

OPTIONS:

Option 1

THAT Council

1. Rescind First Reading of Bylaw No. 2054, and give a new First Reading to revised Bylaw No. 2054

OR Option 2

THAT Council

2. Do not rescind First Reading of Bylaw No. 2054 and direct staff to proceed with Second and Third Readings following additional discussions with the development community

SUBMITTED BY: David Sametz, MCIP, RPP, Long Range Planner II

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer