

**TO:** MAYOR & COUNCILLORS  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **PROPOSED ZONING BYLAW AMENDMENTS – OFF-STREET VEHICLE PARKING - EV CHARGING REQUIREMENTS**  
**PURPOSE:** To propose amendments to the parking section of the Burnaby Zoning Bylaw to require electric vehicle (EV) charging requirements for new non-residential development.

## RECOMMENDATION

**THAT** the proposed EV charging requirements for new non-residential developments, as described in Section 3.1 of the report titled *“Proposed Zoning Bylaw Amendments – Off-Street Vehicle Parking – EV Charging Requirements”* dated June 10, 2024, be approved;

**THAT** the City Solicitor be authorized to bring forward amendments to Burnaby Zoning Bylaw, 1965, substantially as set out in (Attachment 1) of the report titled *“Proposed Zoning Bylaw Amendments -Off-Street Vehicle Parking – EV Charging Requirements”* dated June 10, 2024; and

**THAT** a Public Hearing not be held for the proposed amendments to Burnaby Zoning Bylaw, 1965, as described in the report titled *“Proposed Zoning Bylaw Amendments – Off-Street Vehicle Parking – EV Charging Requirements”* dated June 10, 2024, as they are consistent with the Burnaby Official Community Plan.

## 1.0 POLICY SECTION

Requiring new non-residential developments to include EV charging infrastructure requirements aligns with the following Council-adopted plans and strategies:

- Corporate Strategic Plan (2022);
- Official Community Plan (1998);
- Burnaby Transportation Plan (2021);
- Climate Action Framework (2020);
- Environmental Sustainability Strategy (2016); and
- Community Energy and Emissions Plan (2016).

## 2.0 BACKGROUND

On October 3, 2022, Council adopted a resolution directing staff to explore EV requirements for new non-residential developments (e.g. commercial, industrial, institutional).

On October 30, 2023, staff brought a report forward to Council outlining other comparator municipality’s EV policies and best practices for non-residential developments and proposed commensurate EV charging requirements for new non-residential developments in Burnaby. Arising from that report, Council authorized staff to undertake engagement with interested parties on the proposed EV charging requirements.

This report provides Council with the results of the engagement with the development community and brings forth proposed amendments to the City’s Zoning Bylaw to include EV charging requirements for new non-residential development to meet the City’s Climate Action goals.

## 3.0 GENERAL INFORMATION

### 3.1 Proposed EV Charging Requirements for New Non-Residential Developments

The proposed EV charging requirements for new non-residential developments are as follows:

Proposed Electric Vehicle (EV) Charging Requirements
<p><b>45% of total parking stalls are to be EV Ready as follows:</b></p> <ul style="list-style-type: none"><li>• 10% of parking spaces are EV Ready (Level 2 without Electric Vehicle Energy Management System (EVEMS))</li><li>• 35% of parking spaces are EV Ready (Level 2 with or without EVEMS)</li></ul> <p><b>With:</b></p> <ul style="list-style-type: none"><li>• 100% of accessible parking spaces are EV Ready (Level 2 with or without EVEMS) *</li><li>• 100% of Shared Vehicle Organization (e.g. Evo, Modo etc.) parking spaces (Level 2 with or without EVEMS and includes a minimum of one Electric Vehicle Supply Equipment (EVSE) **</li></ul> <p>* Accessible stalls are included within the 45%.</p> <p>** Any Shared Vehicle parking space is counted separately from the 45% minimum requirement.</p>

### 3.2 Engagement

As authorized at the October 30, 2023 Open Council meeting, engagement was undertaken on the proposed EV charging requirements for new non-residential development.

Staff prepared an information primer that included the proposed EV charging requirements (see Section 3.1 above) and information on:

- projected access to public and workplace charging needs for transition to EVs;
- current EV infrastructure incentives and rebates; and
- proposed timeline for proposed EV charging requirement implementation.

The primer was provided to the development community, including members from the Urban Development Institute (UDI) and the National Association for Industrial and Office Parks (NAIOP) Commercial Real Estate Development Association - Vancouver Chapter.

On February 7, 2024, staff presented the proposed EV charging requirements, implementation timeline and available provincial infrastructure incentives and rebates to the UDI-City of Burnaby Liaison Committee Meeting. The proposed requirements were well-received, and clarification was provided by staff on EV ready infrastructure requirements.

On March 21, 2024, staff met with two members from NAIOP -Vancouver Chapter. Members expressed general support for the proposed requirements and provided feedback on parking and loading reductions for industrial-specific development. City staff determined that the industrial-specific parking and loading requirements can be addressed through the development approval process, or via a separate bylaw amendment outside of the proposed EV Charging amendment.

### **3.3 Zoning Bylaw Amendments**

The EV charging requirements for new non-residential developments require amendments to the Zoning Bylaw. The proposed text amendments are detailed in Attachment 1.

The proposed Zoning Bylaw amendments consist of adding new definitions to Section 3, Definitions, and adding proposed EV charging requirements text to Schedule No. VIII, Off-Street Vehicle Parking, Section 800.8, Provisions of Electric Vehicle Charging Infrastructure.

### **3.4 Transition for In-Stream Applications**

As a transition for “in-stream” applications, it is proposed that the following exemptions to the proposed non-residential EV charging requirements would apply:

- Existing parking spaces, or new parking spaces for existing non-residential developments.
- Rezoning applications that have advanced past First Reading of the Rezoning Amendment Bylaw. Applicants would be encouraged to comply, but would not be required as at this stage of the development the building design is generally confirmed, and EV charging may be difficult to incorporate.
- Building Permit applications that have been submitted and accepted by the City before the adoption of the proposed Zoning Bylaw amendments. Applicants would be encouraged to comply, but would not be required as at this stage of the development the building design has been completed, and EV charging would be difficult to incorporate.

These transitional provisions will be incorporated into the proposed bylaw amendments (see Attachment 1).

#### **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

As the text amendments are consistent with the Official Community Plan and other City policies, it is recommended that a Public Hearing not to be held for these proposed amendments to the Zoning Bylaw.

Staff met and received input from industry representatives of UDI and NAIOP on the proposed non-residential EV Policy.

First and Second Readings of the text amendment bylaw will be held at a future Council meeting. In advance of that, a notice in respect to the text amendment bylaw will also be published on the City's website and as part of the City's online newsletter, in accordance with the Burnaby Public Notice Bylaw.

In addition, following approval of the recommendations proposed in this report, staff will:

- Update the City's EV Technical Guide to include technical requirements of the new standards for non-residential developments, for developers, designers, and builders;
- Update the City's website to include information on the new EV requirements for new non-residential developments; and
- Prepare a Building Bulletin for Building staff to provide to the development community.

It is also recommended that a copy of this report be forwarded to the Environment Committee for information.

#### **5.0 FINANCIAL CONSIDERATIONS**

Not applicable.

Respectfully submitted,

Lee-Ann Garnett, Acting General Manager Planning and Development

#### **ATTACHMENT**

Attachment 1 – Proposed Zoning Bylaw Amendments

#### **REPORT CONTRIBUTORS**

This report was prepared by Tracey Tobin, Climate Action and Energy Officer and reviewed by Erica Lay, Manager Climate Action and Energy; May Leung, City Solicitor; and Johannes Schumann, Director Community Planning.