

Electric Vehicle (EV) Charging Station Requirements

October 2020

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 Zoning Bylaw requirements and the specifications of Level 2 Charging Stations has been provided below.

Zoning Bylaw Requirements:

- Single Family homes:
 - All single family homes require a minimum of 1 Level 2 energized outlet (EV Ready)
- Townhouses:
 - Each unit must have a minimum of 1 Level 2 energized outlet (EV Ready)
 - Visitor parking spaces do not require EV Charging Stations
- Apartments:
 - Install Level 2 raceway/conduit to all parking spaces (no outlets required)
 - Install Level 2 energized outlets to 25% of parking spaces (EV Ready)

Please note, the provision of energized outlets means the EV Charging Station is complete and ready for use by potential residents at time of building occupancy. Alternatively, the requirement for installation of raceway/conduit for apartment developments allows for future residents to retrofit the building to incorporate additional energized outlets (over and above the 25% requirement) at a later date.

Level 2 EV Charging Stations:

- 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

Zoning Bylaw Provision – Parking Requirements [Section 5(5)]

5) ELECTRIC VEHICLE CHARGING STATIONS

- a) Energized outlets capable of delivering Level 2 (240 volts) 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 FAMILY DWELLING.
- b) Energized outlets capable of delivering Level 2 (240 volts) 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 (240 volts) 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 (240 volts) 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 (240 volts) 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.

FOR FURTHER INFORMATION PLEASE CONTACT:

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