

# Toronto Zoning By-law 569-2013

## Updates to Parking Standards for Electric Vehicles

May 2022



# Background

- Toronto Green Standard introduced EV requirements in 2010
- TransformTO calls for complete electrification of transportation by 2040
- EV Strategy called for 100% EV Ready in new buildings
- Review of parking standards in Zoning By-law incorporated requirements for 100% EV Ready

# Updates for Electric Vehicles

- All in-building parking spaces for residents must be equipped with an energized outlet capable of Level 2 charging and 25% of all other in-building parking spaces must be so equipped.
- Added new permissions for EV infrastructure to be located within the defined areas of the parking space.

# Zoning By-law Regulation

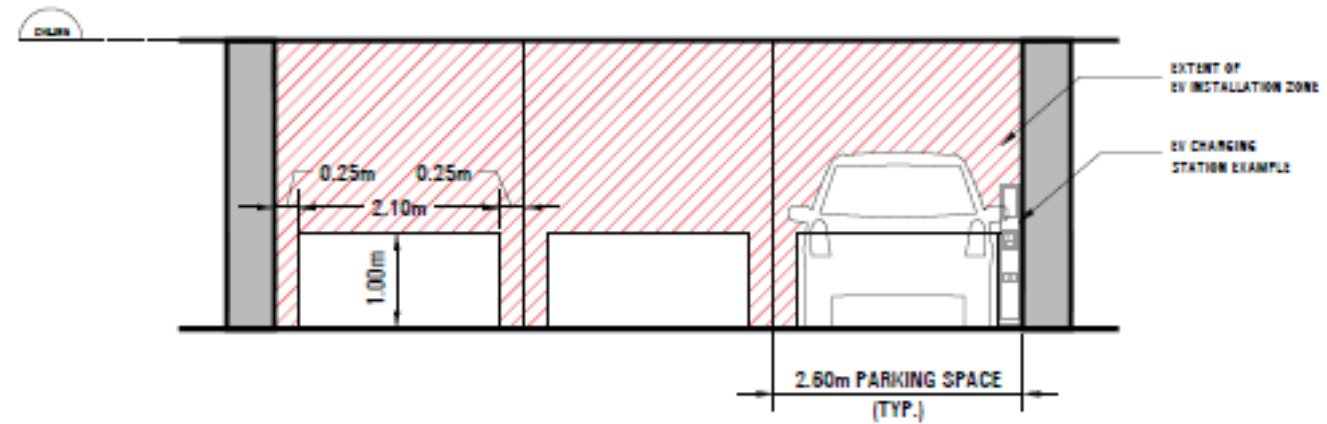
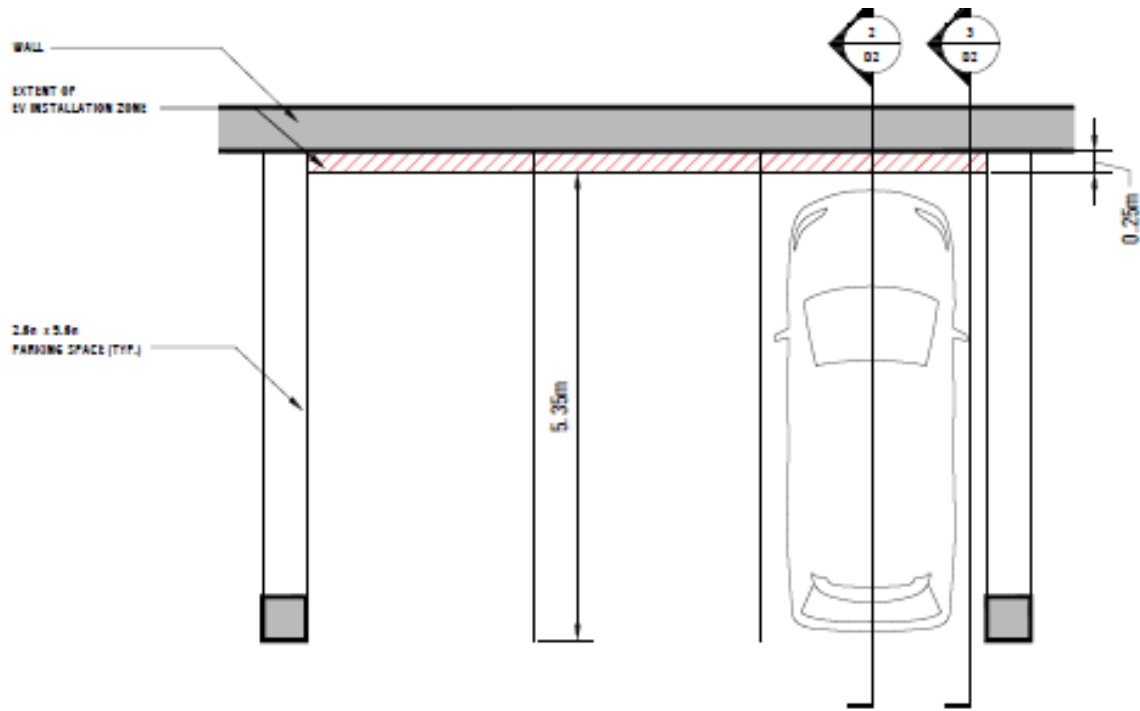
## (14) Electric Vehicle Infrastructure

Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with the following:

(A) all residential parking spaces provided for dwelling units located in an apartment building, mixed use building, "multiple dwelling unit building", detached house, semi-detached house, townhouse, duplex, triplex, fourplex, or for a secondary suite or laneway suite, excluding visitor parking spaces, must include an energized outlet capable of providing Level 2 charging or higher to the parking space; and

(B) in cases other than those set out in (A) above, 25 percent of the residential and non-residential parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.

# EVSE Installation Location



1 FRONT ELEVATION

# Feedback

- The Zoning By-law Amendment was appealed, however, appeal not focussed on EV charging
- Development industry's initial concerns about cost of requirements overcome
- Requests for more flexibility on installation locations from charger manufacturers

# Enforcement

- Similar to existing Toronto Green Standard process which relies on plan notations
- Exploring options for additional verification
- Advocating with Province for greater clarify

# Discussion