

# New Electric Vehicle Charging Requirements in New Developments



## What Has Changed?

On February 25, 2019, the City of Surrey amended its *Zoning Bylaw* to require Electric Vehicle (EV) charging infrastructure in ALL new residential and commercial developments.

## Requirements for New Residential Development

100% of residential parking spaces in new residential developments must each have an installed energized electrical outlet capable of providing Level 2 charging for an electric vehicle. This requirement applies to both single-family and multiple unit residential dwellings.

50% of visitor parking spaces in multiple unit residential developments must each have an installed energized electrical outlet capable of providing Level 2 charging for an electric vehicle.

## Requirements for New Commercial Development

20% of parking spaces in new commercial developments must each have an installed energized electrical outlet capable of providing Level 2 charging for an electric vehicle.

## Energy Management Systems

Electric Vehicle Energy Management Systems (EVEMS) refers to a variety of systems that distribute and manage the electrical load from EV charging across multiple EV chargers.

Owners/Developers have the option of either 1) including a dedicated circuit and energized outlet to each parking space, or 2) installing an EVEMS that meets a minimum performance standard to ensure a sufficient rate of electric vehicle charging.

## Performance Standard

The Electric Vehicle Energy Management System may be designed to accommodate up to four (4) load managed EV supply equipment (“chargers”) on a 40A circuit.

## What About In-Stream Development Applications?

*Building Permits* issued prior to **February 25, 2019**: may be built according to the *Zoning Bylaw* requirements in effect prior to February 25, 2019 for the duration of the permit.

*Building Permit* applications received prior to **June 1, 2019**: may be built according to the *Zoning Bylaw* requirements in effect prior to February 25, 2019 for the duration of the permit.

*Development Permits* issued prior to **June 1, 2019**: must have a Building Permit issued and construction substantially underway within the duration of the Development Permit in order to build according to the *Zoning Bylaw* requirements in effect prior to February 25, 2019.

*Development Permit* applications received prior to **February 25, 2019**: applicants have approximately 2 years (until December 31, 2020) to have their Development Permit and Building Permit issued and have construction substantially underway within the duration of the Development Permit in order to build according to the *Zoning Bylaw* requirements in effect prior to February 25, 2019

All *Building Permit* applications received after **June 1, 2019** are subject to the new requirements.

## For More Information:

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