

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "Direct to Mayor and Council - DL"

Date: 7/18/2025 10:40:16 AM

Subject: Memo to Mayor & Council - Proposed changes to EV Charging at Gas Stations and Parking Lots Program

Attachments: Council Memo to Mayor & Council - Proposed changes to EV Charging at Gas Stations and Parking Lots Program.pdf

Dear Mayor and Council,

This memo provides an update on changes staff will be proposing to the City's business license program to encourage EV charging at gas stations and parking lots.

- Starting in 2026, gas stations and parking lots with 60 or more stalls are currently subject to \$10,000 annual business licence fees if they do not provide the specified EV charging capacity. The lower fee for gas stations and parking lots with the specified level of charging (\$360 for 2025) is to recognize the extra amenity they are providing to electric vehicle drivers.
- In response to Council's February 2025 motion to minimize impacts on businesses, staff reviewed options and will be proposing a gradual increase to the \$10,000 fee that would phase in over four years. The proposed change is intended to provide short-term cost relief for those businesses, while continuing the medium- to long-term incentive to install EV charging.
- Staff will be notifying stakeholders of this intention in an email the week of July 21st and planning to bring the proposed change to Council in October.

Any questions can be directed to josh.white@vancouver.ca.

Best,

Paul

Paul Mochrie (he/him)

City Manager

City of Vancouver

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̍əm (Musqueam), Skwx̱wú7mesh (Squamish), and səliwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

July 18, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Lon LaClaire, General Manager Engineering Services
Corrie Okell, General Manager Development Building and Licensing
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Colin Knight, General Manager, Finance

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: Proposed changes to EV Charging at Gas Stations and Parking Lots Program

The purpose of this memo is to provide Council with an update on proposed changes to the City's business licensing program to encourage EV charging at gas stations and parking lots. Staff will be presenting the changes for Council's consideration this October.

Current Program

Starting in 2026, gas stations and parking lots with 60 or more stalls are subject to \$10,000 annual business licence fees if they do not provide the specified EV charging capacity (50 kW for gas stations and 26.6 kW for parking lots). The lower fee for gas stations and parking lots with the specified level of charging (\$360 for 2025) is to recognize the extra amenity they are providing to electric vehicle drivers.

Based on completed and planned EV charging projects, staff expect that about 33% of gas stations and 20% of parking lots will qualify for the lower fee in 2026, which exceeds forecasts when the program was first approved by Council.

Proposed Updates

In response to Council's February 2025 direction to consider ways to reduce the impact of City policies on local businesses, staff evaluated changes to the program seeking to achieve three objectives: 1) provide near-term cost relief, 2) have gas stations and parking lots become an

important part of the EV charging network, and 3) maintain administrative simplicity in the program.

Based on that evaluation, the preferred staff option is a schedule of business license fee increases for gas stations and parking lots with less than the specified level of charging, instead of jumping to the higher fee in 2026. The proposed new fee schedule is as follows:

	Licensing Fee for gas stations and parking lots (60 or more stalls) with less than the specified level of charging
2026	\$1,000
2027	\$2,500
2028	\$5,000
2029+	\$10,000

If approved, this change will provide near-term cost relief to gas stations and parking lots, while continuing the medium- and long-term incentive to install EV charging. No changes will be proposed to the EV charging thresholds. As well, staff are planning to include hydrogen fueling as an option to qualify for the lowest business license fee.

Next Steps

- Staff will inform interest holders regarding the proposed changes the week of July 21.
- Staff will bring a report to Council with the proposed changes in October.
- Staff will continue receiving verification packages from gas stations and parking lots that have installed the specified level of charging so that they are qualified for the lowest fee.
- Staff will continue to explore other options to support business licence holders experiencing challenges installing EV charging.

Please feel free to contact me at josh.white@vancouver.ca if you have any questions.

Sincerely,



Josh White
General Manager of Planning, Urban Design and Sustainability
604.877.5159 | josh.white@vancouver.ca