New Regulation

NEW BUILDINGS IN LAVAL TO BE 100% EV READY

On July 12, the City of Laval adopted a new urban planning code that will come into effect in the fall of 2022 and requires new multi-unit buildings to be fully EV Ready. For each dwelling unit that has access to a parking space, a dedicated 40-amp circuit will have to be provided to allow for the future installation of a Level 2 charger.

The regulation also specifies that the electrical installation of each parking space must be connected directly to the electrical supply of the corresponding dwelling. This is already the recommendation of Hydro-Quebec (**La recharge de véhicules électriques dans un multilogement**) because of the many advantages of this approach:

- Electricity consumption is billed directly to the user's Hydro-Quebec account, according to a user-pay model, with no third-party intervention;
- Chargers are powered by a dedicated 40-amp branch circuit at all times, with no power sharing between neighbors;
- Unused capacity in existing facilities is then used to avoid having to increase the size of the main electrical infrastructure.

Since it is not possible to follow these recommendations in some cases, such as in large buildings or in rental buildings where electricity is included in the lease, the regulation now allows parking spaces to be powered from the main electrical infrastructure. This method is more complex and cannot be used for the installation of shared chargers; it must also be used to power private chargers, even if they are not connected to the individual infrastructure of each unit.

This new regulation is the first of its kind in Quebec, making Laval a leader in Canada in the regulation of home charging of electric vehicles. The outcome of this amendment to the urban planning code was made possible by, among other things, the involvement of the Association des véhicules électriques du Québec (AVÉQ) during the public consultations on this subject.

Consult the new urban planning code

(pages 216-217 for articles about chargers)

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