

February 17, 2023

Town of View Royal  
View Royal Development Services Department  
45 View Royal Avenue  
Victoria, BC, V9B 1A6

**RE:                   Development Variance Permit Electrify Canada LP electric vehicle (“EV”) charging station  
Eagle Creek Village 29 Helmcken Road, View Royal, BC**

**Site ID:            800033**

Dear Mayor Tobias and View Royal Council,

Forbes Bros Ltd., (“Forbes”) is submitting this letter on behalf of our client Electrify Canada, who have proposed to install a new Level 3 direct current fast charge (“DCFC”) electric vehicle (“EV”) charging station in the parking area of the Eagle Creek Village at 29 Helmcken Road in the Town of View Royal, BC. Forbes will be coordinating the permitting and construction of this installation.

Electrify Canada is a partnership formed by Electrify America LLC in cooperation with Volkswagen Group Canada Inc that will build transformative, Level 3 EV direct current (DCFC) charging infrastructure to give Canadians the speed and reliability they need to confidently make the switch to electric.

This installation will form one part of a network of EV charging infrastructure being built throughout British Columbia, Alberta, Saskatchewan, and Manitoba. Electrify Canada’s goal is to promote greater Zero-Emission Vehicle (ZEV) adoption by offering an ultra-fast and convenient charging network.

This justification letter is being submitted in support of the attached Development Permit with variance application. Relief is required from Zoning Bylaw 2014 No. 900 Section 5 Parking, to allow for the net loss of six (6) parking spaces to accommodate the proposed charging infrastructure and resultant four (4) EV charging stalls.

Attached to this letter please find the complete Development Permit application form, property title, landscape plan, and design drawings. Additional information and supplementary design drawings can be provided at the Town’s request.

I look forward to working with the Town of View Royal toward ongoing zero-emissions infrastructure improvements. Please reach out to me via email [sogilvie@forbesbrosltd.ca](mailto:sogilvie@forbesbrosltd.ca) , and/or phone (647) 224-4399 for any additional information.

Sincerely,

Sean Ogilvie, Manager, Government Relations  
Forbes Bros Ltd.  
T: 647-224-4399 E: [sogilvie@forbesbrosltd.ca](mailto:sogilvie@forbesbrosltd.ca)

**Project Objectives and Benefits**

Electrify Canada's Level 3 DCFC EV charging station deployment aligns with the Government of Canada 2030 Emissions Reduction Plan, the Province's CleanBC emissions reduction plan, and the Town of View Royal's Transportation and Climate Change goals. The proposed development supports zero-emission vehicle use and increased adoption in View Royal by providing convenient and efficient ultra-fast EV charging option within an existing mixed-use area.

Battery electric vehicles account for the largest share of new zero-emission vehicle registrations in British Columbia. Zero emission vehicles represented 8.4% of total new vehicle registrations in BC in 2020 and comprise 7.5% of new vehicle sales in Canada in 2022. The Government of Canada 2030 Emissions Reduction Plan includes targets of at least 60% light duty zero emissions vehicle sales by 2030. Many more charging stations will be required to achieve and support this goal. Electrify Canada is committed to rapidly expanding access to Level 3 charging stations to propel EV adoption in Canada.

This development is particularly beneficial to View Royal as there are currently no Level 3 DCFC charging stations in the Town, as well it is particularly beneficial in a mixed-use multi-residential development where there are fewer options to install home based charging systems.

Without convenient access to charging infrastructure there is a disincentive to adopt zero-emissions electric vehicles.

**Project Description:**

Electrify Canada has proposed a four (4) dispenser Level 3 DCFC charging site toward the northeast end of the surface grade parking area of the subject property at 29 Helmcken Road (Eagle Creek Village) in View Royal, BC.

The installation will include four (4) charging dispensers under two (2) canopies, power units, a power distribution centre, a utility meter, and a new utility transformer ("PMT"). The charging dispensers and utility equipment will be installed on concrete pad bases with below grade footings.

The EV charging infrastructure is proposed to be installed in the northernmost above grade parking aisle occupying the ten (10) easterly parking spaces. Four (4) spaces will house the new PMT and power distribution equipment and the remaining six (6) will create the four (4) EV charging stalls (including one accessible charging stall) for a net loss of six (6) parking spaces. Existing parking area landscaping will be protected during construction and additional landscape screening will be added along the equipment area.

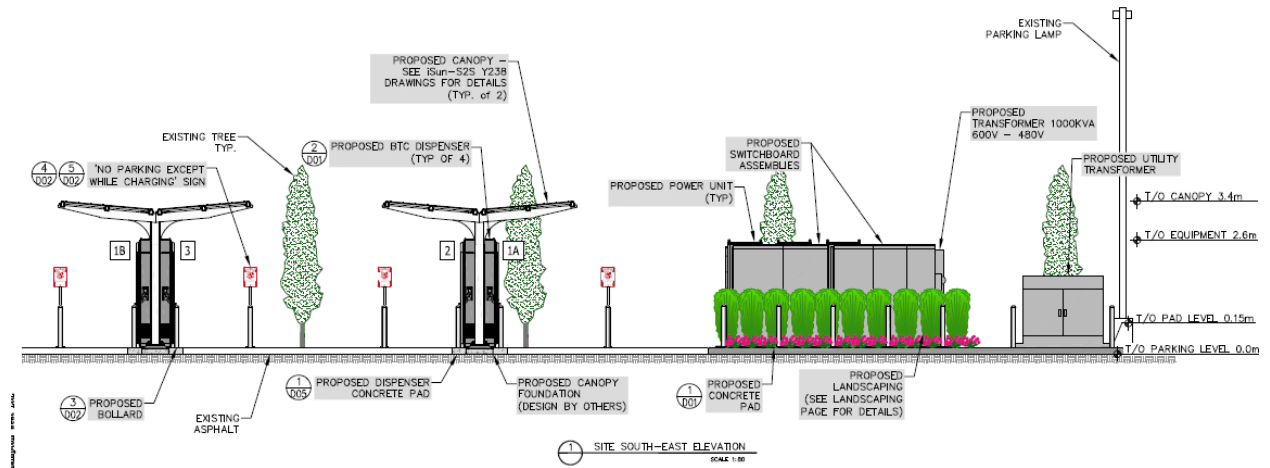
The charging infrastructure will be powered by a new 1000KVA BC Hydro Pad-Mounted Transformer ("PMT"). Connections from the new service through the power distribution and into the charging dispensers will be trenched and installed in underground ducts.

Design drawings are attached for clarification.

Figure 1 – Location



Figure 2 – Elevation View



## Compliance with Official Community Plan (OCP) and Development Permit Guidelines

The subject property is designated “Neighbourhood Mixed Use (NMU)” and is located within the Hospital Neighbourhood. The subject property currently supports a mix of new retail, office, and residential uses (“Eagle Creek Village”). The proposed EV charging infrastructure development is generally consistent with the OCP guidelines as an ancillary commercial use and supports a number of objectives and policies of the OCP:

### 1. Land Use and Urban Design

#### Policy LU1. 4 Diversity of Forms and Uses

Support a variety of residential and commercial forms and uses to encourage socio economic diversity, and provide for the diverse needs of youth, families and an aging population.

*The proposal provides the only DCFC infrastructure in View Royal and adds to the variety of charging options in the area.*

Objective LU11 Support the revitalization of the Hospital Neighbourhood through the development of vibrant mixed-use areas, and improved community connections and amenities

*The proposal directly provides improved community amenities by adding to the available charging infrastructure for community members who drive or are looking to adopt EV vehicle use.*

### 2. Transportation and Mobility

#### Policy TR3.12 Electric Vehicle Infrastructure

Encourage new developments to install infrastructure that will serve plug-in electric or hybrid vehicles.

*The proposal directly supports Policy TR3.12 as a new development (in an existing neighbourhood mixed-use area) whose primary function is to serve plug-in electric vehicles.*

### 4. Natural Environment, Energy and Climate Change

#### Policy NE4.3 Sector-specific Greenhouse Gas Emissions Reduction Targets

Endeavour to meet or exceed a community-wide 12% reduction of on-road transportation and building source GHG emissions from 2007 levels by 2017

*The proposed development provides infrastructure that directly supports the adoption and use of electric vehicles which contribute to the Town’s and Province’s greenhouse gas reduction targets.*

## Development Permit Area: Neighbourhood Mixed Use

Although aimed at more traditional “building” development the proposed EV charging infrastructure deployment is generally consistent and aligns with the relevant objectives and guidelines of the NMU Development Permit Area.

The proposed development uses high quality materials and finishes as well as landscape screening of utility equipment. The proposed development incorporates weather protection canopies over the charging dispensers. The novel development adds visual interest to the existing parking area without overpowering the scale and general development of the existing property. The landscaping screening will implement drought tolerant species and conform to the applicable BC Landscape Standards.

## Zoning

The subject property is zoned CD-20: Comprehensive Development (Eagle Creek Village) and is currently supports a mix of new retail, office, and residential uses. The proposed installation does not impact or violate the existing required lot size, width, floor space ration, building height, or lot setbacks. The development will require relief from the parking requirements to accommodate a net loss of six (6) parking stalls.

<b>Parking Statistics</b>			
<b>Commercial</b>	<b>Gross Building Area</b>	<b>Parking Ratio</b>	<b>Parking Stalls</b>
Building 1 - CRU	494	4	21
Building 2 - CRU	994	4	43
Building 3 Level 1 - CRU	798	4	34
Building 4 Level 1 - CRU	892	4	38
Building 5 – CRU	981	4	42
Building 6 - CRU	4653	4	200
Building 6 – Second Level	1221	2	26
Building 7 – Retail	1374	4	59
Building 7 – Office	5826	2.25	141
Building 8 – CRU	748	4	32
<b>Subtotal</b>	17,981		<b>636</b>
<b>Residential</b>			
Building 3 Residential	2800	1	36 (secured)
Building 4 Residential	2533	1	24 (secured)
Visitor spaces		0.5	30
<b>Subtotal</b>	5333		<b>90</b>
<b>Total</b>	23314		<b>726</b>
<b>EV Charging Station Required Stalls</b>			
PMT + Equipment		-	6
EV Charging Spaces		-	4
<b>Net Loss</b>			<b>(6)</b>
<b>Total</b>			<b>720</b>

### Summary

The charging infrastructure proposed at 29 Helmcken Road (Eagle Creek Village) have been designed to address the growing demand for convenient and efficient charging options to support zero emissions vehicle use and increased adoption. This type of infrastructure supports Canada’s, the Province’s, and View Royal’s emissions reduction targets.

We thank View Royal for their consideration of this proposal.