MID-VANCOUVER ISLAND ELECTRIC VEHICLE ASSOCIATION

Why Have EV Charging Capabilities?

By having an EV Ready Plan, you are looking towards future proofing your buildings.

There may only be two or three Electric Vehicles (EV) in your complex now, but in a few months time, you may have ten. If you take a proactive approach, you'll be ready for the growing demand and avoid duplication of work.

If you take a reactive approach, you may find yourselves wasting time and money adding infrastructure in a piece meal fashion.

If your strata decide not to implement the full EV Ready Plan, you will still have a lot of useful information. If the owners later decide not to take advantage of all the rebates, and decide to do charging infrastructure in phases, the plan could help to keep the project on track, even if owners & council members change.

Suggested process to take:

- Consult with owners. (Emphasize maintenance of property value, available government incentives, and legislation require auto makers to transition to EV vehicles – 26% by 2026, 90% by 2030 and 100% by 2035 – less than 13 years away)
- Start consultations with electrical contractors
- Request past two years of load data from BC Hydro for your building to determine peak load. We signed the forms, and our contractor submitted the request on our behalf.
- Once we decided to move forward with an EV Ready Plan, we met with the contractor to review our parkades, and electrical rooms.
- Send out owner's survey. This was done by our property manager, by emailing a link to the survey, as well as hard copies to owners who do not have email. Final draft of the survey was created by Edwards Electric
- Have contractor prepare EV Ready Plan. We used Edwards Electric from Victoria. Our cost for this (4 buildings) was $5,600, of which we received a rebate of $3,000.
- Apply for pre-approval of your project to BC Hydro EV Incentive Program and get your confirmation number
- Plan for an AGM or SGM
- Prior to the meeting, send out newsletters. We have sent two thus far and a third to go out shortly. The first one reviewed our survey results. The second answered several of the questions raised by homeowners. The third will review rebates, and costs. (Our cost is currently sitting at just over $1,600 per household. I say our "current" cost because we have had to delay our SGM, taking us past the quote's availability. This is being revised.
- The rebate for the strata on this portion of the installation is $600 per condo, to a maximum of $120,000. This increased recently from $80,000 maximum
- Prior to the SGM/AGM, hold an information meeting for homeowners. We are planning to hold ours roughly one to two weeks prior to the meeting.

- Consult with lawyer to draft EV Bylaws and User Agreements.
- Once the project is complete, have your contractor complete the Clean BC EV Charger Rebate Form A
- Complete your application to BC Hydro EV Incentives program for rebates which will require receipts for EV Ready Plan, Infrastructure, MURB Chargers, legal feels and contractor Form A
- Upon completion of the project, apply for Technical BC Permit for system. Longwood is going with Edwards Electric and SWTCH, as they have an independent in-house power management system that would not require ongoing monthly fees following with EV rebate 2-year networking requirement.
- Apply to become Fuel Resellers. Once done, you will receive carbon credits, that can be sold. Our current discussions are that the Carbon Credit income each year will go into our CRF. We are hearing that these would amount to roughly $650 to $1,000 per car, per year. Over time, this can contribute to repaying the cost of the initial infrastructure

This plan is for the basic infrastructure. Once completed, each homeowner that wants a charger at their parking stall pays for the charger to be installed from a junction point on the infrastructure.

In conversation with real estate agents, we are hearing that if the basic infrastructure is in place, the home value rises by about $5,000, and with the charger in place $10,000

Example of EV Infrastructure

Resources:

There are many resources available.

A place to start is with the Mid-Vancouver Island Electric Vehicle Association website www.islandev.org

There is a page there dedicated to EV Charging in MURBs. (Scroll down a couple of panels, to where there are panels that scroll from right to left. The link to the page is in there) In there you will find samples of bylaws, links to a CHOA webinar, as well as links to VISOA webinars walking through the process.

To learn more about what the government is offering, check out https://goelectricbc.gov.bc.ca/

Here you can find links to the rebates, how to qualify, apply, etc.

Plug in BC is another great resource. This is a government website https://pluginbc.ca/

They also offer 5 hours free with an EV Advisor to help you with the many ins and outs of the programs.

One other resource that I used was a website called MURBLY. https://murbly.com/en/ Lot's of great information from a website designed for people like us, working to get EV Infrastructure into our Multi Unit Residential Buildings.

Good luck with your project!

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