

MID-VANCOUVER ISLAND
ELECTRIC VEHICLE ASSOCIATION

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ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN CONDOS
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VANCOUVER ISLAND REGIONAL LIBRARY NANAIMO NORTH BRANCH



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What we will be discussing today

Why should we have charging capabilities in our building?



How do we determine the need?

What are strata property act requirements?

Do we need to add bylaws?

What incentives are available?



Keep homeowners informed of the process

How do we choose a contractor?



How does this affect our buildings?



Why should we have charging capabilities in our building?

By having this infrastructure, you are future proofing your building.

There may not be very many electric vehicles (EV's) in the building today, but in a few months time, you may have 10. If you take a proactive approach, you'll be ready for the growing demand, and avoid duplication of work.

The province of BC has mandated that 90% of all new vehicle sales by 2030 be electric. Just over 7 years away. And both the federal and provincial governments have stated that 100% of all new vehicle sales be electric by 2035.

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



Example of infrastructure layout





Basic installation includes the conduit and junction boxes

The EV owner pays to have the station installed from the junction box

How do we determine the need?

The best way, is to send a survey to your homeowners. In some cases, the electrical contractor will create one, or you can create your own.

Some of the questions to ask are:

- ✈ Do you currently own an electric vehicle?
- ✈ Do you see yourself acquiring an electric vehicle?
 - ✈ Yes, No, Maybe
- ✈ If yes, in what time frame?
 - ✈ Within next 1 year, 3, 5, 8, unsure
- ✈ Is it important to increase and maintain your property valuation by having the ability to charge an electric vehicle?





What incentives are available?



- EV Ready plan rebate:** A rebate of up to \$3,000 for the creation of an EV Ready plan – a professional strategy for your building to make at least one parking space per residential unit EV Ready.

- EV Ready infrastructure rebate:** A rebate of up to 50% of costs to install the electrical infrastructure required to implement your EV Ready plan, to a maximum of \$600 per parking space, and a project maximum of \$120,000.

- EV charger rebate:** A rebate of up to \$1,400 per to purchase and install Level 2 networked EV chargers to implement your building's EV Ready plan, to a maximum of \$14,000.

Standalone EV charger rebate

EV charger rebate: A rebate of up to \$2,000 per charger to purchase and install Level 2 networked EV chargers at your building's residential parking spaces, to a maximum of \$14,000.

Increased charger rebates for apartment/condos and workplaces have ended

Natural Resource Canada's (NRCan) Zero Emission Vehicle Infrastructure funding that enabled the EV Charger Rebate Program to offer increased rebates as of April 1, 2022 for the apartment/condo and workplace offers has now been fully allocated. Rebate values have returned to their regular amounts. The NRCAN funding was available on a first come first serve basis until the additional funding had been used.

How do we choose a contractor?

There are not a lot of contractors doing this work... yet.

Looking online for local contractors is the simplest way to find who can do your initial EV Ready Plan.

Another is to contact Pluginbc: EV Advisors for Strata and Workplaces: EVadvisor@pluginbc.ca

Once you have your EV Ready Plan, it is suggested that you redact the pricing from it and send it to additional contractors to get competitive quotes.

What are strata property act requirements?

You will need to either include a resolution at your Annual General Meeting, or call for a Special General Meeting where the resolution needs a 75% vote in favour to move forward

Do we need to add bylaws?

Simply, Yes. You will need to have a lawyer help to draw up the bylaws suited to your situation. Pluginbc offers a sample bylaw package

How does this affect our buildings?

First and foremost, by having the basic infrastructure in place, the selling price for a condo increases in value by approximately \$5,000. With the charge station in place at a unit's parking stall, this increases to approximately \$10,000. (Based on information received from local real estate agents. Values may vary)

By having the infrastructure, your building remains competitive in the local real estate market. As new buildings go up, they are mandated to have a minimum amount of EV Charging infrastructure in place. Also, as other established buildings add the infrastructure, buyers who own, or plan to own an EV will prefer to look at those buildings, over the ones that have not added the ability to charge.

Electricity costs can be recouped either by a set monthly fee, or a fee for time used, or other options. The system includes the information to make this possible. (The fee generally will have an administration fee built in as well)

After everything is in place, your strata corporation can now apply to be a BC Fuel Reseller.
What does this mean to you?

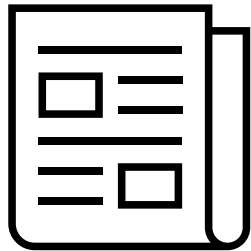
As a fuel reseller, the strata corporation is eligible to collect BC Carbon Credits. We learned recently that strata's in Victoria and the lower mainland were earning between \$650 and \$1,000 per EV, per year charging in their parking garages. 10 cars = \$6,500 to \$10,000, etc... Over time, this can repay the money spent on the system, and then help to top up your Contingency Reserve Fund, to be used for other projects.

Keep homeowners informed of the process

Once you have completed your survey, and have done your EV Ready plan, it is suggested that a series of newsletters go out prior to holding your AGM/SGM.

These are designed to educate and update your homeowners of what they will be able to expect as they get closer to voting on it.

A week or two prior to the vote, have a Q&A session. This can be done by your contractor, or yourself, or by hiring and bringing in another professional such as an EV Advisor.





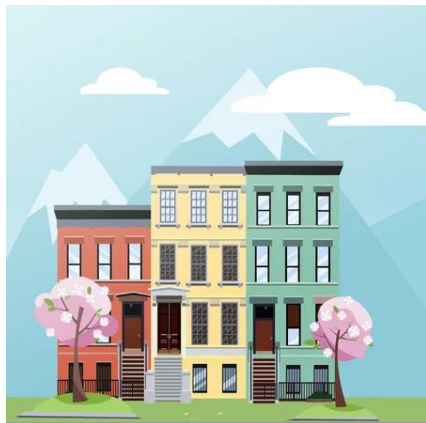
References

Mid-Vancouver Island Electric Vehicle Association:

www.islandev.org

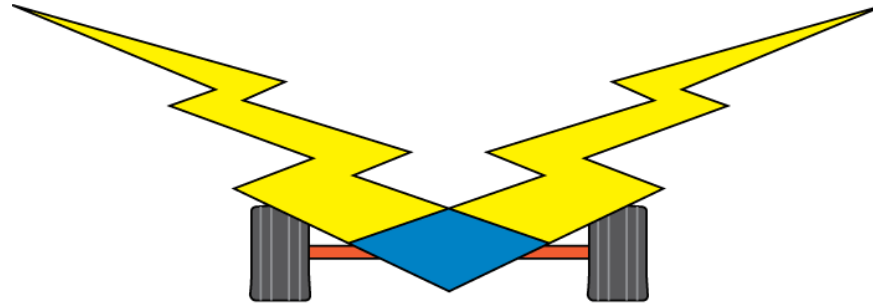
our site has a page dedicated to EV Charging in MURB's, with links to many other resources.

PluginBC: <https://pluginbc.ca/>



Murbly is a website offering solutions for multi residential electric vehicle charging you can find sample bylaws, and survey here <https://murbly.com/en/>





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Thank you for joining us today

**Please feel free to ask any questions
that you may have**