




CleanBC – Go Electric EV Charger Rebate Program

EV Electrical Infrastructure Rebates for Condominium Stratas




Welcome





VISOA would like to acknowledge the Lkwungen (Esquimalt, and Songhees), Malahat, Scia'new, T'Sou-ke and W_SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples on whose traditional territories we live and work.



Watch the first webinar in this series

EV Ready Plans for Condominium Stratas

Search VISOA on  **YouTube**

Another webinar will be presented for
duplexes and **townhomes** with
private garages
or dedicated parking spaces.

We gratefully acknowledge the financial support of the Province of British Columbia through the Ministry of Energy, Mines and Low Carbon Innovation.



goelectricbc.gov.bc.ca

The  EV Charger program
GO ELECTRIC
is administered by BC Hydro and FortisBC.

It provides rebates towards the cost of the purchase and installation of eligible EV charging equipment, and support services for MURBs and workplaces seeking solutions for their EV charging needs.

The information provided in today's webinar is accurate as of December 11, 2021.

See the rebate program guide for up-to-date details of the rebates, eligibility requirements, application process and timelines.

Implementing Your EV Ready Plan

- Engaging Owners
- Electrical Infrastructure Rebates
- Getting Owner Approval (AGM or SGM)
- Rebate Program Pre-Approval
- The Project Quote
- Example of a Project
- Submit Final Application

You have an EV Ready Plan

Your EV Ready Plan presents a solution and budget to provide each residential unit in your strata with at least one “EV Ready” parking space.

Engaging Owners

- Now that your EV Ready Plan is completed, it's time to share it with your owners and discuss moving forward with the Plan.
- This may involve multiple town hall meetings, presentations and guest speakers to educate and build support.

Engaging Owners

- Some stratas circulate a survey to find out how many residents are interested in purchasing an Electric Vehicle.
- Some EV drivers share their enthusiasm for EVs by showing neighbours how their EV works or going for a drive.

Engaging Owners

- Your Strata Plan, property, bylaws, type of charging system, and owners make your strata unique.
- Keep this in mind **throughout every step** of planning and implementing your project.

Why should owners support the project?

- Addressing climate change
- Modernizing / Maintaining property value
- Serving owners' needs / Demand is growing
- In future, stratas may be legally required to provide access to EV charging
- Rebates are currently available



Electrical Infrastructure Rebates

- If the solution in your EV Ready Plan is approved by BC Hydro or Fortis, your strata will be eligible to apply for pre-approval for an “Electrical Infrastructure Rebate”.



How much are the “Electrical Infrastructure Rebates”?

- Up to 50% of the costs of electrical work
- Up to a maximum of \$600 per parking space made EV Ready
- Capped at \$80,000 per strata corporation



Additional Rebates

- “MURB Charger Rebates” for Level 2 charging stations
 - Up to 50% of the cost, up \$1,400 per station
 - max \$14,000 per strata
- Your municipality or district may have a top-up program or other rebates.



Which stratas are eligible for “Electrical Infrastructure Rebates”?

- Must have an approved EV Ready Plan
- Must be located in BC
- Constructed no later than August 31, 2020
- A multi-unit residential building (MURB) such as a condominium style building



Which stratas are eligible?

- Stratas planning Level 2 charging
- Providing charging will require use the strata's common electricity and/or changes to common property



Not eligible

- Most duplex, triplex, townhouse and bare land strata corporations are not eligible for a rebate for an EV Ready Plan so would not be eligible for Electrical Infrastructure Rebates.
- Another webinar will be presented for duplex and townhouse stratas.

Preparing for a General Meeting

- There is work to do to get ready for an AGM or SGM to approve the infrastructure project.
- You will need a strata lawyer to:
 - Write bylaws and rules
 - User agreements and indemnity agreements
 - Write $\frac{3}{4}$ vote resolutions

AGM or SGM Resolutions

- Allowing charging in a parking stall is a “significant change of use”.
- Sample: Be it resolved by a $\frac{3}{4}$ vote of the Owners, Strata Plan # pursuant to section 71 of the *Strata Property Act*, and in accordance with the Bylaws, to change the use of parking stalls to allow charging of electric vehicles.

AGM or SGM Resolutions

- A $\frac{3}{4}$ vote is required to amend bylaws or adopt new ones.
- Your lawyer should review all of your existing bylaws including parking, alterations to common property, repair and maintenance.
- See our upcoming webinar about Bylaws and Rules for EV Charging in Stratas.

AGM or SGM Resolutions

- $\frac{3}{4}$ vote resolutions for funding
- How have owners supported other projects in the past?
- Do they prefer using funds from the CRF or special levy, or a combination of both?
- A cost that is reasonable in one strata may be seen as financial hardship for owners in another.

Notice of AGM or SGM

- Include information in the notice in plain language to explain the project, avoid acronyms.
- Some owners may not have attended town hall meetings.
- Host an information meeting after the notice has been sent to answer questions.

At the AGM or SGM

- You may find it helpful to have guest speakers to answer questions:
 - Your strata lawyer
 - The author of the EV Ready Plan
 - The proposed contractor for the project

Try, Try Again

- Be positive.
- If the resolutions don't pass, you can try again at the next AGM or SGM.
- It is common in stratas for it to take a few tries to get a large project approved.



Rebate Program – Who can apply?

- Building representatives (such as strata councils) who have oversight of an eligible multi-unit building in BC.
- The powers and duties of the strata corporation must be exercised by the council.

Apply online:

Rebate type

* Which rebate(s) are you applying for?

- ☐ EV Ready plan
- ☒ EV Ready infrastructure
- ☐ EV charger rebate

* Have you applied for the EV Ready plan rebate for this property?

- ☒ Yes
- ☐ No

* Please provide your application reference number 

To Apply, council needs:

- To apply for the Electrical Infrastructure Rebate council needs:
 - ✓ The original application reference #
 - ✓ Postal code
 - ✓ A copy of the approved EV Ready Pan
 - ✓ Infrastructure installation quote



Infrastructure Installation Quote

- The quote for your plan may include:
- Coordination with BC Hydro and Technical Safety BC, or other jurisdiction (municipality)
- Engineering design
- Electrical permit for all work
- Materials and labour to install conduit, wiring, fittings etc. to outlets



Infrastructure Installation Quote

- Distribution system (panel, breakers, meters)
- Communications system such as WAP (wireless access point system)
- EMS (energy management system)
- Work must be done by a certified electrician
- Legal services (strata to provide estimate)



Infrastructure Installation Quote

- If applicable, may include:
- Signage / painting
- Scanning / coring concrete walls
- Trenching through parking lot
- Asphalt repairs

Quote does not include:

- GST
- BC Hydro charges such as a new meter
- Operating costs
- Cost of charging stations must be separate as it is a different rebate program

Example

- Obtained a revised estimate
- Council applied to the program for pre-approval
- Council received email of pre-approval, steps, & deadline to complete the project (4 months)
- Council signed a contract with the installer

Example

- Approved Plan makes 60 residential parking spaces “EV Ready”.
- “EV Ready” means wiring to an outlet at each parking space.
- “Ready” for a Level 2 charging station to be connected later.

Example

- The EV Ready Plan evaluated the electrical capacity and other factors.
- Solution is a load management system.
- Reduces the number of circuits needed.
- Owners approved funding at an SGM.



Example

- Later, when charging stations are installed they will share power (load management).
- Networked stations “talk” to each other.

Example

- Obtained electrical permit.
- New panel installed with a new BC Hydro meter for the EV charging system.
- Coring needed for the pipework (conduit).
- Concrete scanned first.

Example

- Piping goes to each outlet.
- Outlets are within 3 meters of each parking space.
- Electrical wiring and communication wiring use same pathway so charging stations will be able to connect with the network.

Example

- Parking was coordinated to allow space for the project crew to work.

Example

- At SGM owners passed bylaws that require each individual owner who wants a charging station to pay for it.
- 10 owners placed orders with the council.
- Level 2 charging stations compatible with the system.

Example – MURB Charger Rebate

- Council applied for a 50% rebate for the 10 charging stations.
- This rebate program requires pre-approval
- Maximum rebate is \$1,400 each (up to \$14,000 per strata).

Submit Final Application

- The project must be completed within 4 months of the approval.
- Council submits the final application online including:
 - Application reference number
 - Copies of the paid project invoices
 - Completed contractor form



Receive Rebate

- The program administrator (BC Hydro or Fortis) will review your documents.
- If complete, will process rebate payment to the strata corporation within 90 days.

Example – Future Additions

- In the future, other owners may apply to council for permission to install a charging station.
- Must follow the process and requirements in the bylaws.
- Compatible with the system.

Example – User Fee

- Their bylaw created a User Fee.
- Each month the manager will review the BC Hydro bill for the EV charging system's meter.
- Divides bill equally among all residents that used EV chargers that month.

Example - User Fee

- Adds other operating costs
- \$16 per month to cover the annual service fee for each charging station and Technical Safety BC operating permit.
- These owners pay their User Fee the same way they pay their strata fee every month.



Information and Program Guide

Visit: goelectricbc.gov.bc.ca

For BC Hydro customers:

Apply for **Rebates**

For FortisBC electricity customers:

Apply for **Rebates**

Apply online:



Rebates for apartment and condo buildings

Once you've reviewed the offers and have your documents ready, start the process.

[Begin your application](#)



EV Charging Advisor

Provides up to 5 hours of support for strata councils, property managers, or building owners

evadvisor@pluginbc.ca



VISOA Website

Visit EV Charging for Stratas at:

visoa.bc.ca

Next webinar: EV Charging Stations: Rebates for Stratas



Contact VISOA

Email questions about EV charging in stratas to:

Evcharging@visoa.bc.ca



Thank you for attending today's webinar.

Watch the EV charging series on VISOA's channel



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