A background image showing two people in business attire shaking hands, symbolizing a partnership or agreement. The image is slightly blurred, focusing attention on the text.

EV Charging Working with your Strata Council

Welcome



Butting heads over EV charging?



Common remarks

- Council can't get with the times!
- It's too expensive - There are higher priorities
- It only benefits a few individuals
- We're waiting for new technology
- We're too old to care about electric vehicles
- Our strata is very short-sighted
- There's apathy and procrastination

Myth busters

Let's look at those perspectives and bust through them.

Roles & Perspectives

- Strata Council
- Property Manager
- Strata Owner or Tenant
- EV Champion

Strata Council

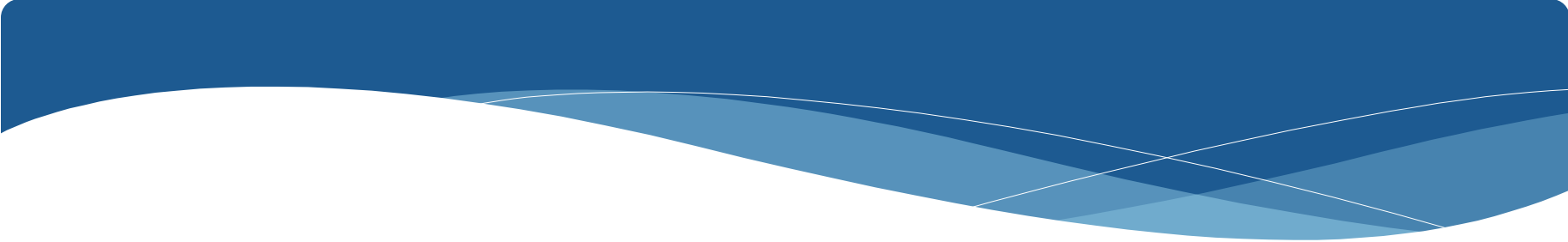


“The Big Book of Information Overload just came in.”



What's your strata council dealing with?

Put yourself in their shoes.



“Keeping building systems in good working order, and the inherent costs associated with that, not to mention all the other legislative requirements of the *Strata Property Act*, EV charging is not high on the list of priorities. If it were easy and less expensive to install even one charging station, it might be worth exploring further. However, there is enough work these days just running day-to day-strata needs.”

– Council Member



It might look something like this

- Emergency projects like leaky windows
- Failing parking membrane
- Aging elevators, fire system upgrade
- Noise and other bylaw complaints
- Plumbing leaks & insurance claims
- Budget constraints, tradespersons and more...

Why is EV charging also a priority?





Fact #1: ZEV Legislation

- The BC *Zero Emissions Vehicle Act* legislates that all new light-duty vehicle sales be zero-emission vehicles (ZEV) by 2035
- The Government of Canada set a mandatory target for all new light-duty cars and passenger trucks sales to be zero-emission by 2035



Fact #2: Demand for EVs is growing

- BC has highest EV adoption rate in North America
- When combined with federal rebates, British Columbians can save as much as \$9,000 on the purchase or lease of a new EV
- ~90% of BC residents are eligible for the rebate
- Until 2027, used EV sales in BC are PST exempt



Fact #3: Strata requirement?

- The 2020 mandate to the Minister Responsible for Housing includes a directive to bring “Right to Charge” legislation to enable installation of EV charging infrastructure in stratas & apartment buildings



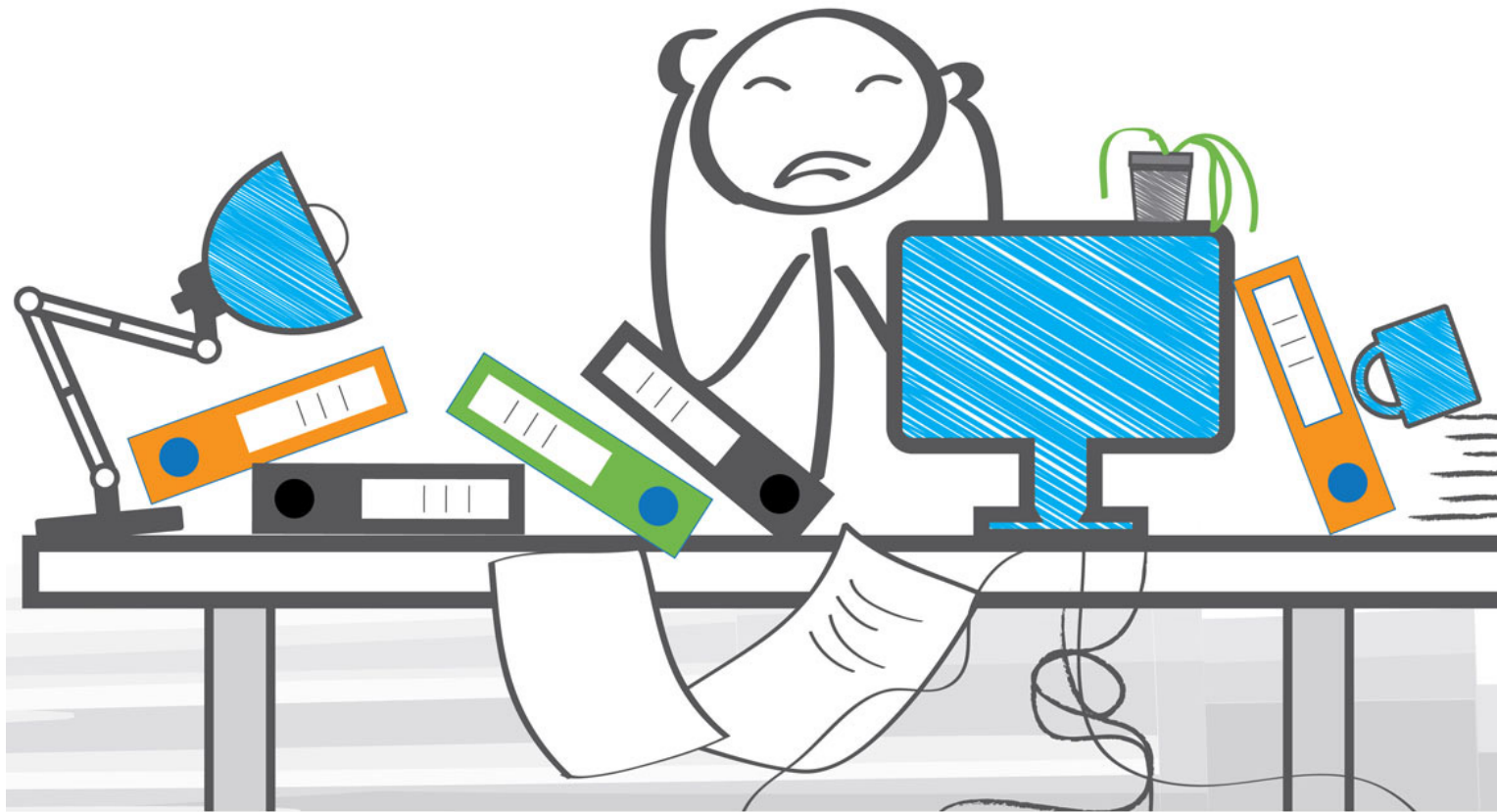
The time is now for stratas

- Rebates are available
- BC continues to invest in programs
- Maintain property value



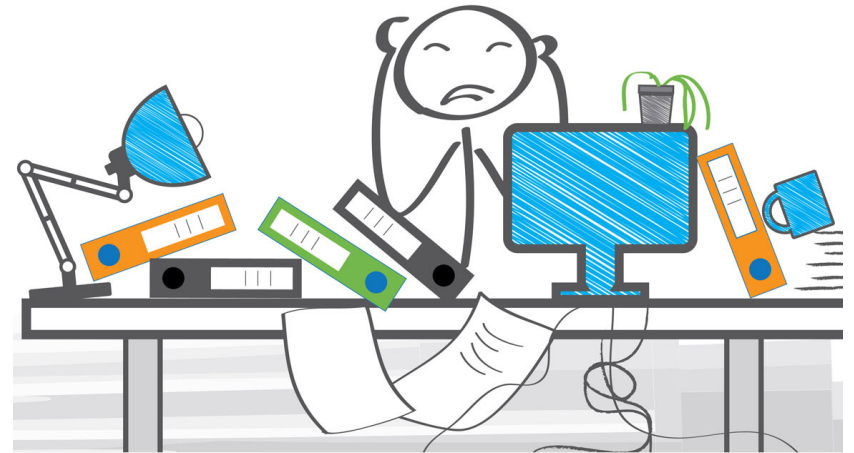
**Can your strata property
manager help?**

Be realistic.

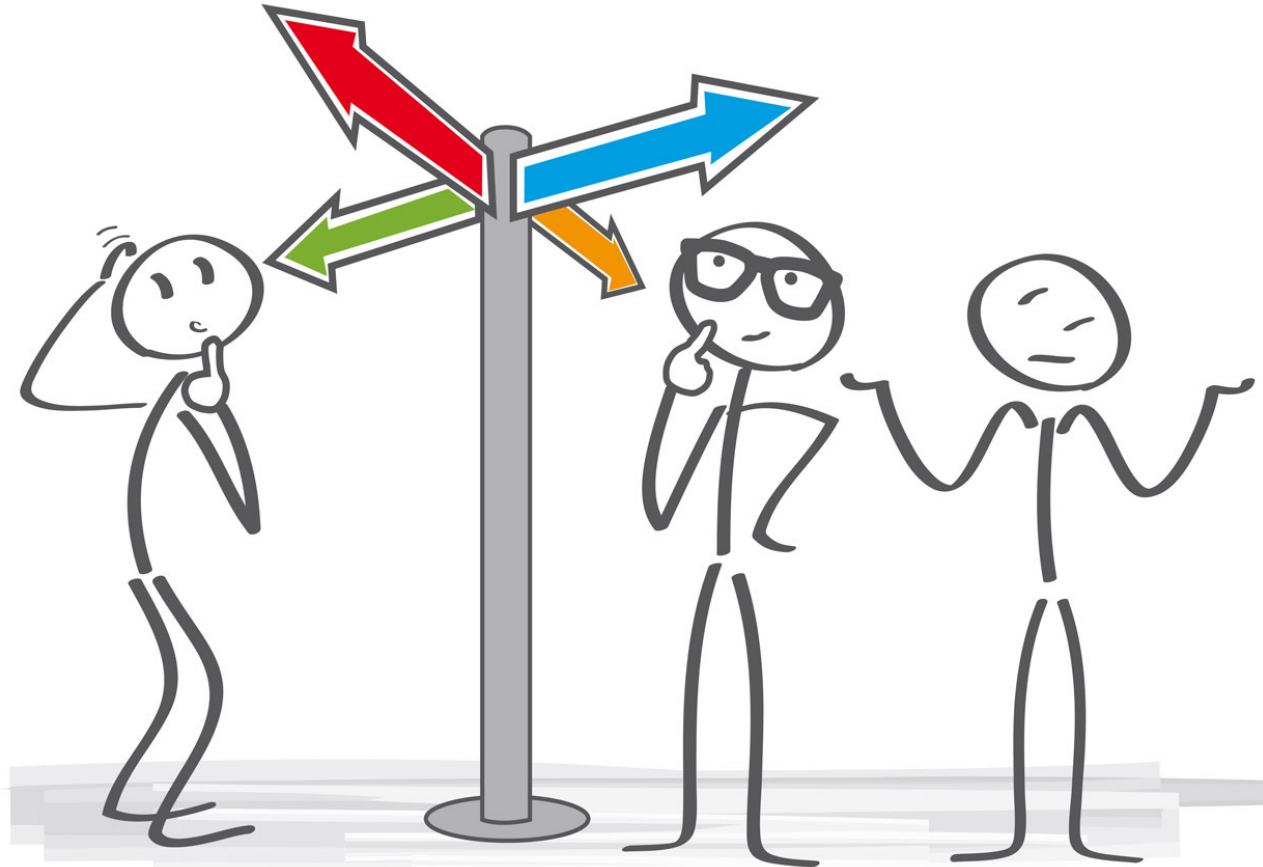


Property Manager

- May not included in contract
- Likely too busy to help
- Severe shortage of managers in BC
- Little time for extra projects
- Every strata is different



Strata Owner or Tenant





So you want to charge an EV at your strata...

Here are tips to make it happen.

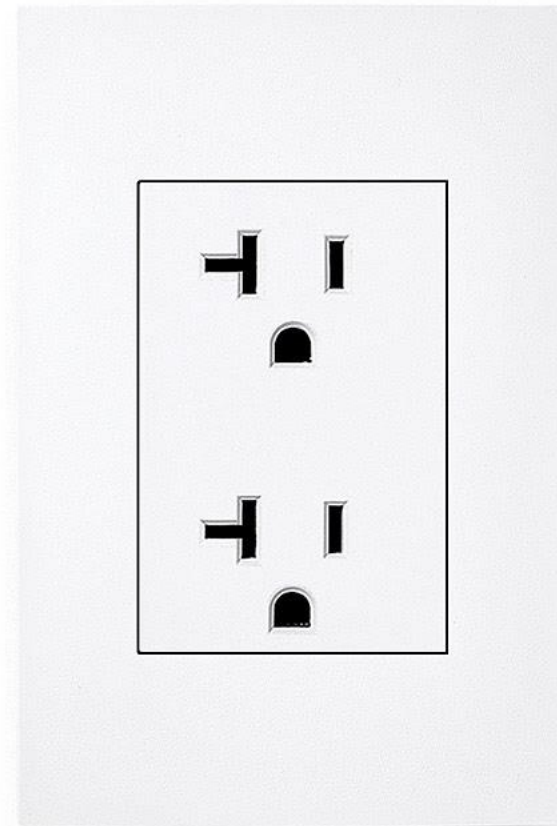
Before You Buy an EV

- Have a charging plan for 1-2 years
- A mall, library, community centre...

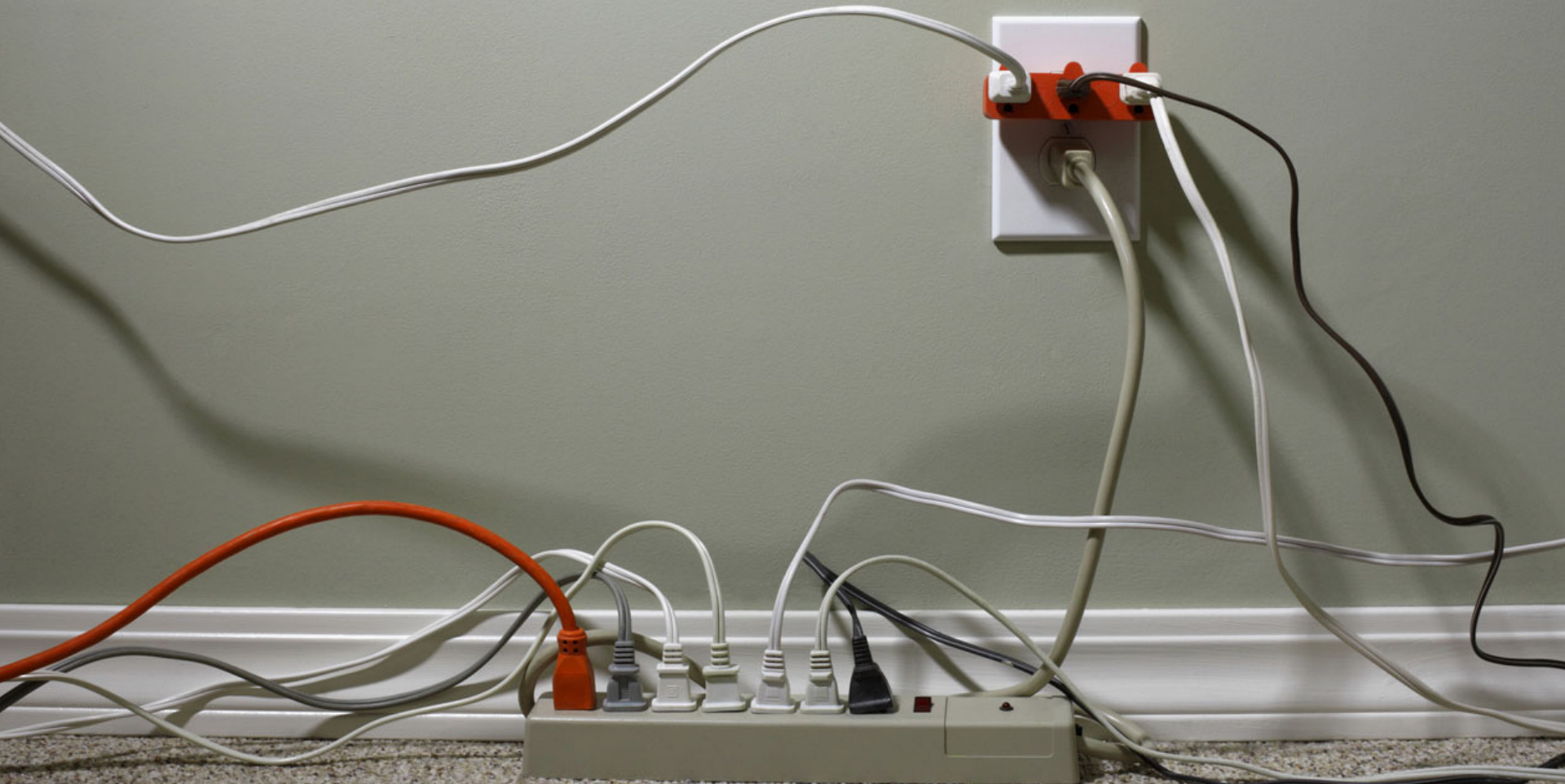


Don't assume

- Don't expect to get permission to use a 120v outlet
- What else is on this circuit?



Is there a danger of
overloading the circuit?



Be patient, be respectful

- Installing EV charging infrastructure in a strata involves many steps
- Approvals take time
- Projects take time
- Council must follow the law and the bylaws
- It's council's job to act in the best interests of all owners

Do your homework

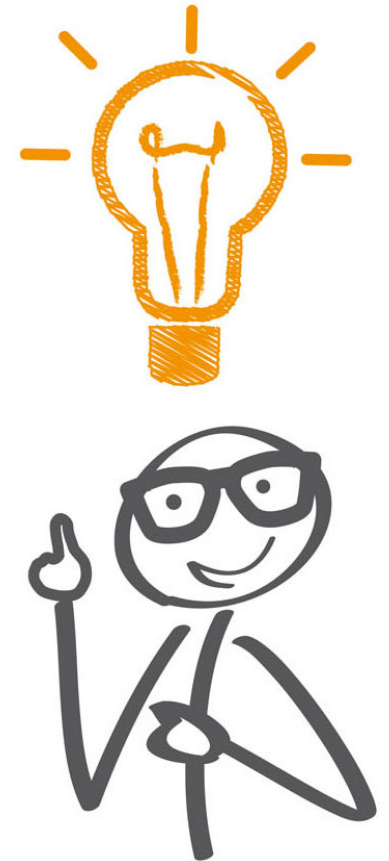
- Put in the time to get to know your strata
- Read AGM and council meeting minutes
- Has a study been done to assess electrical capacity?
- Are there bylaws or rules about EV charging? About alterations?



What is your goal?

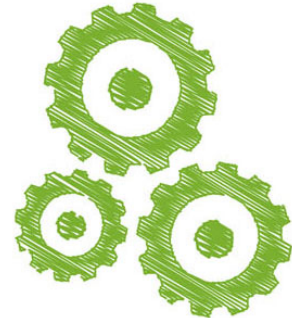
Decide what you're asking for:

- Charging infrastructure for all residents?
- Just for yourself?
- A charging station that owners can share?



Think about the future

- Parking stalls can be made “EV Ready”
- All the infrastructure is installed up to the point of the parking stalls
- They’re “ready” for a charging station to be installed



How to Get EV Ready

Watch VISOA's videos to learn everything you need to know about getting EV Ready and the rebates available to stratas.



[YouTube.com/VISOAvideos](https://www.youtube.com/VISOAvideos)



CleanBC – Go Electric EV Charger Rebate Program

EV Ready Plans for Condominium Stratas





CleanBC – Go Electric EV Charger Rebate Program

EV Electrical Infrastructure Rebates for Condominium Stratas





CleanBC – Go Electric EV Charger Rebate Program

EV Charging Stations Rebates for Stratas



How the Get EV Ready

Get the step-by-step infographic at visoa.bc.ca

Strata Corporations

HOW TO GET EV READY

Are your residents ready to go electric?
Here's how your BC strata corporation can get EV Ready using rebates from the CleanBC - Go Electric EV Charger Rebate Program.
Find the program guide, how-to's and more at visoa.bc.ca

Every strata is different.
Steps will vary depending on factors unique to your strata.

- ★ Inform and engage owners throughout the process.

STEP 1. RESEARCH PARKING

Learn about your legal parking designations. Decisions will vary depending on this information.

Tip: "Check the strata plan, parking bays, covenants, and easements. Rules and rules. Your strata lawyer can help."

STEP 2. OWNER ENGAGEMENT

Have discussions about BC's transition to EVs, incentives, property values and other benefits. Learn about the features of different systems, service providers and in-house systems.

Tip: Gauge interest with a survey but ask for rates personal info per FIPA.

STEP 3. CONSULTATION & QUOTES

Contact electrical engineers and/or contractors for info and quotes to get an EV Ready Plan (EV charging feasibility study).

Tip: Have they done other EV Ready Plans? Ask for references and a sample.

STEP 4. OWNER APPROVAL

Hold an AGM or SCM for owners to approve funding for creating an EV Ready Plan.

Tip: Needs a 75% vote to approve funds from CDF or a special levy.

Go on Step 5

STEP 5. GET EV READY PLAN

Hire engineer and/or contractor to do assessment and prepare a Plan that would provide charging for all residents.

Tip: Request peak load data from BC Hydro for free.

STEP 6. OWNER ENGAGEMENT

Give the EV Ready Plan to owners and hold an information meeting to get feedback and answer questions.

Tip: The Plan can only have one approach. Ensure it reflects owners' wishes.

STEP 7. GET PLAN APPROVED & REBATE

Apply for a CleanBC rebate (75% of the cost of creating the EV Ready Plan up to \$2,000 and approval of the Plan).

Tip: Plan must be approved by program to be eligible for infrastructure rebate.

STEP 8. PROJECT BIDS

The EV Ready Plan includes a budget. Optional but recommended: Get additional quotes for defined scope of work using a formal bidding process.

STEP 9. LEGAL ADVICE

Get a strata lawyer to review bylaws, draft amendments, user agreements, rules for user fees and AGM resolutions.

Tip: You may want to contact your lawyer early on step 9.

STEP 10. OWNER ENGAGEMENT

Get feedback from owners about proposed bylaws, user agreements, and rules for user fees.

Tip: Have lawyer edit proposed wording if necessary.

Go on Step 11

STEP 11. AGM OR SCM

Owners vote to approve the project, funding, bylaws and other resolutions (such as significant change in use).

Tip: Owner approval can be subject to receiving pre-approval for rebates.

STEP 12. INFRASTRUCTURE REBATE PRE-APPROVAL

Apply for CleanBC pre-approval for project (rebate of up to 50%, up to \$600 per stall, max \$30,000 per strata).

Tip: Project must be completed within 6 months to hold AGM or SCM fees.

STEP 13. INSTALLATION

Award contract. Contractor gets permit, completes installation of electrical infrastructure, and passes inspection.

Tip: Charging stations are in a separate rebate program.

STEP 14. GET INFRASTRUCTURE REBATE

Submit final paperwork for CleanBC rebate including receipts and contractor forms.

Tip: If charging stations installed, submit documents for separate rebate.

STEP 15. OPERATING PERMIT

Get annual operating permit for the EV charging equipment. If applicable sign agreement for EV network services.

STEP 16. PROJECT CLOSE OUT

Prepare as-built drawings, operation and maintenance manuals.

Go on Step 17

STEP 17. INFORM OWNERS

Provide an FAQ sheet to owners. Tip: Make a video to give owners a tour of the new system & demonstrate safe use.

STEP 18. CHARGING STATIONS

Bylaws detail who pays for adding charging stations. If owner pays, bylaws detail the application approval process.

Tip: Rebates do not take effect until they are filed at Land Titles Office.

STEP 19. OPERATING COSTS

Owners approve operating budget annually which includes hydro and other EV charging related expenses.

Tip: Rebates are not taken until they are filed at Land Titles Office.

STEP 20. USER FEES

If a valid bylaw or rule exists, residents who use charging stations can be billed user fees for certain operating costs.

Tip: User fees must comply with Strata Property Regulation 4.1.

STEP 21. FUTURE CHANGES

At future AGMs or SCMs, owners can approve amendments to bylaws, rules and user fees if desired.

Tip: These amendments need approval under Section 138 of the Strata Property Act. Buildings only need a majority vote.

Learn more about rebates from the CleanBC - Go Electric EV Charger Rebate Program.
Access videos, resources and quick links at:
www.visoa.bc.ca

EV Ready 2022-01-08



Just for you or shared station?

- Even one charging station needs electrical infrastructure
- Where will the charging station be located?
- Check the Strata Plan and Bylaws
- Legal designation of the parking stall matters

Who Pays?

Best to have strata bylaws:

- Fair, transparent process
- Who pays, who owns, who maintains stations
- Indemnity agreement
- User agreement
- Method to calculate user fees for operating costs



Submit your request

Now you're ready to submit your request, in writing to the strata council:

- A request for information?
- A proposal for an EV Ready Plan?
- A request to install one station?

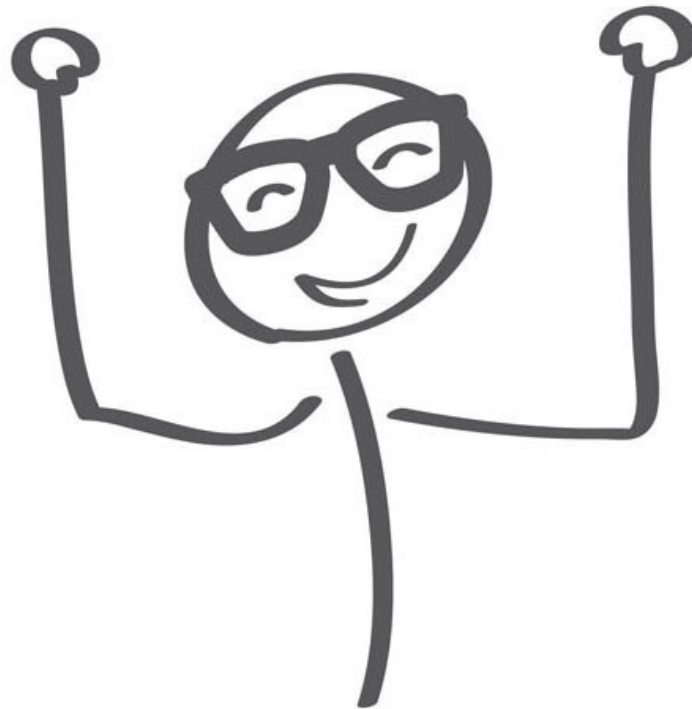


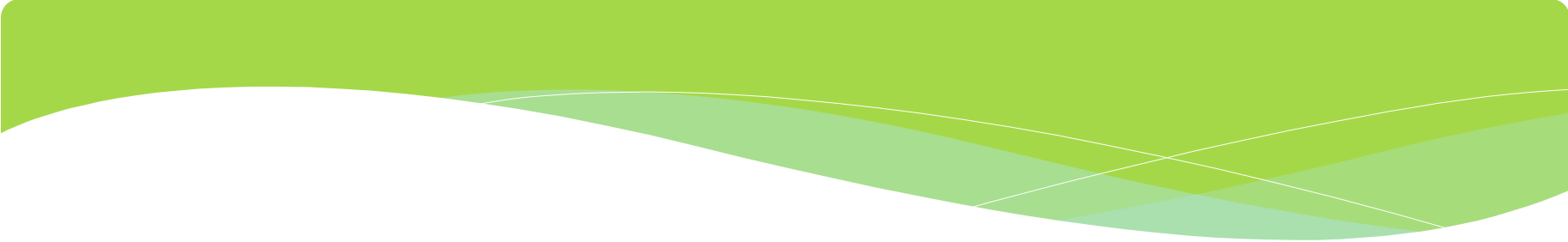


If at first you don't succeed...

- Why was the request denied?
- Does council need more information?
- What are the barriers?
- Adjust your plan
- Submit a new request

Be an EV Champion





“I'd recommend that strata owners who are hoping for EV options in their strata, spend considerable time educating owners on the process, and on the benefits and challenges of EV infrastructure. Strata councils are far less likely to undermine such an initiative the more broad-based the support is from owners.” – An EV Champion



Getting started

- Make a written request for a hearing
- This is a chance to talk to council
- Request permission to form a committee
- Define what you want the committee to be able to do



*“We have an agreement in principle.
The question is, do we all have the same principles?”*



Formal delegation

- The council may delegate some or all of its powers and duties to one or more council members or persons who are not members of the council
- Decision documented in the minutes
- Prevent misunderstandings and legal issues



Be:

- Positive, helpful
- Factual
- Considerate
- Respectful
- Listen to concerns

Not:

- Demanding
- Rude
- Pushy
- Threatening



Committee work

- Gather info, bylaws, strata plan
- Check eligibility for rebates
- Get BC Hydro peak load data
- Find experienced contractors
- Get quote for EV Ready Plan
- Survey owners to gauge interest



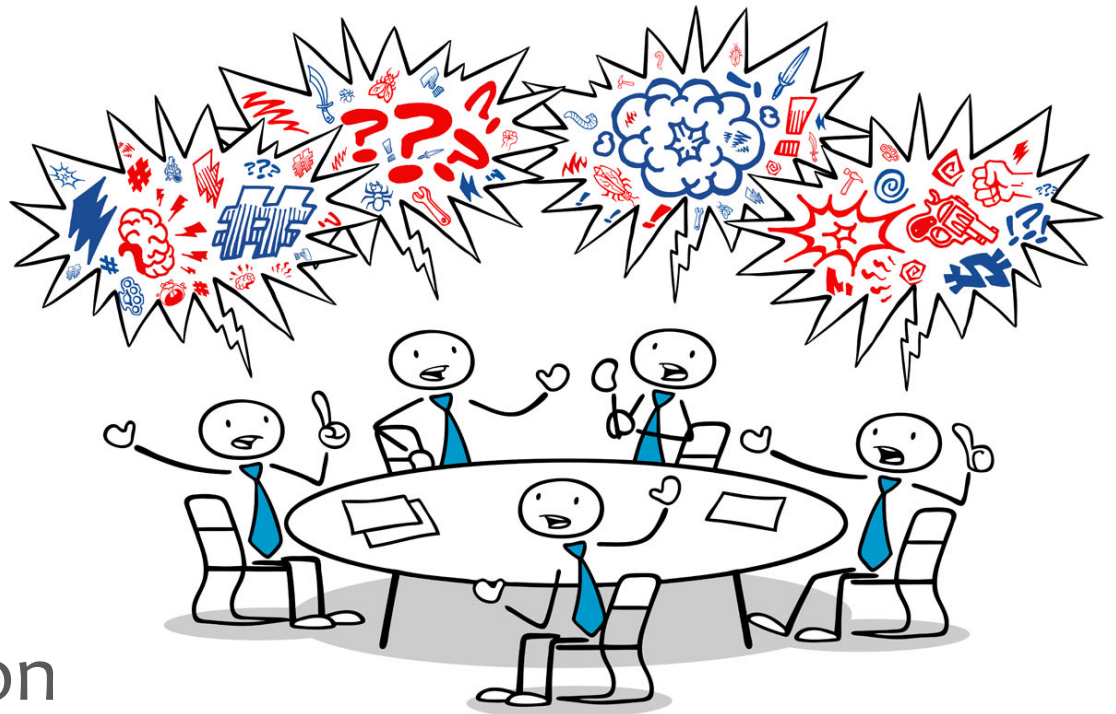
Educate owners

- Facts & statistics
- Benefits
- Future needs
- Cost analysis & rebates
- Share VISOA videos
- Do presentations
- Listen to concerns



What are the objections?

- Research concerns
- Give facts
- Dispel misinformation



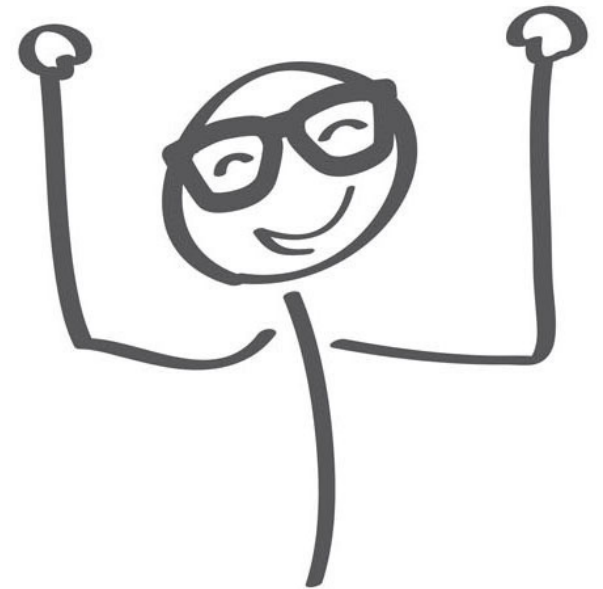


Help plan a General Meeting

- Arrange a presentation or guest speaker
- Information for AGM/SGM Notice
- Suggest resolutions:
 - Funding for EV Ready Plan
 - Funding for legal costs
 - Amending bylaws and rules
 - SPA s.71 “significant change of use”

See it through

- Commit to 1 – 3 years
- Educate new council members
- Offer to be liaison for engineer/contractors
- Provide updates to council
- Answer owners' questions





Want to Learn More?

The **cleanBC** GO ELECTRIC EV Charger program
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.



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



Contact VISOA

Email questions about EV charging in stratas to:

EVcharging@visoa.bc.ca



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



Thank you for attending today's webinar.

Watch the EV charging series on VISOA's channel



[YouTube.com/VISOAvideos](https://www.youtube.com/VISOAvideos)