

Planning Installation of Electric Vehicle Charging Stations

- ✓ A Check List for Strata Councils

Which parking stalls could be used for shared charging of vehicles?

- CP (Common Property)
- LCP (by Bylaw assigning CP as LCP)
- LCP (Registered to a Strata Lot by developer)
- Separate Strata Lot (Commercial Properties)
- CP Visitor Only (zoning bylaws may apply)
- Other

Best Location?

- Distance to electrical room
- Structural barriers such as parking levels
- Are several consecutive stalls available?
- Is reallocation of stalls possible?
- Is area accessible with all FOBs?
- Wi-Fi or cellular service issues



Electrical Contractor/Engineer

- Calculate Load
- Can existing capacity accommodate EVCS?
- Plan for future demand (adding stations later)
- If capacity is limited, consider load management
- How much conduit, coring etc is required?
- Is a structural engineer needed?
- Will BC Hydro permit another meter?

How will each user be billed?

- Wide variety of stations with capabilities for payment systems and/or data tracking
- 3rd party payment system
- Cellular phone app
- Data usage tracked/billed monthly
- Flat fee per month
- Who will manage data, billing?

Bylaws: Depending on your answers to the previous questions, what Bylaws or Rules do you need?

- For installing stations
- For payment method by users
- For shared/time limited charging
- Consult a Strata Lawyer

Resolutions at a General Meeting

- $\frac{3}{4}$ vote for “Change of Use” of CP (SPA s71)
- $\frac{3}{4}$ vote to create or amend bylaws
- $\frac{3}{4}$ vote to approve funding for project
- Majority vote to create/ratify rules
- Other?

If an Owner installs an EVCS:

- Owner pays all installation costs
- Indemnity Agreement
- Bylaws to permit install in LCP or SL
- Who owns it? What if owner sells?
- Who pays for maintenance?
- How is electricity use calculated?
- Will BC Hydro permit another meter?

Choosing a Charging Station

- Level 1 or Level 2? How many ports?
- Hose length? Wall mount, pedestal or pole?
- Standard or with Data Tracking?
- Load management
- User Authentication or Payment capabilities
- Communication method? Wi-Fi, CAT5, Cellular, Bluetooth, LAN, Zigbee
- Internet plan/Subscription fees/Service agreements
- Are incentives available?

Manufacturers & Suppliers:

pluginbc.ca/charging-program/murb/manuf_list/

Download detailed excel spreadsheet comparison of chargers:

pluginbc.ca/wp/wp-content/uploads/2015/12/EVSE-Product-List.xlsx

Questions to ask when selecting a station:

pluginbc.ca/wp/wp-content/uploads/2016/03/EVSE-Questions.pdf