

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?

Sample resolutions and bylaws *(not reviewed by a strata lawyer)*
pluginbc.ca/resource/strata-bylaw-templates-ev-charging/

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/2016/07/EVSE-Product-List-2.xlsx

Questions to ask when selecting a station:

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

All information compiled by VISOA March 22, 2017.



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A photograph of a silver electric car being charged with a blue and white charging cable. The car is parked in front of a modern city skyline with tall buildings under a bright, hazy sky. The charging port on the car is illuminated with a blue light.

Multi Unit Residential Building Charging Program

The **Multi Unit Residential Building Charging Program** is accepting a new round of applications beginning March 27, 2017. Funded by the Province of British Columbia's *Clean Energy Vehicle Program*, and administered by *Fraser Basin Council*, this program supports the cost and installation of electric vehicle supply equipment known as charging stations, in existing multi unit residential buildings (MURBs).

pluginbc.ca/charging-program/murb/

To apply, fill out the application. Ensure you have all necessary information including a quote ready to upload. You will be contacted within 30 days after applying.

Complete Program Guide:

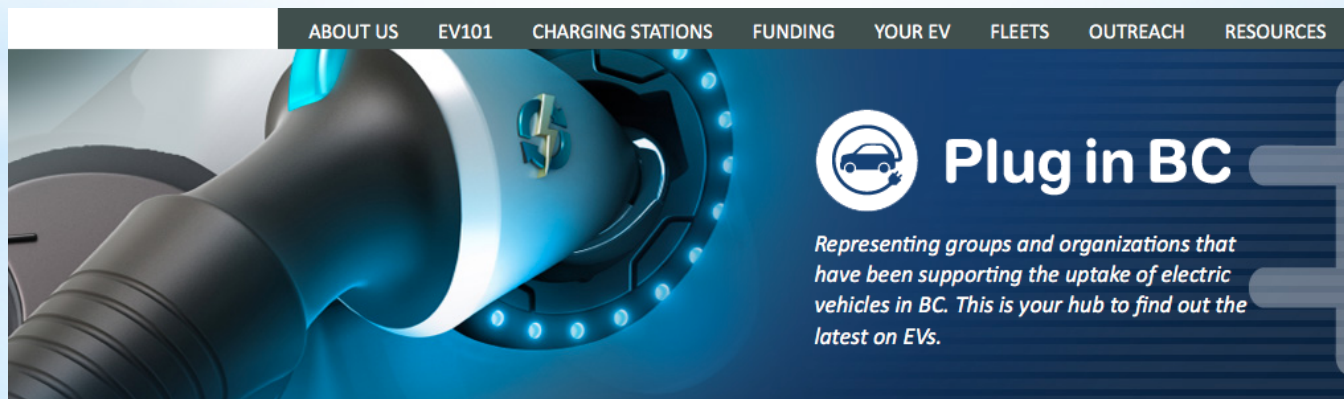
pluginbc.ca/wp/wp-content/uploads/2017/03/MURB-2.0-Program-Guide.pdf

Program Details and Eligibility

- Existing residential buildings of 3 or more units in BC
- Applications accepted until August 15, 2017 (or earlier if funds run out)
- Maximum 1 application per property/Max 2 stations per application
- Charging stations for residents only, not commercial
- Quote required in order to apply (*see next page*)
- Rebate of 75% of costs up to \$4,500 per station (or port)
- Status report mandatory by Aug 15 (must have strata approval, must have contractor and charging station selected)
- Removal from program if August 15 requirements not met
- Applicants not initially approved put on a waitlist
- Waitlisted applicants will be notified if space becomes available
- Installation/final reports due by November 30, 2017
- Rebate cheque issued once all work and paperwork is completed

Application Quote must Include:

- Itemized quote* including all costs for charging stations and work to be performed to meet program requirements (*see next page*)
- A dedicated revenue grade meter if stations are not networked
- Over-sized conduit with capacity for wiring a total of 6 stations rated at 40A each (*for future EV growth*)
- Labour/all applicable permits/additional materials
- Applicants may choose to hire a different contractor than the one quoted in the application (*i.e. *the applicant is not locked into the contractor from which the initial quote was received*)



Charging Station Requirements:

- Level 2 charging station (208/240 volt), featuring a SAE J1772 plug
- Purchased, not leased, in operation for minimum 5 years
- Approved for sale/use in Canada (*i.e. cUL, cETL, CSA certification*)
- Be installed by a licensed electrician (*with appropriate permits and installed to meet Canadian Electrical Code requirements*)
- Have activated communication/data tracking abilities OR connected to a dedicated revenue grade meter for the charging station or group of stations. If a meter is used, one from BC Hydro is preferred
- Over-sized conduit. *See complete requirements on website*



MURB Charging Program Contact

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pluginbc.ca/charging-program/murb/



*The Fraser Basin
Council Vision •
Social well-being,
supported by a
vibrant economy and
sustained by a
healthy environment*



Fraser Basin Council

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