




CleanBC – Go Electric EV Charger Rebate Program

EV Ready Plans for Condominium Stratas





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.

This webinar provides information for
condominium style stratas.

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



goelectricbc.gov.bc.ca

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



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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.



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The information provided in today's webinar is accurate as of November 20, 2021.

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



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EV Ready Plans for Condos

- Why plan for EV charging?
- What is an EV Ready Plan?
- Benefits of having a plan
- What's in the plan?
- Rebate, eligibility and how to apply
- Other rebates
- EV Charging Advisor

Why should stratas plan EV charging?

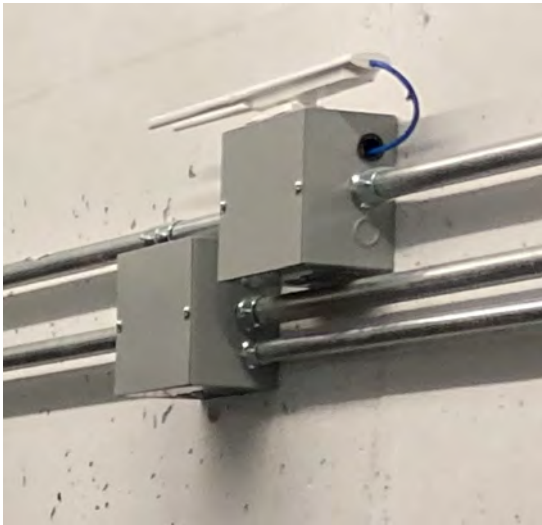
- The demand for EV charging is growing
- The *Zero-Emission Vehicles Act* legislates that 10% of all light-duty vehicle sales must be ZEV (zero emissions vehicle) by 2025, ~~30%~~ by 2030 and 100% by ~~2040~~ 2035 ~~90%~~
- Rebates are currently available to assist stratas

- The 2020 mandate to the Minister Responsible for Housing includes a directive to *Bring in “right-to-charge” legislation that will enable installation of electric vehicle charging infrastructure in more strata and apartment buildings*
- This legislation could require stratas to provide EV charging

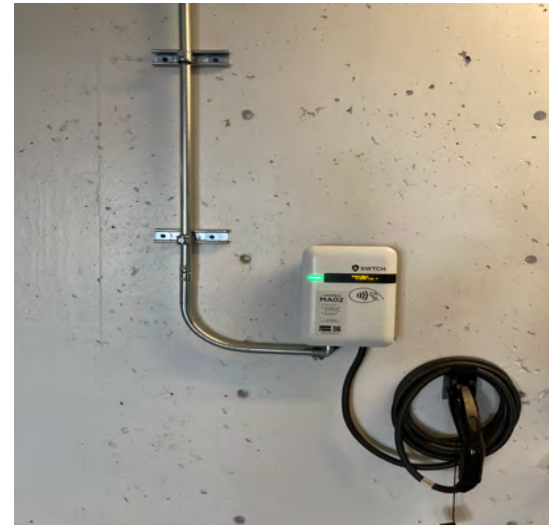
What is “EV Ready”?

“EV Ready” means the parking space has an energized outlet with a cover **that provides a final connection point** in an electrical wiring installation for a Level 2 EVSE (electrical vehicle supply equipment) commonly called a charging station.

Energized Outlet



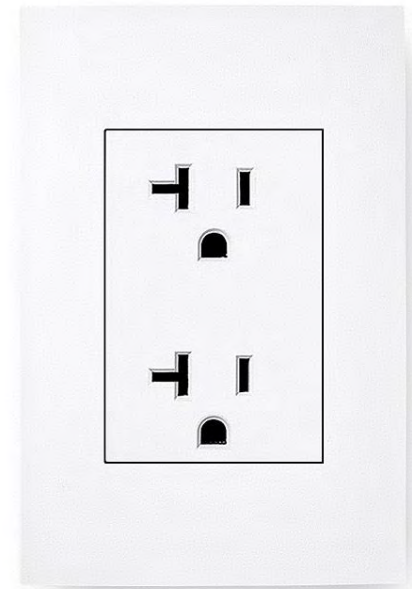
Level 2 Charging Station installed



Level 2: SAE J1772 Plug



Level 1 120-Volt outlet



What is an EV Ready Plan?

- An EV Ready Plan will help your strata make wise choices for EV charging systems
- It is a professional document that includes details of how your strata will provide each residential unit with at least one “EV Ready” parking space

What is an EV Ready Plan?

- Residential units that do not have parking spaces are exempt
- The requirement applies to the number of residential units only (not commercial units)
- Do not include commercial spaces in your Plan

What is an EV Ready Plan?

- Example of a mixed-use strata:
- 45 condo units but only 20 have parking
- 10 commercial spaces and 5 visitor spaces
- Must make all 20 residential spaces EV Ready

What is an EV Ready Plan?

- To be eligible for the rebate, the plan must present only one solution
- The solution that the strata prefers

Who prepares the Plan?

The rebate program says that the plan can be created by a licensed electrical contractor and/or a registered professional electrical engineer.

Benefits of having an EV Ready plan

- Informs owners and councils of what will work for their unique set of circumstances
- Informs of electrical or other limitations
- Can explain complex systems
- May or may not include recommendation for charging stations that are suitable

Benefits of having an EV Ready plan

- Provides budgeting information
- Eligibility for additional rebates for infrastructure and equipment
- Helps the strata prepare for an AGM or SGM and helps owners make informed choices

Benefits of having an EV Ready plan

- Plans for future needs (future-proofing)
- A planned approach avoids duplication of work
- Saves time and money
- If strata chooses to do work in phases, the plan can keep the project on track even if owners and council members change

What's in the Plan?

1. Property and Company details

- Strata address and contact
- Quantity and types of parking stalls
- Contractor or engineer's information and declaration

2. Electrical capacity assessment

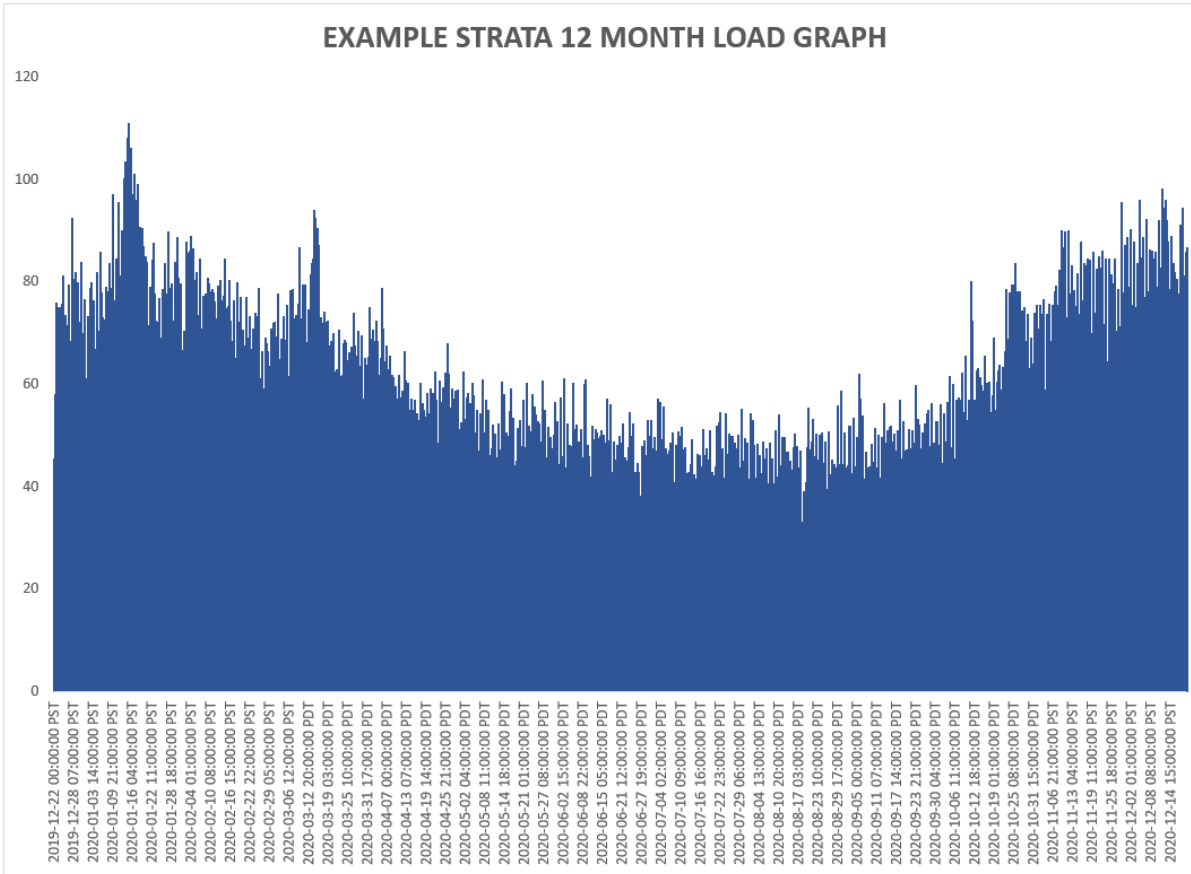
Required information:

- Size of existing main electrical service
- What is the existing peak demand on the Main service?
- What is spare capacity?
- How was this determined?

How is peak demand determined?

- BC Hydro 12 month load report (with allowance depending on temperature, building composition and/or engineer's prerogative)
- Strata or person authorized by the strata can request this data from BC Hydro
- Allowance for strata's future plans for other equipment

EXAMPLE STRATA 12 MONTH LOAD GRAPH



Electrical capacity assessment

Required information:

- Potential load for EVSE (EV supply equipment)
- Spare electrical capacity
- Does your building have physical capacity for more service equipment, such as wall space?

3. Minimum charging performance

- A charging performance assessment is an analysis of required power in order to achieve reasonable driving range, when all parking spaces are used by an EV.

Minimum charging performance

- Without performance guidelines, electrical designs may include excessive load sharing resulting in insufficient power to provide an adequate rate of charging.

Minimum charging performance

The assessment must explain how charging performance was determined. It must consider, at minimum, the following factors:

- Distance travelled by vehicles
- Climate (colder temperatures)
- Topography (hillier landscapes)

Minimum charging performance

- Demographics (age, household sizes)
- What are residents' purchasing plans? Vehicle sizes (small vehicle, SUV, mini vans/light trucks)
- Charging rates / times per vehicle as they relate to the preferred solution

Minimum charging performance

- BC Hydro guideline table

Annual Distance in Kilometers	9,125	12,775	16,425	21,900
Daily Kilometers Travelled	25	35	45	60
Breaker Amperage	Maximum number of EVSE per circuit	Maximum number of EVSE per circuit	Max number of EVSE per circuit	Max number of EVSE per circuit
20	3	1	0	0
30	7	4	2	0
40	10	6	4	2
50	14	8	5	3

How is this information obtained?

- Some of this information could be obtained by circulating a survey to each unit
- Councils should release only the aggregate data
- Follow PIPA (*Personal Information Protection Act*) by keeping the individual responses private

4. Recommended Solution

- To receive the rebate for your plan, the plan must propose one solution and cost
- The plan may include:
 - Main service upgrade
 - New panel and breakers
 - BC Hydro meters

Recommended Solution

- Communications system such as WAP (wireless access point system)
- EMS (energy management system)
- May or may not include recommended EVSE (electric vehicle supply equipment. i.e. charging stations)

Can I ask for more than one solution?

- You may ask your contractor or engineer to propose multiple scenarios
- There may be an additional cost for this
- The plan submitted for the rebate must present the strata's preferred option only

Preferred Solution – Budget

- 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, & communication system

Preferred Solution – Budget

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

Preferred Solution – Budget

- Distribution system (panel, breakers, meters)
- Communications system
- Legal services (strata to provide estimate)
- May or may not include EVSE (electric vehicle supply equipment. i.e. charging stations)

Preferred Solution Budget Does NOT include

- GST
- Annual operating permit from Technical Safety BC or other jurisdiction (municipality)
- BC Hydro charges such as a new meter
- *Cost of internet service would be an expense in the strata's annual operating budget*

Best Practices

- Regular communication/education with owners throughout the process
- Consult a lawyer early in the planning process regarding your Strata Plan, bylaws, rules, user agreements and more
- Estimated legal costs can be included in budget for future rebates

Rebates

- The CleanBC – Go Electric EV Charger Rebate Program offers a rebate of up to 75% of the cost of creating the EV Ready Plan, to a maximum of \$3,000
- Check municipality for possible top-up rebate
- Make sure the EV Ready Plan meets all of the requirements

Which stratas are eligible?

- 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 of 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
- Another webinar will be presented for these types of stratas

How to apply for the EV Ready Plan rebate

- Pre-approval from BC Hydro or FortisBC is not required for the EV Ready Plan rebate
- However the strata needs approval of the owners
- This is not an operating expense
- Requires a $\frac{3}{4}$ vote at an AGM or SGM to approve the funding from CRF or by special levy

How to apply

- Make sure the plan meets the requirements
- When the Plan is completed, council submits the application online with a copy of the EV Ready Plan and the invoice(s) from the electrical contractor and/or engineer

Apply online:

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](#)

Apply online:

Rebate type

* Which rebate(s) are you applying for?

- EV Ready plan
- EV Ready infrastructure
- EV charger rebate

Do you have the required documents ready?

✓ **EV Ready plan** – A copy of the EV Ready plan that was created for you/your property.

✓ **EV Ready plan invoice** – A copy of the paid invoice from the electrical contractor and/or professional engineer for the costs to create the EV Ready plan. If these costs aren't due until the EV Ready infrastructure is installed, upload the quote for the plan instead.

* I've downloaded and prepared required documents as specified

I'll come back later

Start application

Authority to Apply

- Why must the strata council be the applicant?
- Section 3 of the *Strata Property Act* says the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners.

Authority to Apply

- Section 4 of the *Strata Property Act* says that the powers and duties of the strata corporation must be exercised by the council

Authority to Apply

- The rebate program says this program is open to building representatives (such as strata councils) who have oversight of an eligible MURB in B.C.
- So, after approval at the AGM or SGM, the council has the authority to submit the application

Other rebates

- **Electrical Infrastructure Rebates** – to implement your EV Ready Plan
- **MURB Charger Rebates** – for Level 2 charging stations that are networked for 2 years
- These rebates require pre-approval
- Check the program guide for details
- See separate webinars about these rebates

EV Charging Advisor

- Up to 5 hours of support for strata councils, property managers, or building owners
- Consultation and education for an EV Ready Plan or EV charging stations
- Assistance determining equipment specs

EV Charging Advisor

- Education events for residents
- Presentation or webinar at AGM, SGM, or council meeting
- Support with applying for rebates
- Access to support throughout the project
- Contact: evadvisor@pluginbc.ca

Information and Program Guide

Visit: goelectricbc.gov.bc.ca

For BC Hydro customers:

Apply for **Rebates**

For FortisBC electricity customers:

Apply for **Rebates**

Thank you for attending today's webinar.

Watch the EV charging series on VISOA's channel



Join the VISOA mailing list for news and future events: visoa.bc.ca

Evcharging@visoa.bc.ca

