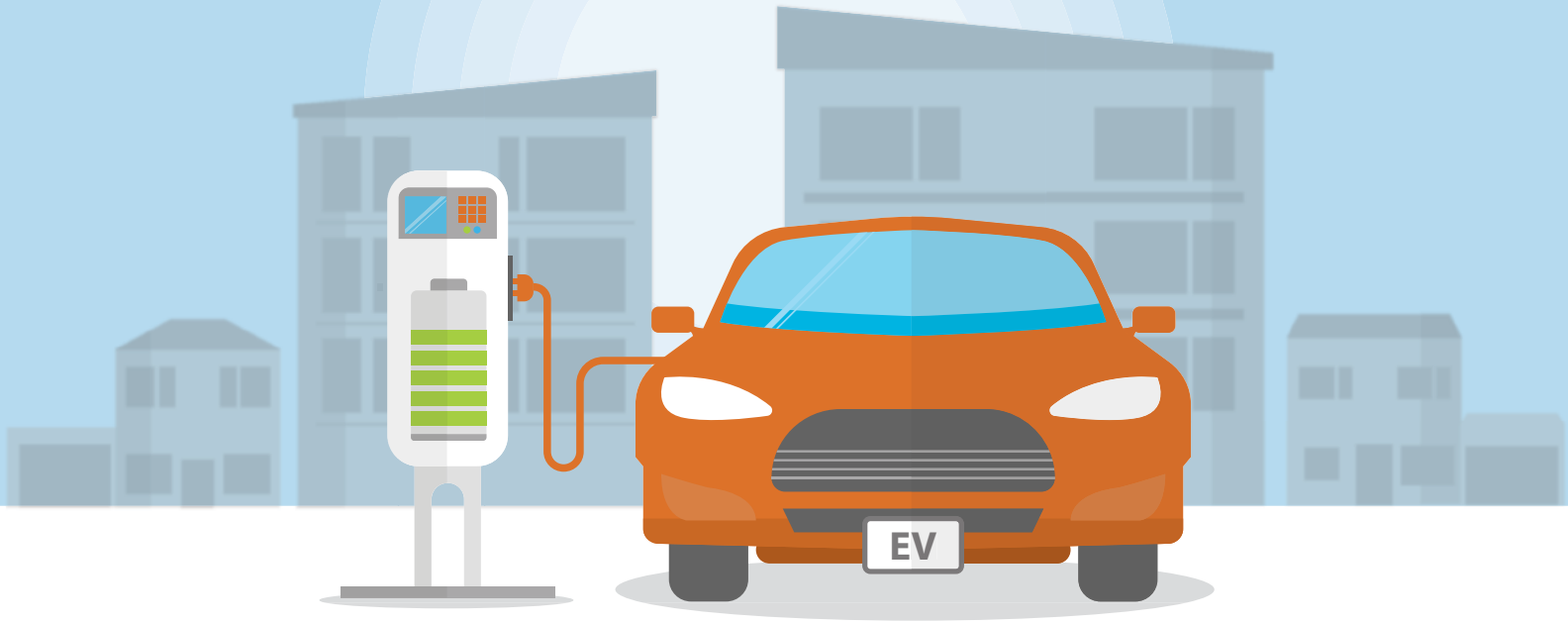
# GUIDE TO EV CHARGING

## for Apartments and Condos

Everything you need to know about research, design, installation and management of EV charging infrastructure

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**British Columbians have a higher rate of EV adoption than any other region in North America and the numbers continue to increase rapidly. As EV ownership climbs, the demand for charging at home, work, and within our communities.**

**This guide outlines how to set up and manage EV charging in your multi-unit residential building (MURB). in Squamish and Whistler**

## EVs: What's the Big Deal?

Zero-emission vehicles continue to rise in popularity—bolstered by mainstream awareness, consumer rebates, and a dramatic shift in vehicle manufacturing. Research shows that gas-powered vehicles are a major climate culprit. They are a leading contributor of greenhouse gas emissions in Canada, and are responsible for over 50% of both Squamish and Whistler's community emissions.

Switching from fossil fuels to low-carbon transportation (such as biking, walking, public transit, and EVs) reduces GHG emissions dramatically. EVs are a cleaner, greener option for BC drivers because they are powered by our hydro-electric grid and are much more efficient. Learn more about EV ownership here.

## 5 Reasons to Retrofit Your Building for EV Charging

**Whether or not you plan to purchase an electric vehicle in your lifetime, there are still many benefits to setting up the infrastructure in your building.**

**1. Increase Home Value** - Most newer buildings are designed with EV charging infrastructure in place. Retrofitting your building for EV charging increases your property value and gives you a competitive edge in the housing market.

**2. Plan for the Future** - British Columbia's high rate of EV adoption indicates that the future is electric. Stay ahead of the curve and prepare your building for a wave of EV charging demand.

**3. Lower Emissions -** Residents in your building can collectively reduce GHG emissions by going electric. Having charging facilities in your building enables fellow neighbours to own an EV and contribute to a greener future.

**4. Lower Costs for Residents -** As community-wide EV charging station fees increase, EV charging at home can reduce the overall costs of owning a zero-emissions vehicle.

**5. Reduce Air and Noise Pollution -** More EVs on the road means less exhaust and less carbon monoxide and respiratory irritants in and around buildings. EVs are also quieter, eliminating loud vehicle noise.

## Why Invest in Your Building Now

There are many environmental and financial reasons to retrofit your building for EV charging.

### Keep Up With Demand

As momentum builds, stratas are receiving increased interest from residents looking to charge their EVs. Get ahead of the demand and future-proof your building by developing the infrastructure and policies now.

### Combat Rising Costs

The costs and availability of labour and equipment continue to rise. Secure your EV charging systems now—there won't be a better time.

### Get Rebates

Buildings can offset the costs for new EV charging infrastructure with rebates available through the provincial government (visit the Go Electric website). As of January 2023, Squamish and Whistler also offer top-up rebates to reduce costs even further. *Rebates may not be available in the future.*

### Start the Process

It can take 18 months or more to go through the full process of designing and installing EV charging in your building. Start the process now so your building has enough lead time.

## EV Charging Rebates

Apartments and condos built before August 31, 2021 and have no existing EV charging infrastructure are eligible for rebates offered through the CleanBC Go Electric program:

- **EV Ready Plans**
- **EV Ready Infrastructure**
- **Charging Stations**

The District of Squamish and Resort Municipality of Whistler also offer additional top-ups, which are automatically added when your strata applies for retrofit rebates.

## EV Ready Plan

An EV Ready Plan is the first step towards setting up EV charging in your building and provides a holistic approach to infrastructure. Your strata will hire a licensed electrical contractor to complete a detailed review of your electrical capacity and provide recommendations on the most appropriate infrastructure. EV Ready Plans are eligible for rebates.

## Key Stages of EV Charging Set-Up

### 1. Design

Working with a qualified electrical professional to understand your building's capacity requirements and develop options that meet your strata's objectives, starting with an EV Ready Plan.

### 2. Installation

Once budgets and designs are approved and permits are obtained, a qualified contractor can manage the system installation and arrange for a final inspection.

### 3. Management

At various stages of the process you will be applying for rebates, activating a strata EV Charging Policy, reporting back to strata members, establishing user-pay structures and finalising agreements with network providers.

# A Roadmap to Setting Up EV Charging In Your Building

1. Chat with neighbours to understand support for EV charging. **(Tip: Read this case study)**
2. Visit Plug In BC for resources and to connect with an EV Advisor. **(Tip: View the in-depth guide)**
3. Pitch the idea to your Strata Council and set up an EV Charging Committee.
4. Source a licensed electrical contractor to develop an EV Ready Plan. **(Tip: Request for Proposal template)**
5. Present findings about EV Charging at your next AGM. Hold a vote to pursue an EV Ready Plan.
6. Conduct a resident survey to gauge driving habits and EV interest. **(Tip: Survey template)**
7. Select a qualified electrician to complete the EV Ready Plan. **(Tip: EV Ready Plan contractor vetting questions)**
8. Provide the contractor with info about your building as they develop the EV Ready plan.
9. Apply for the Go Electric rebate upon EV Ready Plan completion.
10. Review the EV Ready Plan with Strata and set priorities for access, cost, and installation.
11. Get 2-3 bids on installing infrastructure and select a qualified electrical firm. **(Tip: Contact BC Hydro for a vetted list or view the Plug In BC vendor list.)**
12. Apply to the Go Electric program for pre-approval before an AGM vote. You have six months from pre-approval to complete the project.
13. Review bylaws and building policies, then propose policy changes.
14. Present at the next AGM or hold a special info session to vote on installations and bylaws.
15. Work with electrical contractors to install the infrastructure and chargers.
16. Congratulations! Your building is now retrofitted for electric charging.
17. Submit your final rebate application to the Go Electric program
18. If your building qualifies, you can also apply to receive Provincial carbon credits. **(Tip: Find more information here.)**

# Have questions about setting up EV charging in your Sea to Sky apartment or condo?

## Connect With Plug In BC

**evadvisor@pluginbc.ca**
pluginbc.ca

## Contact Your Community Climate Expert

**District of Squamish**
Ian Picketts, Manager of Sustainability and Climate Change
**ipicketts@squamish.ca**
squamish.ca/climateaction

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**Resort Municipality of Whistler**
Luisa Burhenne, Manager of Environmental Stewardship
**lburhenne@whistler.ca**
whistler.ca/climate-action/big-moves

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