

CONDO ADVISER WEBINAR
(EPISODE 46)

EV CHARGING STATIONS

April 3, 2024

CondoAdviser.ca

LEADING THE INDUSTRY



CONDO ADVISER CREW

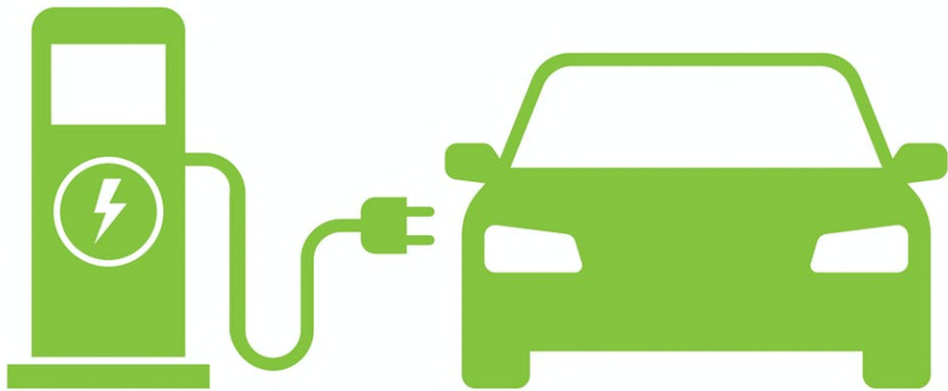
Speakers	Firm
Rod Escayola	Gowling WLG
Graeme Macpherson	Gowling WLG
Nailah Ramsoomair	Gowling WLG
Adam Firchuk	metroEV

AGENDA

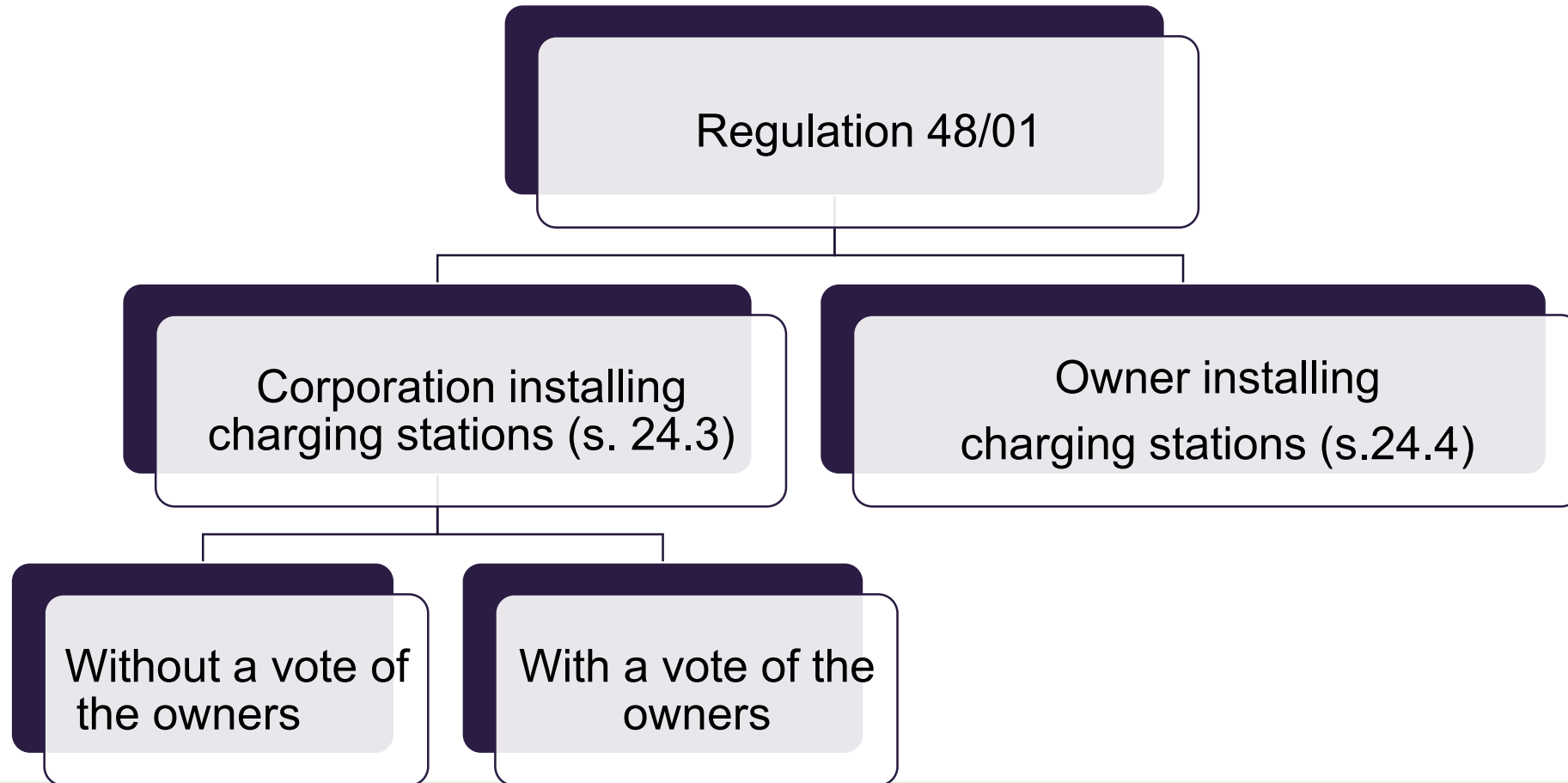
Topic

- Intro to smart charging technologies
- Selecting the right solution for you
- Consulting owners
- Securing deferral grants
- Billing and software
- Legal framework and EV Agreements

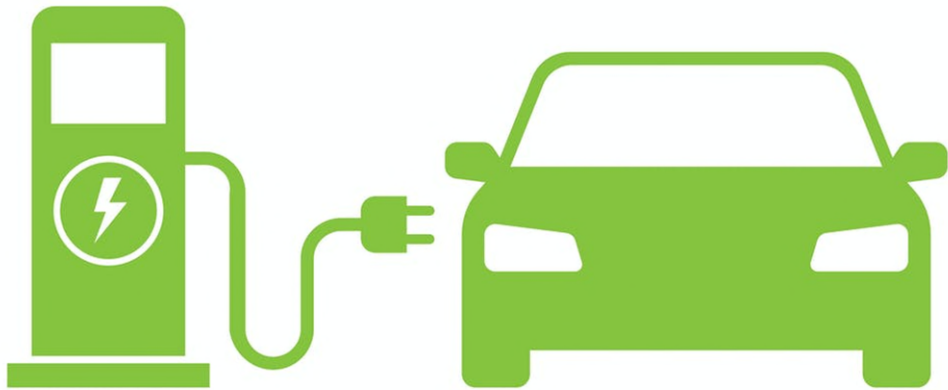
LEGAL FRAMEWORK



EV LEGAL FRAMEWORK

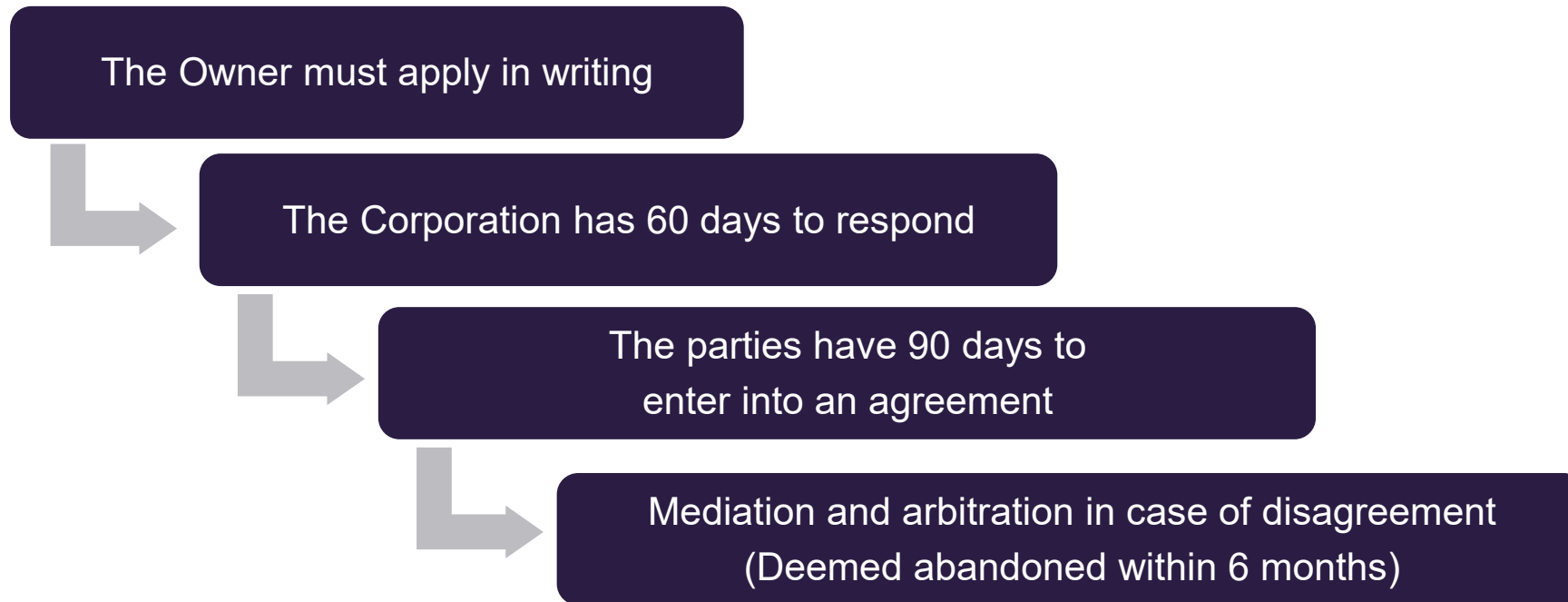


OWNER INSTALLATION

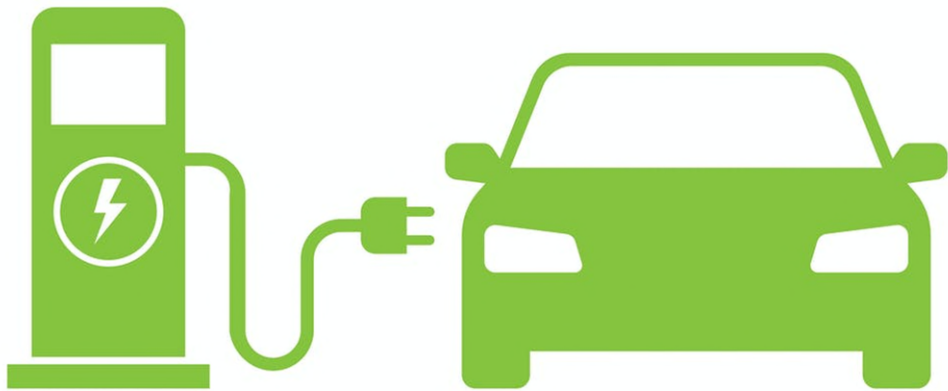


OWNER EVC INSTALLATIONS (GRAEME)

If the Owner is proposing to install Charging Stations.....



CORPORATION INSTALLATION



EV LEGAL FRAMEWORK

Option 1 – No vote by owners if

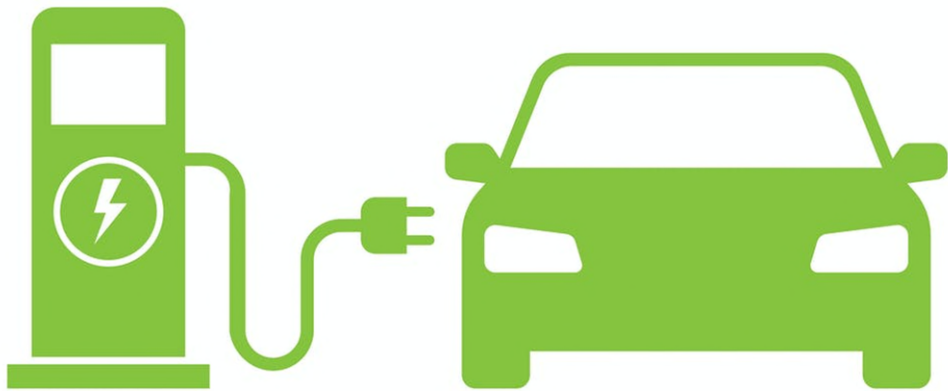
1. The cost of the **installation** is not greater than 10% of the annual budget;
2. The installation of the charging station would not cause a material reduction or elimination of the use or enjoyment of units or of common elements or assets of the Corporation; AND
3. The Corporation provides a 60-day notice to owners

EV LEGAL FRAMEWORK

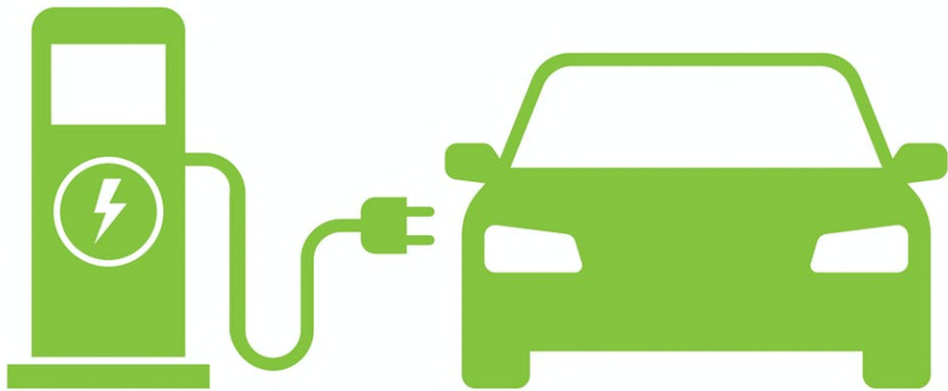
Option 2 – Possible vote by owners

1. The Corporation provides a notice to owner of its intention to install charging stations and specifically advises them of their right to requisition a meeting of owners to vote on the issue;
2. The Corporation would be able to proceed with the installation of the charging station only:
 - If the owners do not requisition a meeting within 60 days of the notice;
 - If a meeting is requisitioned and quorum has not been met;
 - If quorum is met, the owners do not vote against the proposed installation.

EV SOLUTIONS



EV AGREEMENTS



DO I NEED A BYLAW

- **No**
- **EVs are regulated by O. Reg. 48/01**
- **Not subject to a general majority vote (as by-laws)**
- **« Group registrations »?**

WHAT TO EXPECT IN EV AGREEMENTS

- **Mandating how the EVCS will be installed;**
- **Setting who is responsible for what costs;**
- **Confirming repair, maintenance, and insurance obligations;**
- **Sets circumstances where EVCS may be removed;**
- **Cost recovery;**
- **Dispute resolution;**
- **Registered on title.**

NEXT WEBINAR

- **Next webinar :**
Wednesday, June 5, 2024
- **Info will posted on CondoAdviser.ca**
- **You will need to register again.**

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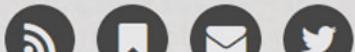
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SEE YOU SOON!

Wednesday, May 1, 2024





QUESTIONS?




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