

Coopers Pointe – EV Infrastructure Questions & Answers

- 1) **Does Coopers Pointe have a big enough main transformer to accommodate EV Chargers in every one of our building's 123 parking stalls?**
 - a. Yes. A 2020 analysis by AES Engineering shows that we have sufficient transformer power for EV charging in 123 stalls and also for air conditioning upgrades to our building, when the time comes.
- 2) **Do I have to buy and install a charger in my stall?**
 - a. No. But \$2200 + tax is a special installed price for EV chargers when the infrastructure is being put in. Also, there is a significant government rebate (\$14,000 divided by chargers, if there are over 9 chargers).
- 3) **What is the four-share system that will be part of our EV Infrastructure upgrade?**
 - a. There will be 31 junction boxes distributed throughout the parkade. Each junction box will provide power for the "smart" EV chargers in 4 parking stalls.
 - b. "smart" EV chargers can automatically adjust charging speeds according to demand and to the time-of-day.
 - c. The "smart" EV chargers will be connected by a new wifi network that will also supply a separate wifi link for resident and concierge use in our parkade.
- 4) **What are the benefits of EV infrastructure if I don't plan on buying an EV or an EV charger?**
 - a. Our strata can receive Carbon Offset Credits worth up to \$400 per charger per year of strata income that would lower strata fees.
 - b. Condos will enjoy increased demand. A 2024 Akyurek poll shows that 57% of people in BC would consider an EV as their next car.
- 5) **What is the benefit if I rent out my condo?**
 - a. An EV charger will attract tenants who are willing to pay a higher rent (or a rent surcharge) to have the higher convenience and lower rates of at-home charging.
- 6) **What is the benefit if I buy and install an EV charger?**
 - a. Higher resale value for your condo.
 - b. Much lower cost of charging than BC Hydro's chargers which cost \$0.349 per KWH plus tax. Currently our expected cost is \$0.190 per KWH plus tax, admin fees included.
- 7) **If I buy and install a charger, who owns it?**
 - a. You own it. If you remove it, you need to restore its common property surfaces.
- 8) **Are other buildings in our neighbourhood EV-Ready?**
 - a. Examples are King's Landing, the Arc and One Pacific. As of June 2019, all new condo construction in Vancouver must include EV chargers in all residential parking stalls. As of June 2022, they must also have EV chargers in 10% of all visitor parking stalls.
- 9) **Why act now rather than later?**
 - a. Like many expired government rebate programs (e.g. single-to-double pane window rebates and LED lighting rebates), the EV infrastructure rebates will eventually end. It is better to get the rebates now while we have the approvals in hand.
- 10) **Can our visitor parking stalls (and strata-owned stalls) have EV chargers?**
 - a. Yes. In the future, the Strata can create bylaws and rules allowing one or more chargers and charge a user fee that helps cover the capital and operating costs.
- 11) **If I buy a second parking stall from Concord Pacific, will I be able to install an EV charger in that stall as well as in my original stall?**
 - a. Yes
- 12) **Do I have to use the Strata's EV administration company to use an EV charger in my stall?**
 - a. Yes. An administration company provides transparent and fair billing for energy used.
- 13) **What do we get for paying the EV Administrator's \$0.07 per KWH fee?**
 - a. Credit card payment of EV charges allowed.
 - b. 24/7 Charging management Canadian support
 - c. Usage data and Carbon Offset Credit Report
- 14) **Does BC Hydro have enough power to charge all the new EVs that everyone will be buying?**
 - a. Yes. BC Hydro's Site C Dam project is on line in 2025 and will provide 5100 GWH of energy per year. All EVs sold by 2030 are projected to need only 1000 GWH per year!
 - b. <https://www.sitecproject.com/overview>
 - c. <https://electricvehicles.bchydro.com/about/our-role-with-EVs>
- 15) **Will building insurance costs be affected by the addition of EV Infrastructure.**
 - a. The cost of insurance is up to the insurers, but new Vancouver buildings must now be EV ready, so our replacement appraisals should already include EV infrastructure.