



IMPORTANT INFORMATION Please have this translated

重要資料 請找人為你翻譯

RENSEIGNEMENTS IMPORTANTS Prière de les faire traduire

これはたいせつなお知らせです。どなたかに日本語に訳してもらってください。

INFORMACIÓN IMPORTANTE Busque alguien que le traduzca

알려드립니다 이것을 번역해 주십시오

CHỈ DẪN QUAN TRỌNG Xin nhờ người dịch hộ

ਗੁਰੀ ਜਾਣਕਾਰੀ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਕੋਲੋਂ ਇਸ ਦਾ ਉਲੰਘਾ ਕਰਵਾਓ

SPECIAL GENERAL MEETING NOTICE

October 2, 2024

NOTICE TO: *The Owners, Strata Plan BCS2646*

FROM: Agent for the Owners
FirstService Residential BC Ltd.
200 Granville Street, Suite 700
Vancouver, B.C. V6C 1S4
Telephone: 604.683.8900

Strata Manager
Mark Yee Fung

TAKE NOTICE that the Special General Meeting of Strata Plan BCS2646 will be held:

Date & Time: **Wednesday, October 23, 2024, at 6:00 p.m.**

Registration: **5:30 p.m.**

Location: **Amenity Club**

Esprit Club – 33 Smithe Street, Vancouver, BC

The bylaws may state that in order to vote, an owner should be paid up in all arrears of strata fees and current special levies owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified. **If you are uncertain of your account status, or have questions about how to make payments**, please contact ar.bc@fsresidential.com. Owners may be represented by proxy holders - a proxy appointment form is provided for your convenience. A spouse who is not registered on title **MUST** have a proxy authorization to vote.

FSRConnect™ REGISTRATION

Sign up for the Resident Portal today to get access to the latest essential documents and information for your community. To register please visit here: <https://portal.connectresident.com/#/registration> and click on the 'Create Account' button. Having trouble? For assistance call our Care Center which is open 24/7 365 days a year with translation services available in 31 different languages. The Care Centre team can be reached at 1.855.273.1967.

**PLEASE BRING THIS NOTICE TO THE MEETING
SEE AGENDA ON REVERSE SIDE**



FirstService
RESIDENTIAL

TO ALL OWNERS
STRATA PLAN BCS2646
COOPER'S POINTE

NOTICE OF THE SPECIAL GENERAL MEETING

DATE: Wednesday, October 23, 2024
TIME: 6:00 p.m. - Registration commences at 5:30 p.m.
PLACE: Esprit Club – 33 Smithe Street, Vancouver, BC

AGENDA

1. Certification of Proxies – Quorum Status Report
2. Call to Order 6:00 p.m.
3. Elect or Recognize the Chairperson & Introductions
 - a. Guests: Brilliant Lighting Solutions – EV Vendor attending
4. Approval of General Meeting Rules of Procedure
5. Proof of Notice
6. Approval of Agenda
7. Approval of Annual General Meeting Minutes (held on May 15, 2024, as previously circulated)
8. Guest Vendor Presentation with Question & Answer Period
9. Resolutions (attached)
 - (a) Majority Vote Resolution “A” – Change in Use and/or Appearance of Common Property Regarding Electric Vehicle Charging
 - (b) ~~3/4 Vote~~ Resolution “B” – Installation of EV Infrastructure
 - (c) 3/4 Vote Resolution “C” – Bylaw Addition: Electrical Vehicle Charger Installation
10. Termination of Meeting

GENERAL MEETING RULES OF PROCEDURE

Subject to a majority vote resolution passed at the meeting; the Strata Corporation may use the rules of procedure at Special and Annual General Meetings:

- (a) Late attendees will be admitted into the meeting intermittently when convenient to avoid disruptions to the meeting.
- (b) Each eligible voter or proxy holder will receive their applicable proportionate vote as per the Strata Corporation's voting rights.
- (c) Eligible voters must not transfer voting cards to any person without the approval of the chairperson and on such terms and conditions as the chairperson may impose.
- (d) A proxy holder cannot transfer a proxy to any person.
- (e) Eligible voters and proxy holders who leave the meeting are assumed to have surrendered their voting cards and ballots to the chairperson.
- (f) On each agenda item requiring a vote, the chairperson will request a mover and seconder for the motion to begin debate and discussion on the motion, or amendment to the motions which will be indicated by an electronic vote.
- (g) For procedural agenda items requiring a vote (such as agenda approval, previous general meeting minutes) the chairperson will request a mover and seconder for the motion to begin debate, and discussion on the motion, or amendment to the motions which will be indicated by vote.
- (h) During discussion and debate, all participants at the meeting must be respectful to their fellow owners, eligible voters, and participants.
- (i) All questions or debates must be directed to the chairperson. Debate between parties is not permitted without the consent of the chairperson.
- (j) Each eligible voter and other persons permitted to attend the meeting, are entitled to speak once on each resolution/motion or proposed amendments to the resolution or motion for no longer than 1 minute.
- (k) If an eligible voter calls for the vote (also known as "calling the question"), the chair may decide to hold the vote if there are no objections or seek a majority decision of the owners to end debate and hold the vote; otherwise debate continues.
- (l) Amendments to vote resolutions will be permitted if they are moved and seconded to pass the motion. If the proposed amendment fails to have the support of a seconder, the proposed amendment shall be deemed to have been defeated.
- (m) Amendments will be voted on one at a time, and new amendments shall not be considered until the previous amendment has been voted on or withdrawn.
- (n) The chairperson may remove an attendee if they are causing undue interference with the meeting.
- (o) All decisions of the chairperson, and motions and resolutions of the voting quorum must be recorded in the minutes of the meeting.
- (p) Voting will be done by show of voting cards to determine votes in favour, opposed and abstaining from a vote. If a secret ballot or precise count is requested, the chairperson will determine the method of a precise count.

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.

**MAJORITY VOTE RESOLUTION “A”
CHANGE IN USE AND/ OR APPEARANCE OF COMMON PROPERTY REGARDING ELECTRIC
VEHICLE CHARGING**

**Preamble to the Electric Vehicle Charging (EVC) Project
Majority Vote Resolution**

PREAMBLE: Consumer trends towards accessible electric vehicle (EV) charging within the Strata Corporation’s parking garage provides direct benefits to Owners and occupants by enabling EV ownership via convenient access to charging and enhancing property values. The provincial government changed a number of government regulations to assist Strata Corporations in the retrofit of their electrical infrastructure.

There are Federal and Provincial Incentives available to Strata Corporations to assist in funding EV Infrastructure projects. In addition, condominiums became eligible to earn carbon credits for all electricity used to charge electric vehicles as an ongoing revenue stream to the Strata Corporation.

The Electric Vehicle Charging Project (EVC Project) consists of: Installation of EV Infrastructure for all Parking Stalls in the underground parking to be EV Ready.

(Section 71 of the *Strata Property Act*)

WHEREAS The Owners, Strata Plan BCS2646 (the “**Strata Corporation**”) wish to allow installation of a comprehensive electrical infrastructure upgrade to support existing and future electric vehicle charging stations for residents and visitors in the building parkade;

AND WHEREAS The installation and operation of the electric vehicle electrical infrastructure and charging stations in the common property parking stalls are a significant change in the use and/ or appearance of the common property of the Strata Corporation that requires approval by a resolution passed by a majority vote at an Annual or Special General Meeting of the Strata Corporation, in accordance with section 71 of the *Strata Property Act* (the “**Act**”);

BE IT RESOLVED by a Majority vote of the Strata Corporation that, pursuant to section 71 of the Act, the significant change in the use and/ or appearance of the common property consisting of the installation and operation of electric vehicle charging stations in the common area parking stalls as described in the Preamble hereto be approved.

END OF RESOLUTION

**MAJORITY VOTE RESOLUTION “B”
INSTALLATION OF EV INFRASTRUCTURE**

(Should Resolution “A” not pass, then Resolution “B” will not be considered)

PREAMBLE: The Owners, Strata Plan BCS2646, wish to install Electrical Infrastructure based on its EV Ready Design Plan. The Strata Corporation has received the following:

- 1) An EV infrastructure installation proposal for \$204,632.40 (GST included).
- 2) A BC Hydro approval for an EV infrastructure grant of up to \$73,800, conditional on installation being completed by December 27, 2024. (The grant funds would be returned to the contingency reserve fund, once received.)
- 3) A special discount offers to owners who install EV chargers at the same time as the EV infrastructure is put in. Owners must prepay the amount of \$2200 + GST per charger.
- 4) A BC Hydro approval for an EV charger installation rebate of up to \$14,000 for EV chargers installed by individual owners, conditional on installation being completed by December 27, 2024. (The rebate will be divided by the number of chargers and distributed to the participating owners, once received.)
- 5) BC Hydro billing analysis that shows the Strata Corporation currently pays approximately \$0.12 per KWH of electricity including compulsory charges and taxes.
- 6) A proposal from an EV charger administration services provider that currently charges an added fee of \$0.07 per KWH plus GST for their pay-as-you-go administration model. (This model does not charge a fixed monthly fee. The elimination of a monthly fee is more fair to owners of low mileage EV cars and to owners of plug-in hybrid cars)

BE IT RESOLVED by a Majority vote resolution of The Owners, Strata Plan BCS2646, in person or by proxy at this General Meeting that a sum of money not exceeding \$ 220,000.00 be used for the purpose of installing Electrical Infrastructure based on EV Ready Design Plan and such expenditure to be charged against the Contingency Reserve Fund. Any money left over after the completion of the project will be transferred back to the Contingency Reserve Fund.

END OF RESOLUTION

**3/4 VOTE RESOLUTION “C”
ELECTRICAL VEHICLE CHARGER INSTALLATION BYLAW**

(Should Resolution “A” not pass, then Resolution “C” will not be considered)

PREAMBLE: The Strata Corporation in review of electrical safety concerns will be adding an Electric Vehicle Charger Installation Bylaw.

WHEREAS The Owners, Strata Plan BCS2646, pursuant to Section 128 of the *Strata Property Act* [S.B.C. 1998], may amend the Bylaws of their Strata Corporation;

AND WHEREAS The Owners, Strata Plan BCS2646, wish to amend the Bylaws of their Strata Corporation;

BE IT RESOLVED by a 3/4 Vote Resolution of The Owners, Strata Plan BCS2646, in person or by proxy at this General Meeting that the Bylaws of their Strata Corporation be amended as follows, such amendment to be effective upon the filing of an Amendment to Bylaws in prescribed form in the Land Title Office

by *adding* the following as Bylaw #8A (to follow bylaw 8) and reads as follows:

8A. Electric Vehicle Charging Installations

- (1) *For the purposes of this bylaw 8A, “Designated Parking Stall” means the parking stall designated to an owner’s strata lot pursuant to the Coopers Pointe Parking/Storage Area Lease between Concord Pacific Group Inc., as “Owner”, and Pacific Place Developments Corporation, as “Tenant”, dated November 16, 2007, and assignments thereto.*
- (2) *Without limiting the generality of bylaw 8, an owner (the “EV Owner”) who proposes to install an electric vehicle charging station and any related equipment (each an “EVCS”) in the owner’s Designated Parking Stall (each an “EV Stall”) must obtain prior written approval from the strata corporation to install an EVCS for the purposes of charging an electric motor vehicle (which includes for certainty a plug-in hybrid electric motor vehicle) in the EV Stall. In making an application for written approval, the EV Owner must provide to the strata council a written description of the proposed EVCS, the proposed design and installation, and any other documents, plans or other information requested by the strata council.*
- (3) *The strata corporation will grant written approval pursuant to bylaw 8A(2) provided that:*
 - (a) *the council is of the opinion that its existing systems will support the EVCS; and*
 - (b) *the EV Owner signs an amendment to the parking lease as between the strata corporation and the EV Owner with respect to the EV Stall on terms to be determined by the strata council, including the following:*
 - (i) *The EV Owner will pay for all costs related to the installation of the EVCS and will pay for the cost of all future repairs, maintenance, and upgrades to the EVCS;*
 - (ii) *The EV Owner will obtain all necessary permits in connection with the installation, operation, repair, maintenance and upgrade of the EVCS;*
 - (iii) *The EV Owner will comply with all applicable laws in connection with the installation, operation, repair, maintenance and upgrade of the EVCS;*
 - (iv) *The EV Owner will comply with all bylaws of the strata corporation in connection with the installation, operation, repair, maintenance and upgrade of the EVCS;*
 - (v) *The EV Owner will retain qualified, licensed contractors for the purpose of installing, operating, repairing, maintaining and upgrading the EVCS; and*

(vi) *The EV Owner will indemnify and save harmless the strata corporation for any costs, loss or expense of whatever kind which the strata corporation may sustain in way connected to the installation, use, operation, repair, maintenance and upgrade of the EVCS.*

(4) *The user fee payable by a user using an EVCS for vehicle charging purposes will be set out in the EV Charging Rules.*

By adding Bylaw #8A, all Bylaws are hereby re-numbered sequentially.

EV Charging Rules

1. If and once an EVCS (as defined in bylaw 8A) is installed in an EV Stall (as defined in bylaw 8A), the following rules apply to the use of such EVCS:

- (a) a person using an EVCS (each an “**EV User**”) must comply with the strata corporation’s designated service provider (the “**EV Service Provider**”) instructions and requirements with respect to the use of the EVCS;
- (b) the EV User must establish an account with the EV Service Provider;
- (c) the EV User must pay user fees to the strata corporation, collected by the EV Service Provider, based on the EV User’s electricity consumption in connection with use of the EVCS per the following calculation:

Electricity consumption in kWh	x	Price per kWh as charged to the strata corporation by BC Hydro in connection with such consumption
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END OF RESOLUTION

Strata Property Act
FORM A
PROXY APPOINTMENT
(Section 56)

Re: Strata Lot _____ [strata lot number as shown on strata plan] and/or Unit # _____ of Strata Plan BCS2646

Civic Address: _____

I/We, _____ [name(s)],

the owner(s)/others under Section 54, of the strata lot described above, hereby appoint

_____ [name of appointee] or failing him/her

_____ [name of alternate appointee] to act as my/our

proxy to vote at their discretion, unless indicated below, for me/us on my/our behalf at the General Meeting of the Owners Strata Plan BCS2646 to be held on Wednesday, October 23, 2024, or any adjournment thereof.

Limitations for Proxy, if any: [set out limitations] (OPTIONAL)

NOTE: *In order to be exercised, document must be presented by the proxy holder at time of registration at the meeting.*

Date

Signature of Owner/Others under Section 54

Note: *As per Section 56 of the Strata Property Act, a person who provides management services to, or is employed by, the Strata Corporation is not permitted to be appointed as Proxy.*

*The proxy form **MUST** be signed by the registered Owner(s) of the strata lot.*