

Regulatory proposal under the Condominium Act, 1998 (Ontario Condo act proposal)

Electric Mobility Canada's comments

Electric Mobility Canada fully supports the priority to be given to this proposal. Access to charging in condominiums is still a major barrier to adoption all over Canada. With over 600,000 condominium units and well over a million Ontarians already living in multi-unit buildings, the proposed changes must be implemented as soon as possible.

The proposed modifications are welcomed, fair, and balanced. Of critical importance are the proposals contained in sections five and six of the consultation document ("Use of Reserve Funds" and "Charging Stations Upon Request of Owners").

We have one comment on a key principle that merits to be strengthened, and may help also to clarify some of the proposed modifications : the fundamental right to charge. A corporation should not be able to refuse the right to charge, while being fair, equitable and reasonable for all condo owners. Based on a balanced approach between the growing needs in a certain timeline, smart management of charging stations is to be recommended to limit the demand charges and maximize existing electric capacity, aimed at limiting the investment for electric upgrades. Therefore, no substantial expense paid by the corporation, related to EV charging would be incurred. Future EV owners would choose and pay for their own charging stations. The minimum consent requirements, as well as more simple administrative procedures would then be welcomed.

Since the EV market is still in its early stage, the government should also consider providing additional financial assistance for condos. Just like for fleets, the government could financially support the electric capacity audit and assessment, based on the corporation's survey to establish the needs.

Electric Mobility Canada is available for any additional information on this important piece of regulation.