



# Largest Strata Complex in Saanich becomes 100% EV Ready

In 2022, Saanich's largest strata complex completed an upgrade to ensure all residents can have access to EV charging at home.

The project took 16 months from the initial strata owner survey through to construction being completed and resulted in 255 parking stalls becoming "EV Ready", or wired to accept an EV charging station.

Local contractor Edwards Electric developed an EV Ready Plan that outlined the electrical design options to provide every strata unit with at least one EV Ready parking stall. The owners then approved a special levy to fund the project and implement the plan.

To make the most efficient use of the electrical capacity, each 40 Amp circuit is shared by six chargers using smart energy management technology. This approach kept costs down while still ensuring that daily driving needs can be met with an overnight charge.

Owners cited a desire to maintain property values as a key motivator, as well as wanting to take advantage of rebates while they are available. Since the project was initiated, some strata residents have purchased or ordered a new EV.



## Case Study

### PROJECT SNAPSHOT

Building Type:	Five building condominium strata
Number of Residential Units:	245
Total Parking Spaces:	337 (plus 66 visitor)
EV Ready Parking Spaces:	255
Level 2 Chargers Installed:	23
Parking Type:	Underground
EV Energy Management:	6-way share per 40 Amp circuit
Electrical Service Upgrade:	None
Cost for EV Ready Plan:	\$3,700
Total Infrastructure and Charger Cost:	\$381,000 (before rebates)
Total Infrastructure and Charger Rebates:	\$144,500
Average Project Cost per Stall:	\$1,490 (before rebates)
Electrical Contractor:	Edwards Electric
EV Charger and Service Provider:	SWTCH
Energy Costs for EV Owners:	\$1/charging hour for 6.6kW (pro-rated for load sharing)

