TORONTO STANDARD CONDOMINIUM CORPORATION No. 2418
("TSCC 2418")

ELECTRIC VEHICLE CHARGING SYSTEM POLICY
("EV Policy")

A) PREAMBLE

This preamble shall form an integral part of this EV Policy.

In May of 2018, Ontario Regulation 48/01 made pursuant to the *Condominium Act*, 1998 (the "**Regulations**") was amended to include, among other things, new provisions aimed at facilitating the installation of electric vehicle charging systems ("**EVC Systems**") which include electric vehicle charging stations ("**EVC Stations**") in existing condominium corporations. The highlighted terms and others are defined in Appendix "A"

In anticipation of owners' interest in installing EVC Systems, the board of directors undertook an assessment of the electrical capacity of the building for the specific purpose of determining available capacity for EVC Systems. The results of the assessment indicated that TSCC 2418 has electrical power capacity that can be allocated to EVC. However, as indicated in management's previous notices, further electrical infrastructure work was required (and was completed) to extend the power distribution into the garage in order to accommodate the anticipated demand for EVC Systems in the longer term.

Please note that all future installed EVC Systems will be activated on the new infrastructure, and all existing active EVC Systems will be transitioned to the new infrastructure over time.

In light of the changes introduced by the Regulations, and as a result of the assessment performed by TSCC 2418 and the recommendations received through that assessment, the board of directors has developed this EV Policy for the purpose of assisting interested owners in applying for the installation of EVC Systems, by setting out the terms, conditions and information that will need to be considered by owners in submitting their application.

TSCC 2418 may, by resolution of the board of directors, amend this EV Policy from time to time.

B) BUILDING ELECTRICAL CAPACITY

The following sets out the terms, conditions and information regarding the corporation's electrical capacity:

1) **Limited Electrical Capacity:** As TSCC 2418's engineering consultants have advised that the present electrical capacity cannot accommodate an EVC System in every individual parking unit, thus TSCC 2418 may be required to conduct further work to its existing electrical infrastructure, in future. Accordingly, as of the date of this EV Policy, EVC System installations will be available to owners on a first come-first-served basis.

2) **No Guaranteed Charge-Times:** Based on the electrical capacity of the building, variances in the number of EVC Systems installed and the driving habits of each owner(s), TSCC 2418 may not be able to guarantee the amount or percentage of electrical output to each EVC System.

3) **Reimbursement of Infrastructure Upgrade Costs:** In addition to the electrical infrastructure work already conducted, it may be necessary to conduct further work to the electrical infrastructure to accommodate future EVC System requests in the long term. In order to ensure that the interests of all owners are adequately addressed and that all owners are treated fairly, an owner who applies for the installation of an EVC System will be required to reimburse TSCC 2418 for a reasonable proportionate share of any electrical infrastructure costs, as may be required. This does not apply to any such costs covered by the Reserve Fund.

C) EVC SYSTEM INSTALLATION REQUIREMENTS

The following sets out the terms, conditions and information that an owner must satisfy and/or provide, as the case may be, when requesting the installation of an EVC System:

1) **Permitted Installation Areas**: EVC Station and/or outlets will only be permitted in the individual parking units. An EVC System shall not be installed in any manner that would impede, obstruct and/or interfere with any other individual parking unit and/or the common element portion of the garage.

2) **Owner Requests Only:** The parking units in the condominium corporation are "deeded" to unit owners. Accordingly, only owners are authorized to submit a request for the installation of an EVC System. Tenants interested in such an installation must secure the prior written approval of the owner of the parking unit. The application that must be submitted to the board of directors, as described below, can only be submitted by the owner of the parking unit.

3) **Permitted EVC Systems and Installation**: In order to ensure compatibility with TSCC 2418's electrical infrastructure, and continuity and consistency in the installation of EVC Systems, the board of directors may, from time to time, select and impose restrictions with respect to, among other things, the model(s) of EVC Systems that will be permitted for installation, installation

specifics (including the location and manner of installation) and conduit routing in the garage, and the pre-approved qualified installer(s) and service provider(s). The above noted restrictions are set out in **Appendix "A"** to this EV Policy. Appendix "A" may be amended by TSCC 2418 from time to time.

4) **Application Requirement**: In accordance with the Regulations, owners must submit an application to the board of directors outlining the owner's request for the installation of a pre-approved EVC Station and/or EVC Outlet together with associated electrical components (i.e., circuit breakers, conduits, wiring, and other related equipment), which application must be accompanied by drawings, specifications or information concerning the installation. The board of directors will consider and respond to the owner's application in accordance with the requirements in the Regulations. Any costs associated with an owner's request for an EVC System and/or an application, including but not limited to, the application, drawings, specifications, or information pertaining to the application, shall be borne by the owner.

5) **Agreement Requirement**: Pursuant to the Regulations, where an owner's application is approved by the board of directors, the owner and the condominium corporation are required to enter into an agreement that will be registered on title to the owner's unit (which includes both the parking and residential unit), addressing among other things: (a) the manner of installation; (b) the allocation of costs for the installation; (c) ongoing duties with respect to the EVC System, including costs for the use, operation, maintenance, repair and replacement of the EVC System; (d) responsibilities for insuring the EVC System; (e) ownership of the EVC System; and, (f) cessation of the use and operation of the system, or the termination of the agreement. The agreement will not take effect and the EVC System cannot be installed until the agreement is registered on title.

D) TERMS AND CONDITIONS OF THE REQUIRED AGREEMENT

The agreement that must be entered into between the owner and the condominium corporation pursuant to the Regulations will be on such form as determined by the board of directors from time to time, acting reasonably, and will include, but will not be limited to, the following terms and conditions:

1) The owner will be required to pay for all of the following costs:

   a. Procuring/purchasing of the pre-approved model of EVC Station;

   b. Electricity consumption costs. For clarity, TSCC 2418 and/or its agents shall not be responsible for any consumption costs related to any EVC System installed by an owner;

c. Payment to TSCC 2418 of the following costs:
    i. The installed cost of a breaker until the initially installed breakers are fully deployed;
    ii. The cost of a meter and all installation costs related thereto;
    iii. Amounts representing each owner's reasonable proportionate share of any required upgrade cost, including but not limited to the Unistruct support system;

2) Costs for the preparation of the agreement and the registration of the agreement on title.

3) The owner will be required to retain a certified and pre-approved electrical contractor to install the EVC System at the owner's cost and expense;

4) The owner will be required to perform any required inspections in connection with the installation, including an inspection by the Electrical Safety Authority, at the owner's cost and expense;

5) The owner will obtain all necessary permits for the installation, if required, and comply with all applicable laws, codes, and regulations in connection with the use, operation, maintenance, repair and replacement of the EVC System;

6) The Owner will be responsible for the ongoing maintenance, repair and replacement of the EVC System, and for all damage caused to or by the EVC System;

7) The owner will be responsible for indemnifying TSCC 2418 against any losses, costs, damages or liabilities in connection with the installation, use, operation, maintenance, repair and replacement of the EVC System;

8) The owner shall obtain and maintain insurance for the EVC System at all times at the owner's cost and expense and provide TSCC 2418 with proof of such insurance; and,

9) Ownership of the EVC System will remain with the owner.

E) <u>USE OF EVC SYSTEMS</u>

1) No person under the age of sixteen (16) shall be permitted to use the EVC Station.

2) All equipment related to the EVC Station shall be contained within the owner's parking unit and shall not impede, obstruct and/or interfere with any other individual parking unit and/or the common element portion of the garage.

3) EVC Station users are responsible for any repairs, maintenance, and replacement of their EVC Station. However, any and all damage to the EVC System and/or its appurtenant

components shall be immediately reported to TSCC 2418.

4) The owner of the EVC System shall not be permitted to allow owners or residents of other units, or non-owners or non-residents to use their EVC System for profit purposes.

5) All EVC Systems shall be maintained in an orderly and clean manner.

F) <u>GENERAL</u>

1) **Severability**: Each of the provisions of this EV Policy, and any corresponding policies passed by the Board from time to time, shall be deemed to be independent and severable. The invalidity of any part or parts of this EV Policy shall not impair or affect, in any manner, the validity and enforceability of the balance hereof.

2) **Waiver**: the failure to take action to enforce any provision contained in this EV Policy, irrespective of the number of violations or breaches which may occur shall not constitute a waiver of the right to do so thereafter, nor shall same be deemed to abrogate or waive any such provisions.

The foregoing EV Policy is hereby enacted by Toronto Standard Condominium Corporation No. 2418, said EV Policy having been passed by the board of directors on the 16th day of March, 2024.

TORONTO STANDARD CONDOMINIUM CORPORATION NO. 2418

Per: D Yurka
Name: Dale Yurka
Title: Director

Per: T. Magyarody
Name: Thomas Magyarody
Title: Director
We have authority to bind the corporation.