Appendix "A" to EV Policy

This Appendix sets out the restrictions with respect to the model(s) of EV Charging Stations that will be permitted and installation specifics. It also outlines recommended conduit routing in the garage and lists the pre-approved qualified installer(s) and service provider(s).

This Appendix will likely be updated on an ongoing basis as TSCC 2418 continues to gain experience with successive installations. Accordingly, owners must ensure that they have the most recent copy of this Appendix from property management prior to submitting an application for an EV Charging System.

Definitions:

Terminology in this relatively new area can be confusing. To ensure clarity, the terms used in our EV Policy and Appendix can be described as follows:

1) **EVC System** means electric vehicle supply equipment and any other related equipment necessary to supply power to an electric vehicle, and may include an EVC Station.
2) **EVC Station** refers to a specific product that can be installed in a parking spot to connect directly into the vehicle's charging port.
3) **EVC Outlet** refers to a Level 1 (standard 15 A/120V) plug or a Level 2 (amperage specific 208V) plug. All Level 2 plugs in our garage must support at least 40 amps.
4) **Kilowatts (KW) and Kilowatt Hours (KWH)** are measures of electric power and storage capacity respectively (Volts x Amps = Watts).
5) **Charging Rate** reflects the input power ultimately limited by what the in-vehicle charger can accommodate. Level 1 and 40 amp Level 2 provide up to 1.8KW and 8.3 KW of power respectively.
6) **LEED** stands for Leadership in Energy & Environmental Design. It is the most widely used green building rating system in the world. Current LEED standards, which many Toronto area developers endeavour to achieve, require 20%/100% installed Level 2 charging outlets and rough-ins respectively.

Required Installation Specifics:

1) Either dedicated EVC Stations and/or Level 1 or Level 2 outlets to connect plug-in EVC Stations can be installed in a parking spot.
2) Only wall-mounted EVC Stations will be approved for installation. These EVC Stations are to be mounted either on the wall or on a column at the rear of the parking unit.
3) Most parking units will ultimately require a full Level 2 charging capability; thus, all cabling installed must accommodate 40 amp Level 2 power requirements, even if only a Level 1 outlet is initially required.
4) The existing rough-ins cannot be used with TSCC 2418's new EVC infrastructure due to inherent limitations (conduit size, conduit routing & termination, outlet type, etc.).
5) All installations must utilize 6 or higher gauge BX cable and should be routed along driving lanes using the pre-installed Unistrut supports wherever possible.

A completed EVC System Application Form (which can be obtained from property management) outlines the selected configuration for a particular parking unit, and must be submitted to management to initiate the installation process.

If an owner's proposed installation deviates from any of the above conditions, then he/she must obtain the prior written approval of the board of directors for such installation.

EV Charging Stations:

The following EVC Stations/Suppliers have been approved for hardwired installation in the garage at TSCC 2418. This selection is based on quality & safety considerations; plus rankings by experts based on functionality and ease of use. The current models by manufacturer are outlined within the (..). These will likely change over time as this technology is evolving rapidly.

1) Tesla
2) Leviton (EV Series)
3) Siemens (VersiCharge)
4) ChargePoint (HomeFlex)
5) Auto Chargers (JuiceBox)

If an owner proposes to install and/or use an EVC Station that is not specifically noted above, then he/she will require the prior written approval of the board of directors of TSCC 2418.

Plug in portable units typically carried in the vehicle do not require board approval.

There is no WiFi coverage currently in the garage, nor any plans to install such systems. Thus EVC Stations with WiFi accessible controls provide no incremental benefits.

Suppliers/Installers/Service Providers:

The following list of suppliers, installers, and/or service providers have relevant experience working in our garage and are approved to install EVC Systems, EVC Stations and/or provide any other associated services at TSCC 2418. Any supplier, installer, and/or service provider must abide by all applicable policies (including, but not limited to the EV Policy) and TSCC 2418's governing documents.

1) Castlemore Electric (Rocco Gogliano <castlemore@sympatico.ca> or 416 678-6574)
2) All Tech Electric Sys (George Balaban <electricalworks@gmail.com> or 416 490-8809)
3) SGI Electrical Services (Chris Stanois <chriss@sgiservices.ca> or 416 896-7192)

If an owner proposes a supplier, installer and/or service provider that is not specifically noted above, then he/she will require the prior written approval of the board of directors of TSCC 2418, before commencing any work at TSCC 2418.

DATE: March 16, 2021

TORONTO STANDARD CONDOMINIUM
CORPORATION NO. 2418

Per: _____
Name: Dale Yurka
Title: Director

Per: _____
Name: Thomas Magyarody
Title: Director

We have authority to bind the corporation.