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## Condo Smarts

Headline: Electric Planning Reports

Topic: Electrical Planning Reports

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Written by: Tony Gioventu

**Dear Tony:** With the new regulations that require strata corporations of 5 units or more to have electric planning reports completed, will this apply to a small townhouse or bare land strata like ours which is only 14 units in Delta? With single detached units where each home has its own panel and meter, why would this report be of any value to our small community?

*Jameson M.*

**Dear Jameson:** In most strata corporations, whether they are 100 townhouse units, 200 apartment high rise units, or an 8 unit bare land, every strata lot has its own panel and is metered by the service provider. This does not assure sufficient power for the future upgrades of electrification.

The purpose of an Electric Planning Report (EPR) is to determine how much power is available to your strata corporation, the current demand, possible future demands when upgrades are added for EV Charging, heat pumps for units or common areas, and other conversions and whether upgrades will be required. Your property may have current capacity to meet your demands, but we already have apartments, townhouse complexes and bare land strata corporations that have exceeded the limit of their supply by permitting extensive upgrades to units and building systems.

If your strata corporation is within a specified area and 5 units or greater, you must have an EPR no later than Dec 31, 2026. All other areas of the province require an EPR by December 31, 2028, and new strata corporations as of January 1, 2024 will be required to have reports completed within 5 years of the filing of their strata plan.

In addition to the requirements for the planning report, the Regulations passed on December 6 also determine the qualifications for the parties providing the reports,

plus what information, including estimates, lists and steps for your strata, that must be contained within the reports. The regulations also prescribe conditions for an owner who applies for EV charging, a requirement for strata corporations to respond to an EV request within 3 months, and the requirement for an Electric Planning Report to be attached to a Form B Information Certificate once it is obtained.

The specified areas include the Capital Regional District (Southern Vancouver Island and Gulf Islands), the Fraser Valley Regional District (Abbotsford, Chilliwack, Harrison Hot Springs, Hope, Kent, Mission, and 8 unincorporated Electoral Areas), and the Metro Vancouver Regional District (Village of Anmore, Village of Belcarra, Bowen Island Municipality, Burnaby, Coquitlam, Delta, Electoral Area A, Langley, Township of Langley, Lions Bay, Maple Ridge, New Westminister, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, Surrey, Tsawwassen First Nation, Vancouver, West Vancouver, and White Rock. Check the Housing web site for updates:

<http://www2.gov.bc.ca/gov/content/housing-tenancy/strata-housing>