

# Overcoming EV charging barriers in apartment buildings

Webinar, 31 March 2025



# New report

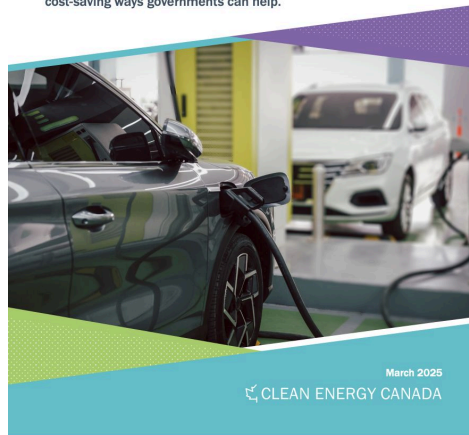
- Released new report last week:

*“As Canada embarks on a generational housing buildout, now is the time to support EV charging in condos. Young families are keen to go electric, and there are cost-saving ways governments can help.”*

- Had plenty of interest from media, from CBC to Canadian Press to Global News. It’s an issue that resonates.

## Electrifying the lot

As Canada embarks on a generational housing buildout, now is the time to support EV charging in condos. Young families are keen to go electric, and there are cost-saving ways governments can help.



# Apartments (and some townhouses)



## What is an apartment?

In this report, we use the term “apartment buildings” to include all kinds of multi-unit residential buildings—that is, a building with multiple separate units but a common entrance—including both rented and owner-occupied units. Although this definition does not include townhomes, many residents of this housing type also face home-charging barriers depending on their unit’s setup and so should also be able to access policy solutions where applicable.

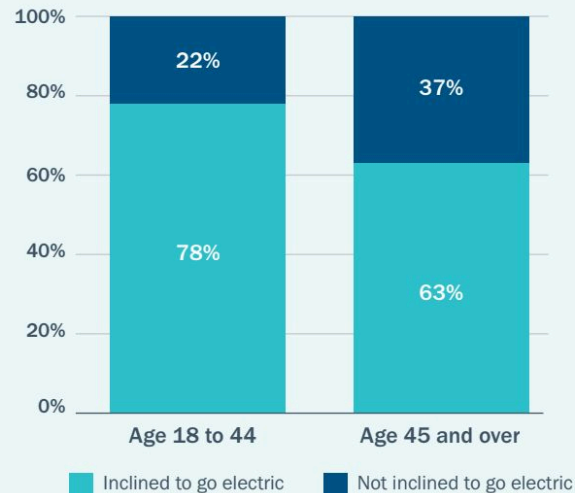
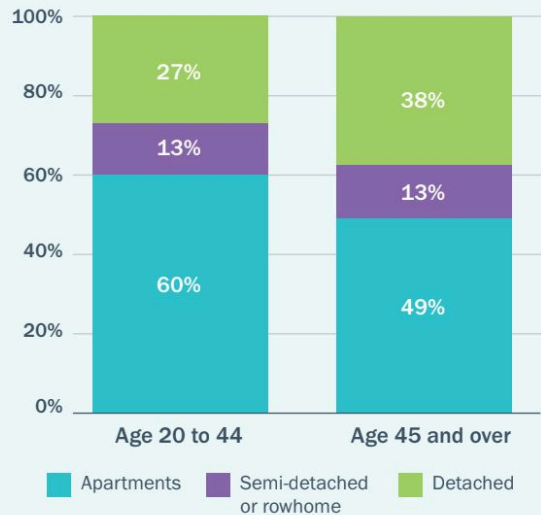
# The issue

- 34% of households in Canada live in apartments.
- In Toronto, and Vancouver the proportion is even higher.
- At present, EV ownership in Canada is dominated by people living in detached homes.
  - One Canadian survey by the CAA found that 81% of battery electric car drivers reside in detached houses, while only 19% live in apartments.



# It's an issue that particularly affects young families and younger Canadians

Younger residents of Metro Vancouver are more likely to live in apartments but are also more inclined to go electric



# There are two broad policy solutions

1. Build new homes with “EV readiness”
2. Offer support to help existing apartment and condo dwellers retrofit

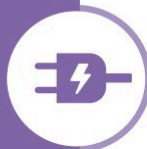
## What does it mean to be EV ready?

**EV charger installed:** A parking space that is already equipped with a Level 2 charger (or, in some cases, a Level 1 charger) that is electrically hardwired and ready for use.



## What is an “EV-ready” parking space?

A parking space that has a nearby wired electrical outlet (i.e. a junction box or receptacle) at which a Level 2 EV charging station can be installed in the future. Sufficient electrical capacity must also be available to the wired outlet to power the EV charger.



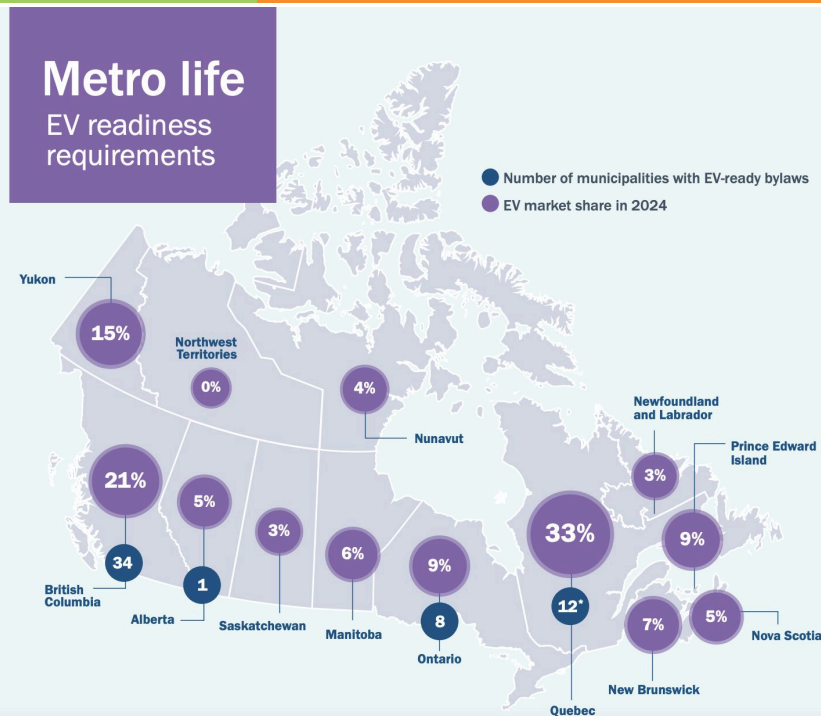
# 1. Ensure EV readiness in new builds

- Research has shown that equipping a new parking space with an EV charger is **three to four times** cheaper than upgrading an existing one.
- Can be achieved through changes to federal or provincial building codes, as well as municipal bylaws.
- Requirements are already in place in some municipalities, especially in B.C.



# Municipalities have been leading the charge

- Municipalities in B.C., Quebec and (to a lesser extent) Ontario have been leaders on EV readiness.
- But a piecemeal approach led by municipalities isn't the most effective option.
- We need leadership at the federal / provincial level.



## 2. Help with retrofits

- Right to charge
  - *Ensures that occupants of apartments have the legal right to install EV charging at their own cost (in place in B.C. and Ontario)*
- Funding and other support to help with upgrades
  - *Offering funding toward the cost of installing EV charging infrastructure (exists in varying forms in a number of provinces).*



# Questions?

Each Monday we publish the Clean Energy Review, a free weekly digest of must-read climate and clean energy stories from across Canada and around the world.

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# Federal and provincial solutions

- Requirements (in building, construction or electrical codes) to ensure 100% EV readiness in new multi-unit residential buildings with a focus on Level 2 chargers
- Right-to-charge legislation that makes it easier for residents who want EV charging to get strata/condo board support to install it on their own
- Funding for existing multi-unit residential buildings to carry out comprehensive EV-readiness retrofits
- A comprehensive charging strategy that sets targets for charge points in multi-unit residential buildings and is backed by sufficient funding

# Municipal solutions

- Requirements (in bylaws or green development standards) to ensure 100% EV readiness in new multi-unit residential buildings
- Funding to add EV charging to existing multi-unit residential buildings