

December 20, 2023

**Notice of the Proposed Installation of Electronic Vehicle Charger Infrastructure  
With Partial Funding by a Special Assessment**

Having considered the recommendations of the EV Charging Committee, the Board is proposing the construction of the necessary infrastructure to allow owners to install electronic vehicle (EV) chargers in their parking spots. It is currently planned to construct this infrastructure (common property) concurrent with the installation of at least twenty chargers (private property).

The common portion of this project includes two transformers, two electrical panels, and wiring to those parking spots where chargers are being installed. The combined construction and installation is currently projected to cost \$222,184 which would include approximately \$50,000 of private expenses funded by the owners who are installing chargers.

The Board proposes that the condominium corporation provide management and oversight of the project as well as \$64,334 toward the common infrastructure, to be raised from a special assessment. This would result in an assessment for each unit equal to one and a half times the regular monthly fee. The timing and other terms of this assessment will be determined by the Board when scheduling of the work is confirmed. Our bylaws require that you be given at least ninety days notice prior to the due date of a special assessment payment.

The entire balance of the project of approximately \$160,000 will initially be entirely funded by the owners who will be installing chargers at this time. When the project is completed, a government grant of \$100,000 will be divided among those owners.

This project is contingent upon:

- Written confirmation of the government grant
- Adequate number of owners subscribing to chargers
- Costs and other construction factors remaining manageable
- Confirmation that EV charging infrastructure, added to other electrical requirements, will not exceed the building's existing electrical capacity

Owners have the right to request a meeting under the provisions of Section 46 of the Ontario Condominium Act, within sixty (60) days of receiving this notice.

In the opinion of the Board, the owners would not regard the proposed installation as causing a material reduction or elimination of their use or enjoyment of the units that they own or the common elements or assets, if any, of the corporation.

Attachments:

- Section 3 of Article VIII of Bylaw 6 dealing with special assessments



- Section 46 of the Ontario Condominium Act and Section 24.2 of the regulations
- The amount of the assessment, listed by unit.

### **Section 3 Article VIII of Bylaw 6**

Special assessments: The Board may make special assessments when the Board does not have sufficient funds to meet expenditures which have been incurred or which it is anticipated will be incurred (including expenditures predicted by the Corporation's reserve fund plan). Notice of such special assessment shall include a written statement setting out the reasons for the assessment. The assessment shall be payable at such time and in such installments as the Board may determine; provided however that each owner shall be given at least ninety (90) days written notice, prior to the due date(s) of any such payments or installments (except that this minimum notice period may be reduced as reasonably required in the case of an emergency).

### **Section 46 of the Ontario Condominium Act**

Requisition for meeting

46 (1) A requisition for a meeting of owners may be made by those owners who at the time the board receives the requisition, own at least 15 per cent of the units, are listed in the record maintained by the corporation under section 46.1 and are entitled to vote. 1998, c. 19, s. 46 (1); 2023, c. 9, Sched. 7, s. 4.

Form of requisition

(2) The requisition shall,

- (a) be in writing and be signed by the requisitionists;
- (b) state the nature of the business to be presented at the meeting; and
- (c) be delivered personally or by registered mail to the president or secretary of the board or deposited at the address for service of the corporation. 1998, c. 19, s. 46 (2).

Same, removal of directors

(3) If the nature of the business to be presented at the meeting includes the removal of one or more of the directors, the requisition shall state, for each director who is proposed to be removed, the name of the director, the reasons for the removal and whether the director occupies a position on the board that under subsection 51 (6) is reserved for voting by owners of owner-occupied units. 1998, c. 19, s. 46 (3).

Duty of board

(4) Upon receiving a requisition mentioned in subsection (1), the board shall,



## Condominium Management Group

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- (a) if the requisitionists so request in the requisition or consent in writing, add the business to be presented at the meeting to the agenda of items for the next annual general meeting; or
- (b) otherwise call and hold a meeting of owners within 35 days. 1998, c. 19, s. 46 (4).

### Non-compliance

(5) If the board does not comply with subsection (4), a requisitionist may call a meeting of owners which shall be held within 45 days of the day on which the meeting is called. 1998, c. 19, s. 46 (5).

### Reimbursement of cost

(6) Upon request, the corporation shall reimburse a requisitionist who calls a meeting under subsection (5) for the reasonable costs incurred in calling the meeting. 1998, c. 19, s. 46 (6).

## **Regulation 24.2**

### Definitions

24.2 In this section and sections 24.3 to 24.7,

“electric vehicle” means an electric vehicle as defined in Section 86 of the Electrical Safety Code adopted under Ontario Regulation 164/99 (Electrical Safety Code) made under the Electricity Act, 1998; (“véhicule électrique”)

“electric vehicle charging system” means electric vehicle supply equipment as defined in Section 86 of the Electrical Safety Code adopted under Ontario Regulation 164/99 (Electrical Safety Code) and any other related equipment necessary to supply power to an electric vehicle. (“système de recharge des véhicules électriques”) O. Reg. 114/18, s. 8.

Thank you,

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Condominium Management Group

CCC#260 Condominium Special Assessment					
Unit	Unit %	1 Parking	2 Parking	%s	Special
		Spot %	Spots %	Combined	Assessment
101	2.18057		0.35714	2.53771	\$ 1,632.61
102	2.18057	0.17857		2.35914	\$ 1,517.73
103	2.18057		0.35714	2.53771	\$ 1,632.61
104	2.18057	0.17857		2.35914	\$ 1,517.73
105	2.18057	0.17857		2.35914	\$ 1,517.73
106	2.18057	0.17857		2.35914	\$ 1,517.73
107	2.42758		0.35714	2.78472	\$ 1,791.52
108	2.42758		0.35714	2.78472	\$ 1,791.52
109	0.30718			0.30718	\$ 197.62
201	2.18057		0.35714	2.53771	\$ 1,632.61
202	2.18057		0.35714	2.53771	\$ 1,632.61
203	2.18057	0.17857		2.35914	\$ 1,517.73
204	2.18057	0.17857		2.35914	\$ 1,517.73
205	2.18057	0.17857		2.35914	\$ 1,517.73
206	2.18057	0.17857		2.35914	\$ 1,517.73
207	2.42758	0.17857		2.60615	\$ 1,676.64
208	2.42758		0.35714	2.78472	\$ 1,791.52
301	2.18057		0.35714	2.53771	\$ 1,632.61
302	2.18057	0.17857		2.35914	\$ 1,517.73
303	2.18057	0.17857		2.35914	\$ 1,517.73
304	2.18057	0.17857		2.35914	\$ 1,517.73
305	2.18057		0.35714	2.53771	\$ 1,632.61
306	2.18057	0.17857		2.35914	\$ 1,517.73
307	2.42758	0.17857		2.60615	\$ 1,676.64
308	2.42758		0.35714	2.78472	\$ 1,791.52
401	2.18057	0.17857		2.35914	\$ 1,517.73
402	2.18057	0.17857		2.35914	\$ 1,517.73
403	2.18057	0.17857		2.35914	\$ 1,517.73
404	2.18057	0.17857		2.35914	\$ 1,517.73
405	2.18057	0.17857		2.35914	\$ 1,517.73
406	2.18057	0.17857		2.35914	\$ 1,517.73
407	2.42758		0.35714	2.78472	\$ 1,791.52
408	2.42758		0.35714	2.78472	\$ 1,791.52
501	2.18057	0.17857		2.35914	\$ 1,517.73
502	2.18057		0.35714	2.53771	\$ 1,632.61
503	2.18057		0.35714	2.53771	\$ 1,632.61
504	2.18057		0.35714	2.53771	\$ 1,632.61
505	2.18057		0.35714	2.53771	\$ 1,632.61
506	2.18057	0.17857		2.35914	\$ 1,517.73
507	2.42758	0.17857		2.60615	\$ 1,676.64
508	2.42758	0.17857		2.60615	\$ 1,676.64
<b>Totals</b>	90.00008	4.28568	5.71424	100.00000	\$ 64,334.00

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