

Date Submitted: March 07, 2018

Proceeding name: BCUC Regulation of Electric Vehicle Charging Service Inquiry

Participant contact information

Organization or individual name: Bruce Mackenzie

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For organizations only - representative contact information

Name:

Organization (if different from above):

City:

Province:

Email:

Phone number:

Also representing (if applicable):

Additional information

Please state your reasons for intervening in this proceeding:

Strata Corporations face a particular barrier to installing charging infrastructure: They are not permitted under BC law and regulations to charge for the electricity used. This is a huge psychological barrier to strata owners, similar to preventing gasoline stations from charging for the fuel they sell.

Please state how you are directly or sufficiently affected by the Commission's decision in this matter; or describe your experience, information, or expertise relevant to this matter that would contribute to the Commission's decision making:

I have owned a residential strata unit since 2007; have been a Strata President for three years, during which our Strata installed the first solar panel installation on an existing strata building on Vancouver Island; served on the building committee of the Strata where I live with a special interest in energy conservation; served on the bylaw committee of a Strata; am active with the BC Sustainable Energy Association; am a member of the Vancouver Island Strata Owners Association; and have done research on this topic.

Please list the key issues you intend to address in the proceeding:

The Utilities Commission Act requires any entity selling electricity to register as a public utility. The Act sets too many onerous conditions for a strata corporation to become a public utility; therefore it cannot sell (charge for) electricity to EV owners. Strata corporations are very conscious of fairness in allocating costs to owners. It will be difficult for them to allow EV owners to use electricity they cannot pay for. The BC Strata Property Act can be interpreted to require that fees can only be allocated on a fixed rate per month published in bylaws. This is not compatible with selling electricity by the kilowatt-hour to EV owners. In future, electricity for vehicles will be as ubiquitous as gasoline and propane are now as fuel for vehicles, boats, and campers. BCUC should be writing regulations for a time when it will be as simple to purchase kilowatt-hours into a vehicle or battery at a country store as it is to purchase propane into a portable tank now.

For administrative purposes only

Do you intend to participate fully, including attendance at hearings and submission of evidence or information requests, if applicable?: Yes

Do you intend to request PACA funding? This does not impact your ability to participate: No

Have you or your organization web-registered as an intervener or interested party in the past 12 months?: No

If yes, please provide your username: