

# The Proline Pulse

COMMUNITY EDITION



## In this Issue:

- News** ..... 2
- Industry Insights** ..... 3
- Learning Station**..... 5
- Welcomes & Such** ..... 6
- Community Corner**
- Making a Difference at Home and Abroad..... 7
- The Heart of the Business**
- Surrender ..... 9

## Contact Us:

Email: [proline@prolinemanagement.com](mailto:proline@prolinemanagement.com)

Website: [www.prolinemanagement.com](http://www.prolinemanagement.com)

*“Springtime is at hand. When will you ever bloom, if not here and now?”*

*Angelus Silesius*

*Photo by Ian Schneider on Unsplash*

## Thrilling Discomfort, *By Kathryn Squires Basson*

Spring is fully springing (it feels late, but I think it comes around this time every year) and as nature shifts back into a stage of growth and vibrancy, so do our lives. I notice a restlessness at this time each year, as we start to unfurl from our winter nesting habits and explore new opportunities for learning, growth and connection.

Two of our Proline paradigms are Relentless Incrementalism and Rebellious Optimism, both of which fit this season as we experience the thrilling discomfort of shifting habits and trying new things. Internally we have rebooted our team’s Trusted Advisor training. In March we all learned about the on-call property manager experience and how every department can help support our team and clients in emergency situations. If you are looking for new experiences and opportunities to learn and connect, we have an in-person Proline Academy session coming up in June focused on living well in stratas. Thanks to all who have participated in and provided feedback on past sessions, as your positive engagement creates momentum and helps us continue to create useful and engaging content. We hope to see you in person in June!

## News

### CHOA UPDATES

BC Government introduces new regulations, requiring strata corporations prepare Electrical Planning Reports and making EV charging requests easier to approve.

*To support electric vehicle charging in strata corporations, and to help strata corporations plan for additional demands on their electrical capacity, the Electric Vehicle Charging and Electric Management Regulation has been passed by Order-in-Council ([OIC 261-23](#)) and has brought additional changes into effect by regulation.*

For more information please refer to the Proline Bulletin on the next page or to the following resources:

- [CHOA Information Release](#)
- [CHOA Bulletin 700-021](#);
- Government of BC Strata website: [Electric vehicle charging in strata corporations – Province of British Columbia \(gov.bc.ca\)](#).

### Changes to Depreciation Report Requirements

*Effective July 1, 2024, the Province has implemented multiple changes to depreciation report requirements. All strata corporations with 5 or more strata lots will be required to obtain a depreciation report, this means*

*strata corporations will no longer be permitted to waive this requirement by an annual  $\frac{3}{4}$  vote. Also of note, the renewal period for updating a depreciation report has changed from three to five years. Additionally, effective July 1, 2025, depreciation reports must be obtained from a designated professional. And, as of July 1, 2027, owner developers must provide funding towards the first depreciation report for new strata corporations with five or more lots. For more information:*

CHOA Information Release: [Updates to Depreciation Report Requirements](#);

Order in Council: [OIC 204-2024](#);  
Government of BC Strata website: [strata depreciation report requirements](#).



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## Industry Insights—Electrical Planning Reports



## News Bulletin

### Legislative Changes – Electrical

On May 11, 2023, the Government of British Columbia passed legislation enabling strata corporations to more easily install electric vehicle charging infrastructure and equipment. Further, on December 6, 2023, regulations were adopted specifying a process for approving EV charging. These regulations require that stratas with five or more units obtain an electrical planning report.

#### Bill 22 Changes – May 11, 2023

- Section 96 of the *Strata Property Act* (the *Act*) has been updated, allowing for a majority vote approval, instead of a  $\frac{3}{4}$  vote, to approve spending from the Contingency Reserve Fund, if the expense is related to the installation of EV charging infrastructure or the management of electricity used by EV charging infrastructure.
- It also requires stratas to obtain a report respecting the installation or operation of EV charging infrastructure or the management of electricity used by EV charging infrastructure. (This is often called an EV ready plan.)
- Section 71 of the *Act* has been updated, lowering the threshold from a  $\frac{3}{4}$  vote to a majority vote for significant changes in use/appearance of Common Property if the change is related to EV charging infrastructure or the management of electricity used by EV charging infrastructure.
- Section 82 of the *Act* has been updated, lowering the threshold from a  $\frac{3}{4}$  vote to a majority vote in order to allow a strata to acquire or dispose of personal property related to the installation, operation, maintenance or repair of EV charging infrastructure or the management of electricity used by EV charging. (For example, an EV charging station owned by the strata.)

#### Regulation Changes – December 6, 2023

- Stratas with five or more strata lots are now required to obtain an electrical planning report no later than December 31, 2026. (Municipalities outside of the Capital Regional District must obtain a report no later than December 31, 2028. New stratas have five years from the date of depositing the strata plan to complete the report.)
- Short-term exclusive use of parking stalls on Common Property equipped with EV charging can now be granted for exclusive use for up to five years.

# Industry Insights—Electrical Planning Reports



## News Bulletin

### Legislative Changes – Electrical

- A process has been developed for owners should they wish to request the installation of EV charging and require their strata to consider/respond to the request within three months.

#### What is An Electrical Planning Report?

- An electrical planning report will inform stratas of their current electrical capacity and what their ability is to meet new demands for electricity including EV chargers, heat pumps, etc.
- The report will provide information about the capacity, current demands on the system, estimate of peak demand and spare capacity, estimate of future capacity needs and recommendations for electricity management.
- It must be prepared by a qualified professional. The regulations define a qualified professional under these circumstances to be a professional engineer, applied science technologist or journey person electrician.

#### What Should Your Strata Do?

- Stratas should be engaging with owners to determine what kind of appetite exists within the ownership to proceed with an EV ready plan and potential EV charging infrastructure installation.
- Stratas should be budgeting for electrical planning reports as soon as possible. Electrical contractors qualified to complete the reports will be working with all stratas in the province to meet this deadline and costs will likely escalate as time goes by. If stratas wish to fund the reports through the Contingency Reserve Fund, a majority vote of the owners is required.
- Should a strata receive a request from an owner to install an EV charger, the strata must provide a response within three months.

#### What Resources Are Available?

- For more information, CHOA has published a number of articles on EV charging and the electrical planning report, all of which can be read [here](#). VISOA also offers a number of resources on their website which can be reviewed [here](#).
- For questions, please reach out to your Strata Property Manager. *[Issued: January 2024](#)*

[www.prolinemanagement.com](http://www.prolinemanagement.com)

## Learning Station

### The Proline Academy: New Sessions!

We've started the new year off with some brand new Proline Academy sessions, including a very well received presentation for strata council members on understanding strata's [financial statements](#). We're busy planning more exciting new topics, including one on May 9th with multiple experts titled *You've had a flood/fire – Now What?* and an in-person *Nuts & Bolts of Strata Corporations* session in Parksville in June, so stay tuned for your invitations!

The recordings of many past sessions are available on our [YouTube channel](#). Many of the topics impact everyone living or owning in a strata, so feel free to share!

If you have any suggestions of topics you'd love to see covered this coming year, please mention it to your property manager or reach out to Kathryn directly at [kathryn@prolinemanagement.com](mailto:kathryn@prolinemanagement.com).

### VISOA February Bulletin

Check out the newest VISOA [Bulletin](#), with articles on items such as maximum occupancy bylaws, electrical planning reports, fire safety systems for townhouses and asbestos abatement licenses.



### CHOA Spring Education Program

This spring CHOA is offering a series of educational sessions, both in-person throughout BC and online via Zoom.

Session topics include:

1. **Complex Insurance Situations**
2. **Bullying & Harassment**
3. **Electrical Planning Reports**

The Complex Insurance Situations session will focus on the following details:

- How to manage a claim with your insurance broker and provider.
- The types of claims covered under a strata corporation policy and an owner policy.
- Exclusions that may affect your strata corporation.
- When an insurance deductible is a cost of the corporation.
- When an insurance deductible may be recovered from an owner.
- How to recover the cost of an insurance deductible.
- How a strata corporation insurance deductible is paid by the corporation.
- The application of a special levy for an insurance deductible by the strata council when there are insufficient funds in the reserve or to avoid depleting the reserve fund.
- What happens when your claim results in a settlement for the loss of a building?
- How the corporation proceeds with a rebuild or a payout to each party.

FOR MORE INFORMATION or to register please visit the [SEMINARS](#) page on the CHOA website.



# Welcomes & Such



## Greetings!

Welcome to our new community members **Park Place** in Duncan, **Ernhill Landing** in Langford, **Summergate Village** in Sidney, and **Manor Park** in Courtenay.

And welcome to our new team members, property manager trainees **Sid Kaushik** and **Thomas Goodman**, **Allie Zurowski**, **Dixon Eddy** and **Lisa Rahner** in administration, and **Leanne Cardinal** in accounting.

## Bouquets

People love to hear good things, but we normally give feedback when we're frustrated. We'd love to flip this and create a space where you can share appreciation for people or businesses with whom you've had positive interactions. If you have a bouquet you'd like to share with someone—a neighbour, stranger, council member, trade, Proline person, etc. send it to

[kathryn@prolinemanagement.com](mailto:kathryn@prolinemanagement.com) and we'll include it in the next Proline Pulse. Let's create something good together! To get us started, here's one for J.P. from Modern Maintenance, "He is the most communicative, kind, helpful, understanding, trades person I deal with. I really enjoy my interactions with him and I always feel like the job will be done well."

## Share with Us!

We love hearing how we can make a positive impact and continue to improve our services. **If you've had a positive experience, please take a few minutes to leave us a review and share your experience! Simply [click here](#) to provide a review.**

If you have specific feedback on things we can offer, change or improve, please email Kathryn at [kathryn@prolinemanagement.com](mailto:kathryn@prolinemanagement.com). Thank you for being an active participant in the Proline community and helping us live and grow together!



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## Community Corner

### Making a Difference at Home and Abroad

The Canadian World Education Society (CanWES) is a non-profit organization committed to improving access to education in developing regions by providing communities with the opportunities to build and operate schools. Most notably, CanWES has helped to purchase land in Sanitar, Nepal and constructed three buildings (including 17 rooms) to educate youth in a remote community.

While it may seem like a distant organization, it is actually a homegrown charity, with its base of operations here in Victoria. The founder, Troy Harris, travelled to Nepal in 2005 after taking a leave of absence from his career to circumnavigate the globe and learn about other cultures. His promise to himself was that he would “give back” in some way to something that he’d heard about, witnessed, or experienced while he travelled. During his time in Nepal, he trekked in the Himalayas with a Mahindra (a trained teacher) and heard about Mahindra’s dream of building a school in the village he grew up in to provide a proper education for the young people of that village. Being a teacher, Troy felt that helping to create and support a school would be the best way to assist the incredible people of this country who were in need of quality education. While the idea originally started small (with a donation to the cause) it quickly grew into something much greater, ultimately culminating in Troy creating a not-for-profit organization whose purpose would be to assist Mahindra and the people of Sanitar afford quality education.

In this context, quality education refers to qualified teachers teaching students. This means that the teachers are educated at college and university with the skills necessary to help students to learn and understand in a variety of ways. Most schools in Nepal are government run schools, which means that teachers teaching in these schools are often “given” jobs through connections they have in the government. Most teachers that teach in government schools are not trained to teach and their student’s education suffers because of it. CanWES strives to improve the future for all youth regardless of

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[WWW.CANWES.ORG](http://WWW.CANWES.ORG)

ability, gender, or socio-economic status. It is their vision, through education, to enable students to make viable, sustainable, and ethical choices regarding their future.

CanWES also prioritises the education and support of schools here at home. Troy, along with several CanWES board members, are teachers in BC and believe strongly in their profession. For this reason, CanWES continues to support schools and students on a local level by contributing to scholarships for students graduating from high school in the Sooke School District (#62). In keeping with the grassroots approach, all CanWES Board Members are volunteers and no board members are paid, allowing 98% of the money being donated to go directly toward educating students in Nepal and Canada. Please consider supporting the organization by attending the upcoming Three Bands and a Bar event or purchasing beautiful Mother’s Day baskets! Donations are also happily accepted as well. Please go to <https://canwes.org> to learn more.

Our team had the pleasure of serving breakfast to Our Place clients in March. As always, it was both a rewarding and humbling experience, and they highly recommend it! Our Place is always looking for organizations or groups to sponsor breakfast—to learn more go to: <https://www.ourplacesociety.com/how-you-can-help/ways-to-give/>.





## The Heart of the Business

### Surrender

*By Andy Spurling*

Erin and I have friends that always choose a word at the beginning of each year. It is meant to plant a seed, set an intention. Whatever the case may be. Not a resolution, but a direction. A foundation for the year, maybe. I always choose something, but generally forget it. This year is still new and we were just hanging out last week, so I remember. For now. This year, I have chosen surrender. In a positive way, I think.

When the word was mentioned, it immediately resonated with me. And then the definition was read. It started by speaking to ceasing resistance. That's good. I like that! I have spent huge portions of my adult life wishing things were different. If only a couple of key parts were different, then everything would be great! In resistance to my own reality. Which increases frustration. At least for me.

The second part of the definition that got read struck me as more instantly problematic. To submit to another's authority. Yikes. Don't like that at all. But as it sat with me and I sat with it, it occurred to me that submission is a part of surrender. And that resistance is generally to reality. So submitting to the authority of reality might just be a big leap for me to make.

When I thought about how surrender showed up for me in 2023, I was immediately drawn to a couple of huge moments in my life during that year. When my father-in-law ended up in the ICU for the last five days of his life in April, the only way that we were able to deal with that trauma was through surrender. To the system. To nature. To his inevitable passing and the waves of grief that permeated all of it. Even in those moments, there was beauty in the surrender, as we found ourselves completely present with and for each other. And with and for the others in the ICU with their loved ones. We had no control in that situation and could either resist it with fear and attempts at control or surrender to the present and the process. As we reflected on that horrible situation over the remainder of the year, it was apparent that our surrender helped us through the trauma and learn and grow from the trauma.

At the end of the summer, we had some personal challenges. But rather than fight with reality or fight with the situation, we surrendered to reality and kept our own lives moving. Focused on what we could influence or control, which turns out is very little. And let reality keep doing its thing. And in what felt like an amazing end to the year, the situation repaired itself without us really having to do anything. Or fix anything. Reality ended up better than we could have imagined. And better than we could have created through fixing or any attempts we might have made to control the situation.

So this year brings a more intentional attempt at surrender. To jump out of the cultural currents that are always trying to sweep us one way or another and surrender to reality. To let it do its thing while we focus on what we can do. On living. On growing. On changing. On serving. On loving. On family. On friends. On purpose. On projects. And let reality do what it's going to do. Without trying to control it. Without questioning it. Without resisting it. And maybe that's not surrender. Maybe its acceptance. That feels like a kinder word. But I'm probably going to forget all about by this time next year anyway. And maybe choose it again. It seems like a longer-term project...