



**BC Hydro – seed**  
**Community Consultation: Interests and Ideas**  
January 20 – February 28, 2017

**Summary Report**

March 2017

*Prepared by*  
**Kirk & Co. Consulting Ltd.**

# Kirk&Co.

## **About Kirk & Co. Consulting Ltd.**

Kirk & Co. is a recognized industry leader in designing and implementing comprehensive public and stakeholder consultation and engagement programs. Utilizing best practices, consultation and engagement programs are designed to maximize opportunities for input. Kirk & Co. independently analyzes and reports on public and stakeholder input.

The views represented in this consultation summary report reflect the interests and ideas of consultation participants. They may not be representative of the views of the public and other stakeholders because participants self-selected into the community consultation process, and therefore do not reflect a random sample.



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# 1. Background – seed

BC Hydro needs to build two new substations in downtown Vancouver—one in the West End and one in Yaletown—to serve growing demand for energy. Its traditional approach would be to find and buy a piece of land and build a substation on it, above ground. However, the traditional approach would take up about half a city block and remove it from other potential uses, such as housing, businesses, schools or parks. **seed** is BC Hydro's idea to build the new substations underground on land owned by the Vancouver School Board and Vancouver Park Board, reducing the need to buy land, and instead using the money to invest in community benefits, such as schools, new daycare spaces and improved parks.

BC Hydro's **seed** idea includes the following elements:

- Improvements to Cathedral Square Park (2020)
- Possible added amenities to Emery Barnes Park in Yaletown, if requested by the community (2020)
- New school, daycare spaces and green space in the West End (2025)
- New underground substation in the West End (2025)
- Refurbishment of Emery Barnes Park (2039)
- New underground substation under Emery Barnes Park (2041)
- Upgrades to the existing underground Cathedral Square substation (2050)
- Significant funds that the Vancouver Park Board could use to provide other potential benefits, such as a new park or recreational facilities

At this stage, **seed** is just an idea. BC Hydro has brought this idea to the City of Vancouver, the Vancouver School Board and Vancouver Park Board for their consideration. BC Hydro, the Vancouver Park Board and Vancouver School Board will decide at the end of March 2017 whether or not to enter into agreements that would allow underground substations to be built in the West End and Yaletown, and enable community benefits such as schools, daycares and park improvements.

More information about BC Hydro's idea, including potential benefits, impacts and mitigation, can be found at [bchydro.com/seed](http://bchydro.com/seed).

## HOW INPUT WILL BE USED

Input provided during this phase of consultation will be considered by BC Hydro, the Vancouver School Board and the Vancouver Park Board, along with technical and financial information. A decision whether to move **seed** to further planning, community consultation and development will take place at the end of March 2017.

Should **seed** move to further stages of planning and development, there would be multiple future community consultation opportunities over subsequent years of planning and development.

## 2. Community Consultation: Interests and Ideas January 20 – February 28, 2017

### 2.1 PURPOSE

From January 20 to February 28, 2017, BC Hydro provided information regarding **seed** and sought early input from the public and stakeholders about the idea. The community consultation focused on four topic areas:

- Do you like the idea?
- What are your concerns?
- What are your ideas?
- How do you want to be involved?

### 2.2 CONSULTATION PARTICIPATION

The following summarizes public and stakeholder interactions during the consultation period (January 20 – February 28, 2017):

- **219** feedback forms were completed (216 online, 3 hard copy)
- **104** people attended four public open houses
- **70** people attended four small group roundtable meetings
- **32** people attended two parent advisory council (PAC) meetings
- **27** written submissions were received through email, including a petition with 196 signatures

### 2.3 NOTIFICATION

Notification of the opportunity to provide feedback regarding **seed** was provided in the following ways:

- **News release:** BC Hydro issued a news release on January 20, 2017 introducing the **seed** idea and informing media about the community consultation process
- **Greater Vancouver Board of Trade Event:** BC Hydro CEO Jessica McDonald gave a keynote address at the Greater Vancouver Board of Trade on January 24, 2017, where she introduced **seed** and encouraged participation in the community consultation process
- **Postcards:** Two rounds of postcards were distributed by Canada Post to residents and businesses within a three-block radius of each of Lord Roberts Annex and Emery Barnes Park:
  - January 25-30, 2017: distribution to approximately 23,000 mailboxes
  - February 15-20, 2017: distribution to approximately 23,000 mailboxes
- **Newspaper advertising:** 23 newspaper advertisements ran in the following publications:
  - **Vancouver Sun:** Saturday, January 21; Thursday, January 26; Monday, February 13; Friday, February 17
  - **The Province:** Sunday, January 22; Monday, January 30; Thursday, February 9; Thursday, February 16
  - **Vancouver 24hrs:** Monday, January 23; Wednesday, February 1; Tuesday, February 14; Monday, February 20
  - **Vancouver Courier:** Thursday, January 26; Thursday, February 2; Thursday, February 9; Thursday, February 16
  - **Westender:** Thursday, January 26; Thursday, February 2; Thursday, February 9; Thursday, February 16
  - **Metro News Vancouver:** Wednesday, February 1; Thursday, February 9; Wednesday, February 15

- **Online advertising:** Banner ads targeting readers in downtown Vancouver ran on Postmedia Network websites (including [vancouver.sun.com](http://vancouver.sun.com) and [theprovince.com](http://theprovince.com)) from February 1 – 22, with a total of 750,000 impressions.
- **Posters:** Posters were posted throughout Emery Barnes Park and Nelson Park, as well as at schools and community centres in the West End, Yaletown, Coal Harbour and Olympic Village.
- **Invitation and reminder emails:** Three emails were sent to notify and remind stakeholders about their opportunity to provide input:
  - Monday, January 23: Email to invite stakeholders to consultation meetings or provide feedback online (approximately 100 recipients identified by BC Hydro, Vancouver Park Board and Vancouver School Board)
  - Friday, February 17: Email to stakeholders about the availability of supplemental information and Stantec’s report (approximately 300 recipients, including meeting attendees and those who had completed an online feedback form)
  - Monday, February 27: Email reminder to provide feedback (approximately 300 recipients)
- **Social media:** BC Hydro sent out social media posts about **seed** and the opportunity to participate in the consultation process from its accounts:
  - 24 tweets from @bchydro (62.8K followers) and 10 tweets from BC Hydro CEO Jessica McDonald (@bchydroceo, 1.6K followers)
  - 11 Facebook posts through [facebook.com/BCHydro](https://facebook.com/BCHydro) (33,000 likes)
  - 2 posts on LinkedIn (35,051 followers)
- **Opinion-editorials:** Three opinion-editorials were published during the consultation period, which provided information about the consultation process, links to [bchydro.com/seed](http://bchydro.com/seed) and encouraged readers to participate:
  - Bob Kronbauer, Editor-In-Chief, Vancouver Is Awesome ([vancouverisawesome.com](http://vancouverisawesome.com)): *BC Hydro’s underground substations plan offers a great solution*
  - Patti Bacchus, Contributing Education Editor, Vancouver Observer ([vancouverobserver.com](http://vancouverobserver.com)), January 26, 2017: *Would you send your child to a school built on top of an underground electrical substation?*
  - Stephen Regan, Executive Director, West End Business Improvement Association, The Province ([theprovince.com](http://theprovince.com)), February 2, 2017: *Vancouver underground power substation an idea whose time has come?*
- **BC Hydro building wrap and lobby display:** The windows of BC Hydro’s building at 333 Dunsmuir Street in downtown Vancouver were wrapped with materials driving readers to [bchydro.com/seed](http://bchydro.com/seed). In addition, a display in the lobby of the building provided information about **seed** and included copies of the discussion guide and postcard that readers could take.
- **Consultation website:** All consultation materials, including an introductory video, were available at [bchydro.com/seed](http://bchydro.com/seed).

*A copy of the notification materials can be found in Appendix 1.*

## 2.4 CONSULTATION METHODS

### 2.4.1 Discussion Guide and Feedback Form

A consultation discussion guide provided information regarding **seed**, including BC Hydro's traditional above-ground approach to building substations, and the potential benefits, impacts and mitigation of adopting an underground substation approach.

A feedback form within the discussion guide sought input from participants.

The discussion guide and feedback form was available online at [bchydro.com/seed](http://bchydro.com/seed) and was also provided to attendees at open houses and small group roundtable discussions.

*A copy of the discussion guide and feedback form can be found in Appendix 2.*

### 2.4.2 Supplemental Information, Stantec Report, Vancouver Coastal Health Letter

In mid February, additional consultation information was posted to the website, with a link circulated to those who had attended a meeting or provided their contact information through the feedback form.

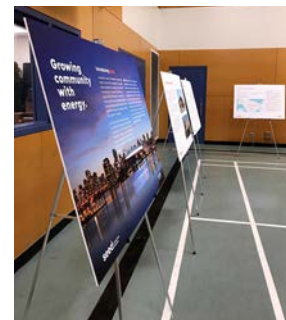
The supplemental included additional information regarding safety and electric and magnetic fields, substation safety, and an overview of potential impacts and mitigation as studied by Stantec, an independent engineering, consulting and design firm. Stantec's full report and an executive summary, and an independent assessment of BC Hydro's idea from Dr. Patricia Daly, Chief Medical Health Officer, Vancouver Coastal Health, were also made available at [bchydro.com/seed](http://bchydro.com/seed).

*A copy of the supplemental information, Stantec's report and the Vancouver Coastal Health letter can be found in Appendix 3.*

### 2.4.3 Open Houses

Four public open houses were held to provide the public and stakeholders with an opportunity to drop in to learn more about **seed**, speak to the project team and provide their input. Copies of the consultation materials were provided to attendees and representatives from BC Hydro, Stantec, the Vancouver School Board and the Vancouver Park Board were present to listen to input and answer questions.

In total, **104** people attended four public open houses:



Community	Date	Time	Location	Attendance
Yaletown	Wednesday, February 1	5 p.m. – 8 p.m.	Elsie Roy Elementary School	28
West End	Saturday, February 18	10 a.m. – 1 p.m.	St. Paul's Anglican Church	36
West End	Monday, February 20	5 p.m. – 8 p.m.	St. Paul's Anglican Church	26
Yaletown	Wednesday, February 22	5 p.m. – 8 p.m.	Elsie Roy Elementary School	14

The open houses on February 20 and 22 were added shortly after the start of the consultation period, in response to requests from several stakeholders.

#### 2.4.4 Small Group Roundtable Discussions

Small group roundtable discussions provided members of the public and stakeholders with an opportunity to participate in a facilitated discussion with the project team regarding **seed**. At each meeting, a BC Hydro Project Manager walked attendees through the discussion guide and representatives from BC Hydro, Stantec, the Vancouver School Board and the Vancouver Park Board were present to listen to input and answer questions.

Total roundtable discussion attendance was **70**:

Community	Date	Time	Location	Attendance
West End	Tuesday, January 31	6 p.m. – 8 p.m.	Lord Roberts Elementary School	29
Yaletown	Thursday, February 2	6 p.m. – 8 p.m.	Elsie Roy Elementary School	9
West End	Wednesday, February 15	6 p.m. – 8 p.m.	Lord Roberts Elementary School	29
Yaletown	Thursday, February 16	6 p.m. – 8 p.m.	Elsie Roy Elementary School	3

See page 12 for a summary of key themes from the small group roundtable discussions. Meeting notes from each meeting are available in Appendix 4.

#### 2.4.5 Parent Advisory Council (PAC) Meetings

BC Hydro accepted invitations to present at meetings of the Lord Roberts Elementary PAC and Lord Roberts Annex PAC during the consultation period. The PAC meetings were facilitated in a similar way to the small group roundtable discussions, though focused on the West End and potential new schools in Coal Harbour and at the Lord Roberts Annex site.

Total PAC meeting attendance was **32**:

PAC	Date	Time	Location	Attendance
Lord Roberts Elementary PAC	Wednesday, February 8	6:30 p.m. – 7:30 p.m.	Lord Roberts Elementary School	18
Lord Roberts Annex PAC	Thursday, February 9	6 p.m. – 7 p.m.	Lord Roberts Annex	14

See page 12 for a summary of key themes from the PAC meetings. Meeting notes from each meeting are available in Appendix 4.

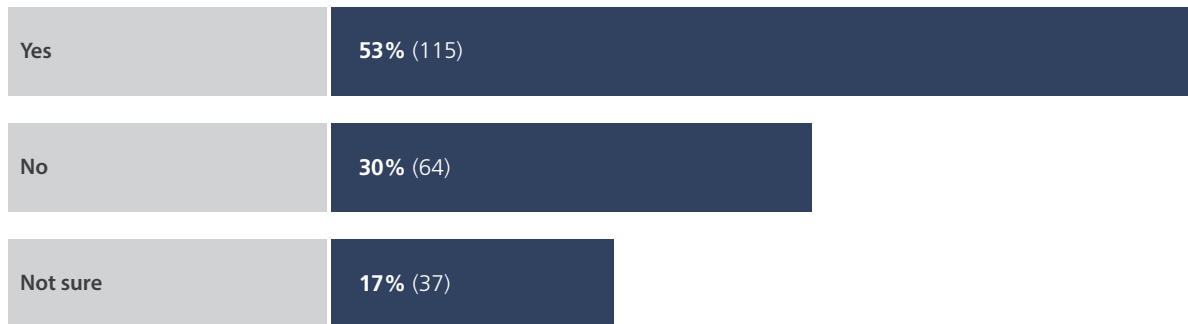


### 3. Consultation Results

#### 3.1 FEEDBACK FORMS

The following are results from **219** feedback forms submitted online or in hard copy. Some totals may not add up to 100% due to rounding, and the number of mentions may not equal the total number of respondents as participants may have provided more than one comment in a response.

#### Q1. Now that you’ve heard about our seed idea, do you think it’s better than our traditional approach?



n= 216

#### Q2. Why?

THEMES	NUMBER OF MENTIONS
Of the 115 respondents who answered YES to the first question, 95 provided reasons for their response. The following were the most commonly mentioned themes:	
1. Building substations underground would make good use of valuable and scarce land through efficient, multi-purpose land use	69
2. Support for the amenities (new schools, parks and childcare) proposed, noting that they would benefit the community	30
3. Support for underground substation infrastructure as it will reduce the visual impact and improve safety	25
4. General support, citing the need to upgrade power infrastructure, that the substations should be developed as soon as possible, and that this idea is an innovative solution that promotes collaborative partnerships	16
5. This idea would be an environmentally-friendly solution and comments on the need to ensure that all vegetation/trees are replaced or saved	7

THEMES	NUMBER OF MENTIONS
Of the 64 respondents who answered NO to the first question, 61 provided reasons for their response. The following were the most commonly mentioned themes:	
1. Concern regarding the locations of the proposed substations, in particular the West End substation being in close proximity to a school with some suggestions for locating the substations in less dense areas or far from a school	25
2. Safety-related concerns, including exposure of children to EMF, the risk of fire, as well as ensuring safety of construction and maintenance workers	20
3. Concern regarding construction impacts, including disruption to park and playground space, noise, and damage to old-growth trees and the Nelson Park community garden	18
4. Concern regarding the consultation and decision-making processes, including comments about the short approval timelines and suggestions that consultation notification be increased	8
5. Concern regarding project impacts on neighbouring properties including a reduction in property values, increased traffic congestion and potential view corridor impacts	6
Of the 37 respondents who answered NOT SURE to the first question, 30 provided reasons. The following are the most commonly mentioned themes:	
1. Comments regarding construction and operation of the substations, including impacts such as: <ul style="list-style-type: none"> <li>• General disruption to community and park spaces</li> <li>• Loss of community garden at Nelson Park</li> <li>• Loss of off-leash dog area at Nelson Park</li> <li>• Impacts to property values</li> <li>• Impacts to students attending Lord Roberts Annex</li> <li>• Loss of trees and vegetation</li> </ul>	11
2. Concern regarding the consultation and decision-making processes, including comments about the short approval timelines, suggestions that consultation notification be increased and requests for additional information regarding alternatives	8
3. Health and safety concerns, including EMF exposure, and concern regarding having children in close proximity to substations	6

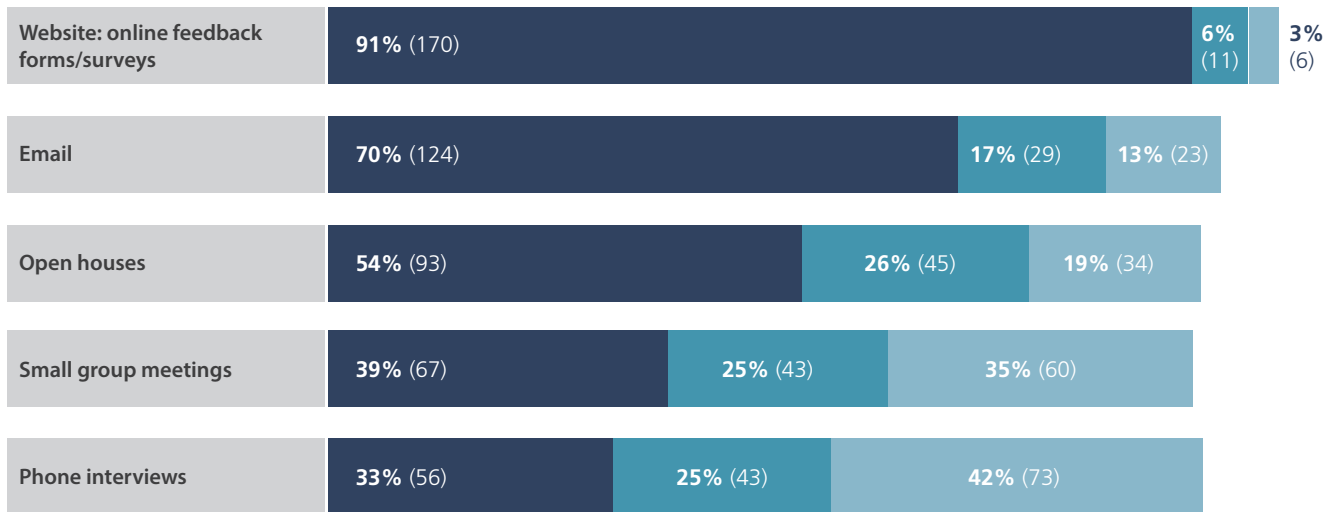
### Q3. What concerns would you want to see addressed?

THE FOLLOWING ARE KEY THEMES FROM 186 RESPONSES TO THIS QUESTION:	NUMBER OF MENTIONS
1. Concern regarding the impacts of construction and operations at Nelson Park and Emery Barnes Park, including impacts to park and school space, construction noise, safety, and construction and school traffic	43
2. Ensure safety during construction and operations, including following regulatory processes, earthquake safety and minimizing health risks from EMF, in particular related to the safety of children attending school near a substation	38
3. Minimize impacts to nearby residents and businesses during construction, including mitigating construction noise, ensuring accessibility for pedestrians and disabled, keeping to construction timelines and providing alternatives or compensation for the loss of amenities during construction	34
4. Health and safety effects for those in close proximity to substations and opposition to the location of substations near schools, including requests for long-term research conducted by an independent team to address safety concerns and ensure safety of children attending the future school at Lord Roberts Annex	21
5. Suggestions regarding consultation, including requests for longer consultation and approval timelines, requests for continued engagement with the community during future project phases including a neighbourhood advisory committee, notices in multiple languages, consultation with neighbourhood groups (e.g., West End Farmer’s Market), and suggestion to consider public input for the design of the new schools and parks	13
6. Increased traffic congestion during and after construction, restricted road access and parking availability	12
7. Concerns regarding the locations of the proposed substations and requests to find alternative locations	11
8. Concerns have already been addressed in the consultation materials	7
9. Consider amenities that will be of best public use and to ensure that the funding is put towards improving amenities in the communities where substations would be located	7
10. Comments regarding the involvement of the Vancouver School Board and Vancouver Park Board, including requests for more information on the approval processes, costs and timelines, and the need to ensure that funds are used appropriately	6
11. Requests for improvements to downtown childcare facilities and schools, including the need for increased school capacity	5
12. Concerns regarding project impacts on neighbouring properties including a reduction in property values and potential view corridor impacts	5

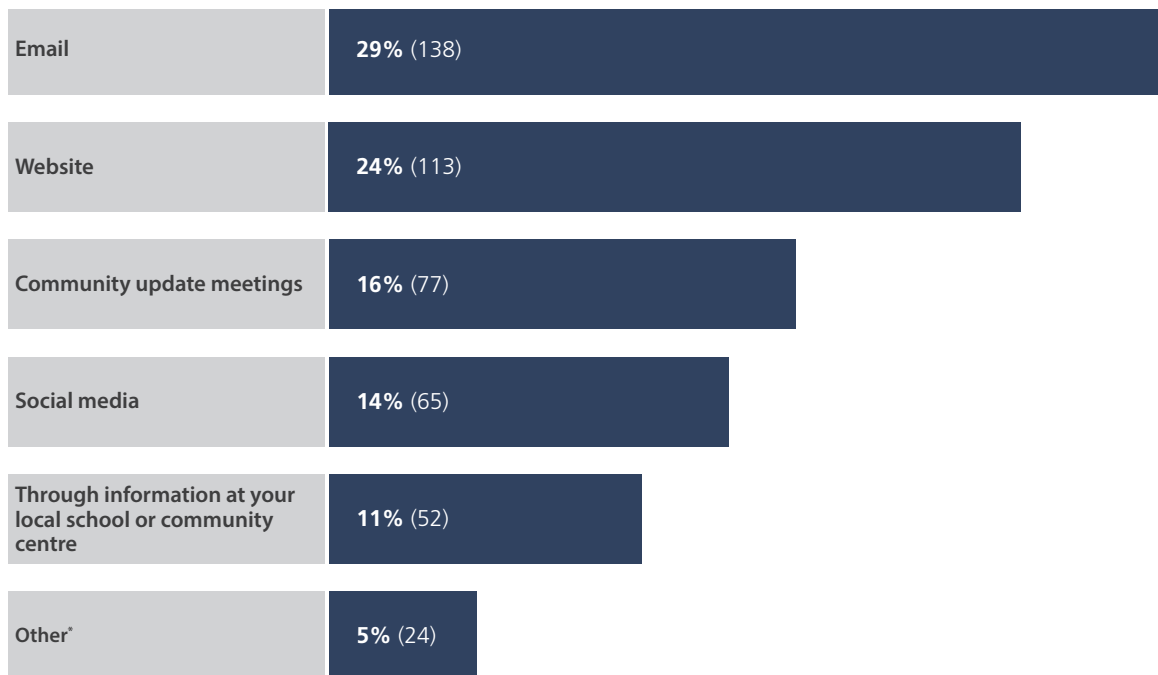
#### Q4. What innovations do you imagine for downtown Vancouver?

THE FOLLOWING ARE KEY THEMES FROM 154 RESPONSES TO THIS QUESTION:	NUMBER OF MENTIONS
1. Comments and suggestions regarding improvements to outdoor park space, including: <ul style="list-style-type: none"> <li>• More outdoor seating</li> <li>• Increase in greenspace</li> <li>• Rain sheltered park space</li> <li>• Urban forest</li> <li>• Water features</li> <li>• Exercise equipment</li> <li>• Public washrooms</li> <li>• Improved lighting</li> <li>• Large outdoor skating rink</li> <li>• Sports facilities, such as tennis courts and baseball diamond</li> <li>• More off-leash dog areas</li> </ul>	47
2. Suggestions for community amenities, such as: <ul style="list-style-type: none"> <li>• Upgrades to West End Community Centre and new community multi-use spaces</li> <li>• Improved transit, pedestrian and cycling routes</li> <li>• Facility that incorporates arts and LGBTQ community</li> <li>• Investment in a new aquatic centre</li> <li>• Senior centre and facilities</li> </ul>	29
3. Requests and support for more family-friendly amenities such as childcare facilities, playgrounds and schools, including requests for seismic upgrade and increased capacity at King George Secondary School	22
4. Comments regarding community benefits, including concerns whether they will actually benefit the community, and that BC Hydro should focus on building power infrastructure instead of funding schools and parks	15
5. Suggestions to locate the proposed substations in alternative locations such as under a commercial property, a parking lot or in a less dense area such as Stanley Park	11
6. General support for the proposed amenities, including agreement on improvements to Nelson Park, Lord Roberts Annex and Emery Barnes Park	10
7. Requests for more hospitals and mental health facilities, in particular support services and initiatives for homelessness and addiction	10
8. Requests to find an alternative solution, including reducing energy use by limiting density downtown or using renewable energy	10
9. Requests for more diverse housing options, including affordable housing and improvements on the seismic safety of buildings	7

### Q5. How likely are you to provide feedback about seed through these ways?



### Q6. How would you like to be kept informed about the development of seed if it progresses?



\*Suggestions under Other included:

- Billboards and public notices around neighbourhoods, nearby buildings and at project sites (7 mentions)
- TV advertisements and broadcast news (4 mentions)
- Newspaper advertisements/print media (3 mentions)
- By mail (3 mentions)
- Radio advertising (2 mentions)

**Q7. Please provide any additional comments you may have regarding seed.**

THE FOLLOWING ARE KEY THEMES FROM 113 RESPONSES TO THIS QUESTION:	NUMBER OF MENTIONS
1. General support for the <b>seed</b> idea, voicing agreement with the proposed community benefits, land use and unique approach	31
2. General opposition to the <b>seed</b> idea, including concern regarding disruptions to the community	11
3. Concern regarding the consultation and decision making processes, voicing concern over short approval timelines and that it appears as if this proposal will go ahead regardless of community input	11
4. Requests that BC Hydro locate the substations in areas where fewer community members and children would be impacted, such as below a new residential development or a parking lot, in Stanley Park or the Molson Brewery site	10
5. Health and safety related concerns, in particular concern regarding EMF and children being in close proximity to substations as well as the need to ensure the safety of those living and working in close proximity to the proposed substation sites	9
6. Concern regarding project impacts on neighbouring properties including a reduction in property values and disruption during construction and requests to ensure that impacts to community members are minimized during development and construction phases	8
7. Support for the proposed new schools, and requests that the Vancouver School Board is held accountable for putting funds from BC Hydro towards these new schools	6
8. Requests to keep the community informed throughout the project phases and to provide more opportunities for input online or through email, including a suggestion to engage current Lord Roberts Annex parents and students on future new school design	6

### 3.2 SMALL GROUP ROUNDTABLE AND PAC MEETINGS

The following are the key themes from the small group roundtable meetings and meetings with the Lord Roberts Elementary and Lord Roberts Annex Parent Advisory Councils.

MEETING	KEY THEMES
<p><b>West End Small Group Roundtable 1</b></p> <p>Lord Roberts Elementary School            Tuesday, January 31, 2017            6:00 p.m. – 8:00 p.m.</p> <p><i>29 participants</i></p>	<ul style="list-style-type: none"> <li>Participants expressed concerns about electric and magnetic fields (EMF), in particular for children attending daycare or elementary school adjacent to an underground substation.</li> <li>Participants expressed concerns about construction impacts, including air quality, noise, vibration, property impacts and timelines.</li> <li>Participants expressed concerns about decision-making, process and timing, particularly with respect to the Vancouver Park Board and Vancouver School Board. Further, participants wondered about the role of Vancouver School Board in terms of approval, public consultation, and school design and capacity, if the proposal were to proceed.</li> </ul>
<p><b>Yaletown Small Group Roundtable 1</b></p> <p>Elsie Roy Elementary School            Thursday, February 2, 2017            6:00 p.m. – 8:00 p.m.</p> <p><i>9 participants</i></p>	<ul style="list-style-type: none"> <li>Participants expressed concerns regarding EMF impacts from the proposed underground substation and associated underground power lines.</li> <li>Participants enquired about impacts to Emery Barnes Park, including what mitigation measures are being implemented to reduce the construction time and maintain useable green space during construction, noting recent and current impacts to the park from development.</li> <li>Participants expressed a need for more schools and daycares in the downtown core to address current and future demand. In particular, participants requested information about the proposed Coal Harbour and Lord Roberts Annex school capacities and whether these two new schools would be enough to meet future demand.</li> </ul>
<p><b>Lord Roberts Elementary PAC</b></p> <p>Lord Roberts Elementary School            Wednesday, February 8, 2017            6:30 p.m. – 7:30 p.m.</p> <p><i>18 participants</i></p>	<ul style="list-style-type: none"> <li>Participants expressed concerns about construction impacts in the West End, including to pedestrian and vehicle traffic, and park closures.</li> <li>Participants expressed concerns regarding secondary school capacity in the West End to accommodate future demand resulting from the new elementary schools proposed as part of this idea.</li> <li>Participants sought confirmation about the safety of children attending a school in close proximity to a substation related to EMF and substation operations.</li> </ul>

MEETING	KEY THEMES
<p><b>Lord Roberts Annex PAC</b></p> <p>Lord Roberts Annex Thursday, February 9, 2017 6:00 p.m. – 7:00 p.m.</p> <p><i>14 participants</i></p>	<ul style="list-style-type: none"> <li>Participants voiced concern about health impacts from the proposed West End substation, in particular EMF effects and the location of a substation in close proximity to an elementary school. Some participants requested that BC Hydro consider alternative locations for the West End substation.</li> <li>Participants discussed the design and construction of the proposed West End substation and new elementary school, voicing concerns regarding potential aesthetic, environmental and safety impacts for Nelson Park and the surrounding area.</li> <li>Participants expressed the need for more schools and daycares in the downtown core to address current and future demand and asked questions about school design, capacity and construction timelines.</li> </ul>
<p><b>West End Small Group Roundtable 2</b></p> <p>Lord Roberts Elementary School Wednesday, February 15, 2017 6:00 p.m. – 8:00 p.m.</p> <p><i>29 participants</i></p>	<ul style="list-style-type: none"> <li>Participants sought confirmation that the Vancouver School Board would be allocating the funds from BC Hydro to new schools in the West End and not to other priorities or operating budgets.</li> <li>Participants expressed concerns about EMF, in particular for children attending school adjacent to an underground substation and residents living near Nelson Park.</li> <li>Participants requested additional amenities in the West End, including play spaces for children, the farmer's market and StrongStart spaces.</li> </ul>
<p><b>Yaletown Small Group Roundtable 2</b></p> <p>Elsie Roy Elementary School Thursday, February 16, 2017 6:00 p.m. – 8:00 p.m.</p> <p><i>3 participants</i></p>	<ul style="list-style-type: none"> <li>Participants discussed the development and construction processes for the substations and enquired about opportunities for heat recovery, electricity demand forecasting, financial comparatives and timelines for approval processes and amenities.</li> <li>Participants discussed the design of the proposed substations, in particular at Emery Barnes Park, and asked questions about how the Yaletown substation may impact park design. Participants also enquired about future consultation opportunities on park design and the role of the Vancouver Park Board in the park design process.</li> <li>Participants voiced concern regarding EMF, including how current and future measurements would be conducted to ensure public health and safety.</li> </ul>



### 3.3 WRITTEN SUBMISSIONS

In addition to the feedback forms, **27** submissions were received through email to [seed@bchydro.com](mailto:seed@bchydro.com).

Submissions were received from:

- West End Families in Action and the Lord Roberts Annex PAC (petition with 196 signatures) – see summary on page 16
- Staff at Lord Roberts Annex (signed by 19 Vancouver Elementary School Teachers Association and Canadian Union of Public Employee members)
- 5 residents or stakeholders of Yaletown
- 4 residents or stakeholders of the West End
- 3 BC Hydro employees
- Nelson Park Community Gardens
- BC Chamber of Commerce
- Downtown Vancouver Business Improvement Association
- West End Business Improvement Association
- Community Association of New Yaletown (2)
- Katharina Consulting
- 6 unidentified respondents

The following are the key themes from the submissions:

THEMES	NUMBER OF MENTIONS
1. Concern regarding potential safety and health impacts, including: <ul style="list-style-type: none"> <li>• EMF effects on nearby residents and children</li> <li>• Risk of fire</li> <li>• Concern regarding omission of City of Vancouver Council and Fire Emergency Services professionals as stakeholders</li> </ul>	8
2. Concern regarding impacts to Emery Barnes Park and Nelson Park during construction and operation of the proposed underground substations	7
3. Requests to consider alternative locations for the substations, including below parking lots, or far away from schools, and also a suggestion to consider solar energy	6
4. General support for the <b>seed</b> idea, noting that it will benefit local communities	5
5. General opposition to seed, with some noting opposition to specific sites: <ul style="list-style-type: none"> <li>• Emery Barnes Park – Yaletown (2 mentions)</li> <li>• Nelson Park – West End (1 mention)</li> </ul>	4
6. Concern regarding neighbourhood impacts from the proposed substations, including a reduction in property values and increased traffic congestion	3
7. Comment that future consultation should include broadened notification and comment that the current consultation period was too short, including a request to ensure that the community is engaged throughout all project planning stages	3
8. Questions regarding potential errors in Stantec’s report	2

THEMES	NUMBER OF MENTIONS
9. Concern regarding the involvement of the Vancouver School Board and Vancouver Park Board and their ability to address risks and emergency situations. Requests for guarantees that the Vancouver School Board will put funds from BC Hydro only towards the new schools and amenities in the West End, Yaletown and Coal Harbour	2
10. Opposition to the Site C Clean Energy Project	2
11. Concern regarding impacts to trees and vegetation and a question about the size and quantity of replacement trees and vegetation	2
12. Request to designate funds for a StrongStart program for West End/Coal Harbour residents	2
13. Concern regarding potential for <b>seed</b> construction to conflict with the potential demolition of St. Paul's Hospital	1
14. Comment on need to ensure that underground substations are earthquake proof	1
15. Request to build an underground substation below other community spaces in the West End, including King George High School, Joe Fortes Library or the West End Community Centre	1
16. Concerns regarding potential impacts to or removal timeline for the garden plots in Nelson Park, including information on where the community garden plots at Nelson Park would be located after construction of the proposed substation	1
17. Support for improvements to parks, in particular Cathedral Square and Emery Barnes	1
18. Request that Lord Roberts Annex continues to be a primary school with less than 250 students to provide a smaller setting for students to learn, build strong bonds with peers and feel supported	1
19. Comment that <b>seed</b> will provide a variety of opportunities and benefits for the West End	1
20. Request for incorporation of specific design elements in the West End substation, including artistic lighting, park plaza, covered outdoor area to accommodate community gatherings	1
21. Comment that increased density downtown will reduce liveability, voicing opposition to increasing electrical capacity to accommodate for increased electrical demand downtown	1
22. Suggestion to use a graphite or silicon crystal power cell with a gyro-generator for large scale power upgrades	1

## West End Families in Action and the Lord Roberts Annex PAC petition

West End Families in Action and the Lord Roberts Annex PAC provided a detailed letter and petition signed by 196 people. The following summarizes the input and requests in the letter:

- Comments regarding the length of time between start of the consultation process and decisions to be made in March 2017, and request that BC Hydro continue to work with the community throughout the development of the project
- Ensure that Lord Roberts Annex and local community receive a fair deal in exchange for construction impacts and permanent presence of the substation under the school field
- Ensure that Vancouver School Board and Vancouver Park Board receive fair value for leasing the land, and that any project funds received be spent only in the West End, Coal Harbour and Yaletown
- Request that BC Hydro consider community needs that could potentially be addressed by **seed**, if safety and other concerns are addressed:
  1. Concern regarding EMF effects on children, including requests for an independent baseline study, ongoing monitoring and assurance of health and safety, and a commitment to additional safety and mitigation measures as they become available
  2. Build the Coal Harbour school by 2020
  3. Ensure that the new Lord Roberts Annex will be rebuilt on its current site by 2025
  4. Ensure that the planned new playground at Lord Roberts Annex is not delayed by this process, that it would be stored safely during construction and reinstalled in an expanded form following the construction of the new school, at no cost to the PAC or school
  5. Request for seismic upgrade and increased capacity at King George Secondary School
  6. Request that the Dal Grauer substation site be transferred to the Vancouver School Board upon decommission in 2030 to be used for a new school
  7. Request for a StrongStart space in the West End
  8. Request for dedicated childcare spaces at the West End site
  9. Request for an additional playground at a separate park in the West End to address impacts at Lord Roberts Annex and Nelson Park during the construction period
  10. Request for Crime Prevention Through Environmental Design (CPTED) to be considered during design of the new West End school and Nelson Park to ensure a safe public park next to a school and daycare
  11. Request that BC Hydro establish a Community Advisory Panel as part of future consultation processes

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