East Vancouver Substation Project

Welcome

We're planning to construct a new East Vancouver Substation at 303 Vernon Drive. The new substation will help us provide safe, reliable power to the community as it grows and demand for power increases.

Today, we're pleased to share an overview of the project including our early design of the substation along with information on the project timeline and where we'll be working.

Please take the opportunity to:

- Review our storyboards to learn more about the project,
- Speak with project team members and ask any questions you may have.

We recognize and acknowledge that the East Vancouver Substation will be constructed on the unceded traditional territory of the Musqueam, Squamish, and Tsleil-Waututh First Nations.

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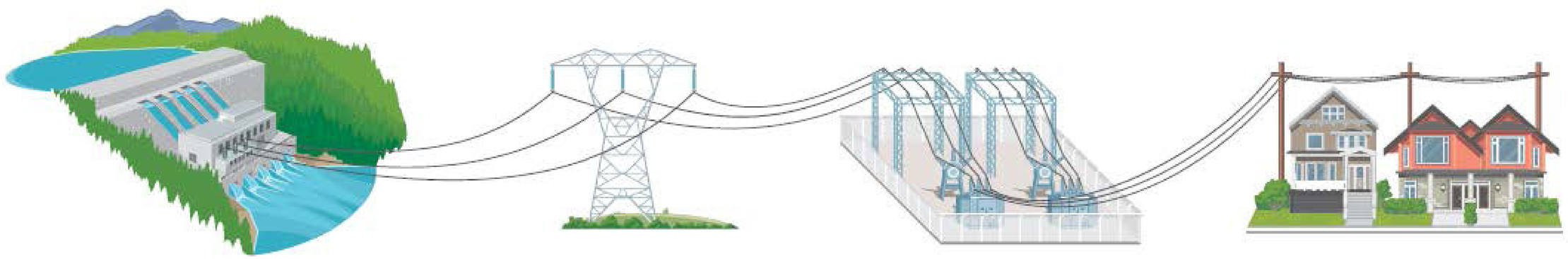
Substations are a critical part of the electrical system

Substations connect the electricity system to homes and businesses. They lower the high voltage from our big power lines to a level you can safely use. Typically, we identify where a substation is needed, find a suitable site, and build it outdoors.

This approach, used for most of our nearly 300 substations throughout the province, is safe, cost-effective, and easier to maintain than building indoor.



Generation

Electricity is generated by BC Hydro and independent power producers

Transmission

Electricity is moved from where it's produced to where it's used

Substations

Voltage is reduced at substations to provide power suitable for use in your home or business

Distribution

Low voltage electricity is provided to neighbourhoods and business

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Why we're building a new substation in East Vancouver

Replacing Murrin Substation

The East Vancouver Substation will eventually replace Murrin Substation on Main Street. Murrin Substation was built in 1947 – it's nearing end-of-life and doesn't meet modern seismic safety standards.

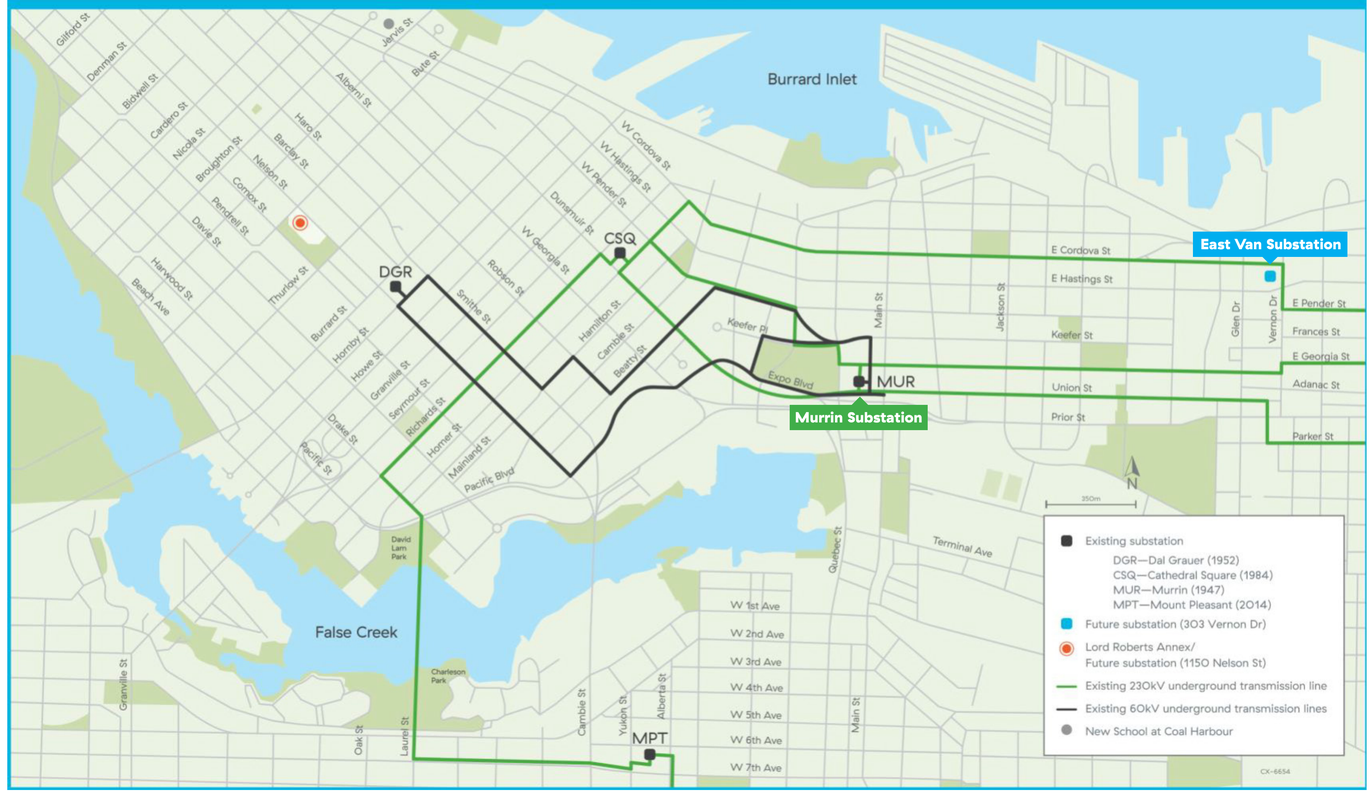
Murrin Substation at 721 Main Street

Why this new location

We looked at several options, including rebuilding on the existing Murrin Substation site. This wasn't feasible due to seismically unstable soil and the high cost of upgrades.

It's also important to have a substation close to the centre of where electricity is needed so that it can be delivered efficiently and reliably. Since Murrin was built, we've seen the demand for electricity shift east of Murrin, which is why we're planning to build the new substation closer to the centre of where customers are using power.

Downtown Vancouver Electricity Supply



How the site was chosen

We selected this location because it meets several key needs:

- Large enough to safely accommodate the facility
- Close to existing electrical infrastructure
- Previously used for industrial purposes (brownfield site)
- FIts into existing and future plans for the community
- Supports long-term electricity needs to support growth in the area

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Today’s modern urban substations

We’re working with an experienced team of architects and engineers to design a new substation that will fit well within the current and future neighbourhood.

Modern urban substations are built as enclosed indoor facilities. This design keeps them safe and quiet, and reduces visual impact, helping them blend into surrounding communities while providing reliable power.

The East Vancouver Substation is more than infrastructure. Being in a mixed residential, commercial and industrial area, we want to ensure that the building is designed at a size and scale that will feel comfortable, supporting the neighbourhood’s evolving, creative character while meeting our technical needs.

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What we're building

The new East Vancouver Substation will be an above-ground, indoor facility.

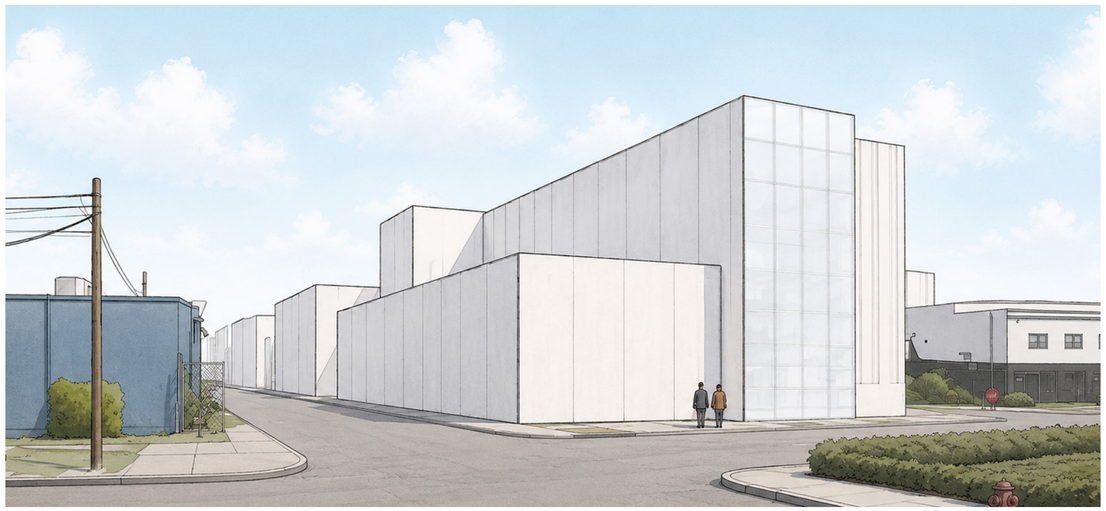
The project includes construction of the new building, installing electrical equipment, connecting it to the grid, and upgrading nearby infrastructure, including undergrounding some existing equipment and expanding the distribution system to the south.

We're currently in the early design phase of the substation.

The building's shape, size, and height have been carefully planned to create a comfortable fit within the area, reduce shadow impacts on nearby buildings and public spaces, and provide a welcoming experience for people.

Southeast corner view

Southwest corner view



Northwest corner view

Northeast corner view

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Creating room for the community

We're exploring ways to reflect East Vancouver's creative spirit by supporting local art and community expression, with a goal of creating a welcoming place that connects people.

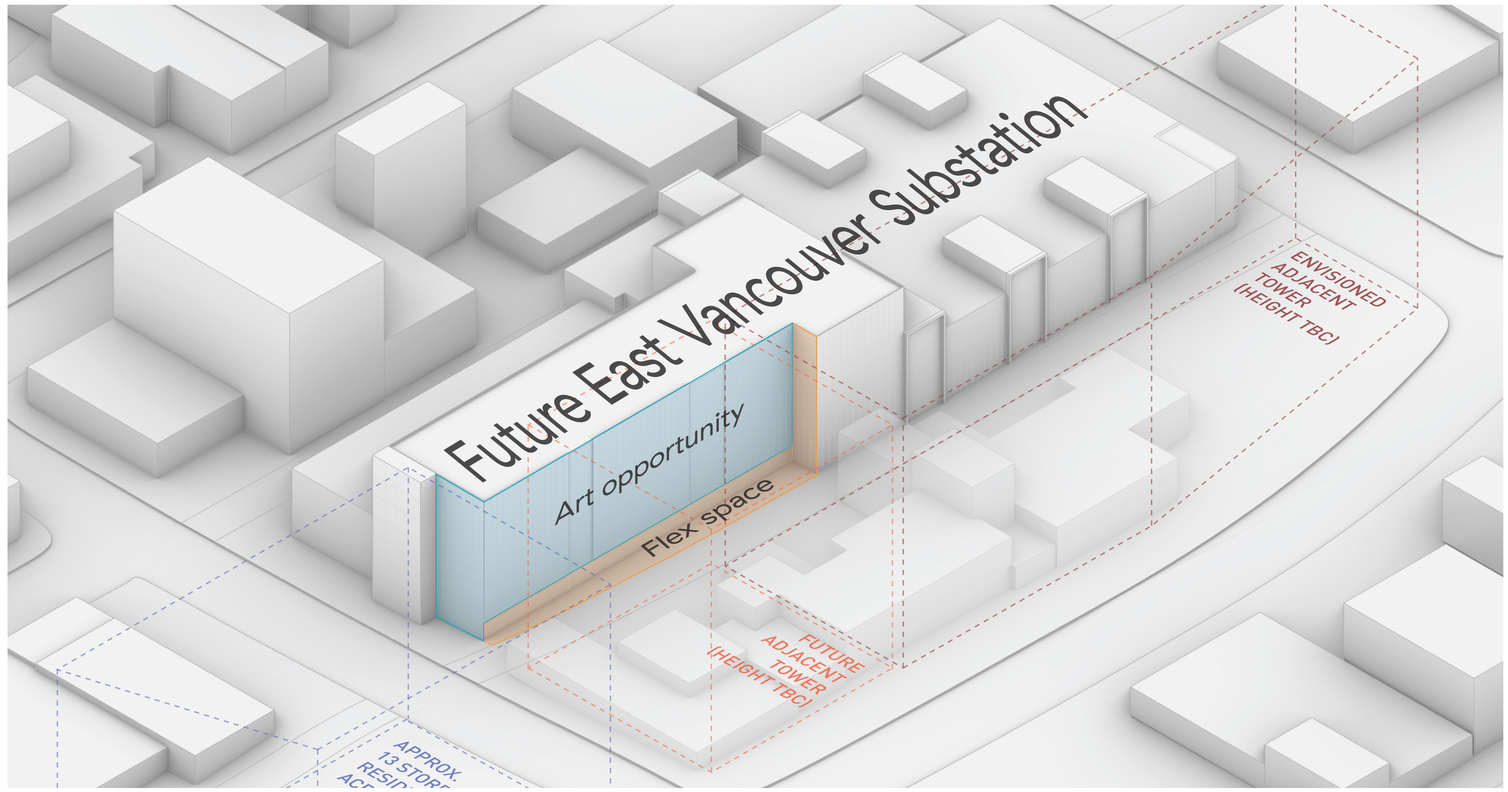
As part of our planning, we've identified a space on the building for an art wall and an area on the site for public use ("flex space").

The flex space, located adjacent to the substation's residential neighbours, could include seating, gathering areas, and public art for the community to enjoy.

Share your ideas

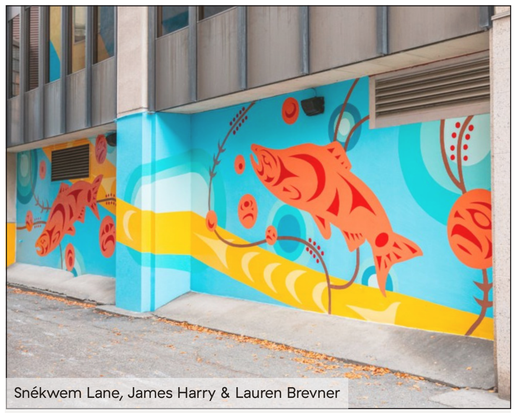
Community input is welcomed to help shape how this space reflect the character of East Vancouver and supports local use.

Share your ideas on a sticky note – how would you like to see the flex space used and public art incorporated?




All That Melts: Notes From The Future–Past Sanaz Mazinani


Blanketing the City IV: Cathedral Square, Debra Sparrow


Snékwem Lane, James Harry & Lauren Brevner


Shu Ren Cheng, Snapshots of History, Vancouver, 2010

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Project timeline

Ongoing

Consultation time span

Fall 2026: Overhead lines relocation

- Relocate overhead electrical lines and wooden poles in the north and south laneways

Winter 2027: Remove existing building

- Demolish building
- Clear site

Summer 2027: Building construction

- Mobilize to site (equipment, fencing, etc.)
- Excavate to prepare the site for construction
- Construction begins

Summer 2029: Electrical equipment installation

- Install high-voltage equipment in new building

Winter 2030: Underground utility installation

- Install underground ductbanks and vaults (on Glen & Vernon Dr and in north & south lanes)
- Pull electrical cables underground
- Road excavation on Vernon Drive to install connection vaults

Winter 2031: Substation initial in-service

Winter 2032: Substation fully in-service

Preliminary work

Substation building construction

Underground utility installation

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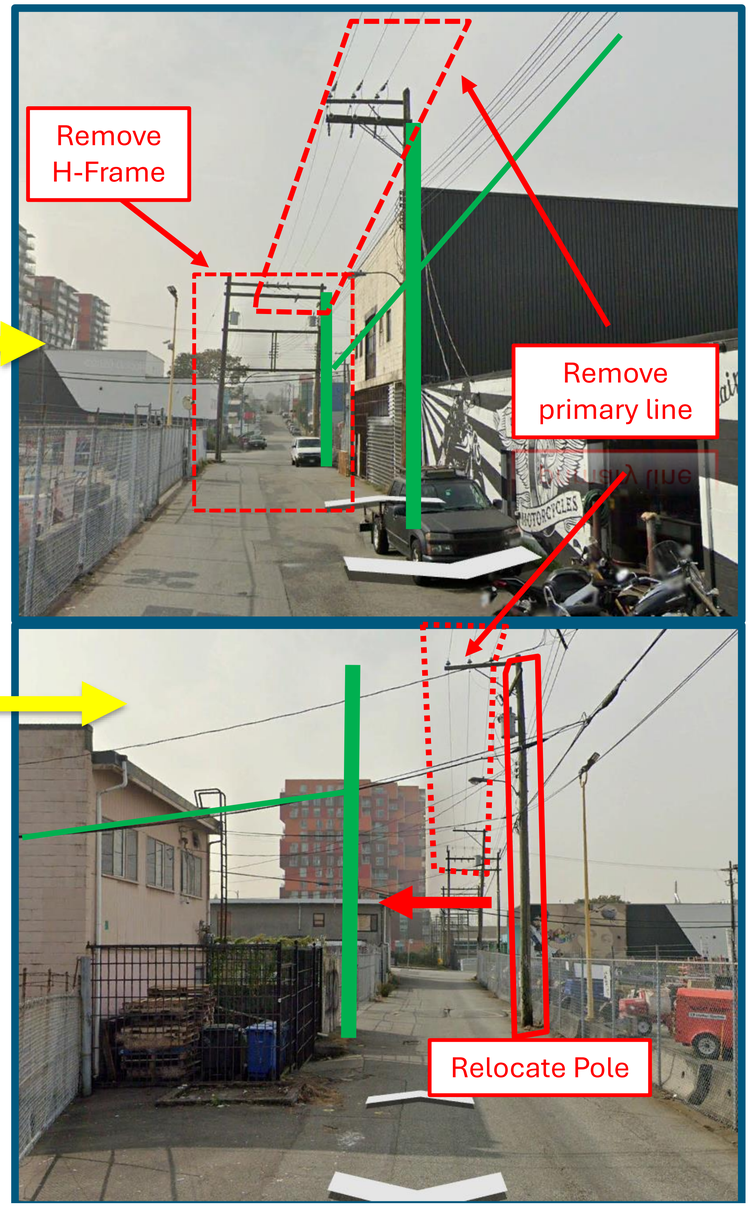
Overhead lines relocated in north and south lanes
Fall 2026

Starting this fall, preparatory work will begin to relocate overhead electrical lines in the north and south lanes adjacent to the substation site. This work is needed to create safe clearances and support upcoming construction.

As the work progresses, rolling lane closures will be in place to allow crews to complete the relocations safely.

Advance notice, including timing and details, will be shared with the community ahead of the work.



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Substation safety

Safety is our top priority—for both the public and our workers.

We operate more than 300 substations across the province, including indoor facilities like the Cathedral Square Substation in downtown Vancouver, which has operated safely for over 40 years.

As we design and plan for construction of the East Vancouver Substation, safety continues to be our top priority. We're working with experts to ensure that the substation will be:

- **Designed to rigorous safety standards**, exceeding current building code requirements.
- **Built to post-disaster standards**, so it can continue operating after a major earthquake.
- **Powered with the safest modern technologies**, including synthetic ester transformers known for its resistance to ignition and self-extinguishing properties.
- **Equipped with comprehensive fire safety measures**, with systems to prevent, detect, and respond to potential issues.
- **Regularly inspected and maintained**, to ensure safe, reliable performance through its lifetime.

Maintenance at Cathedral Square Substation

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Thank you

What do you think?
If you have any additional feedback, questions or comments now, please share them on a sticky note and post them here.

More information
Are there any additional topics you want to hear more about and/or additional topics regarding the project that you're interested in?

Other comments
Is there any other feedback you'd like to share, or questions you'd like to ask, about the East Vancouver Substation Project?

To find out more and keep updated on our project visit us at bchydro.com/eastvan or reach out to us at projects@bchydro.com.