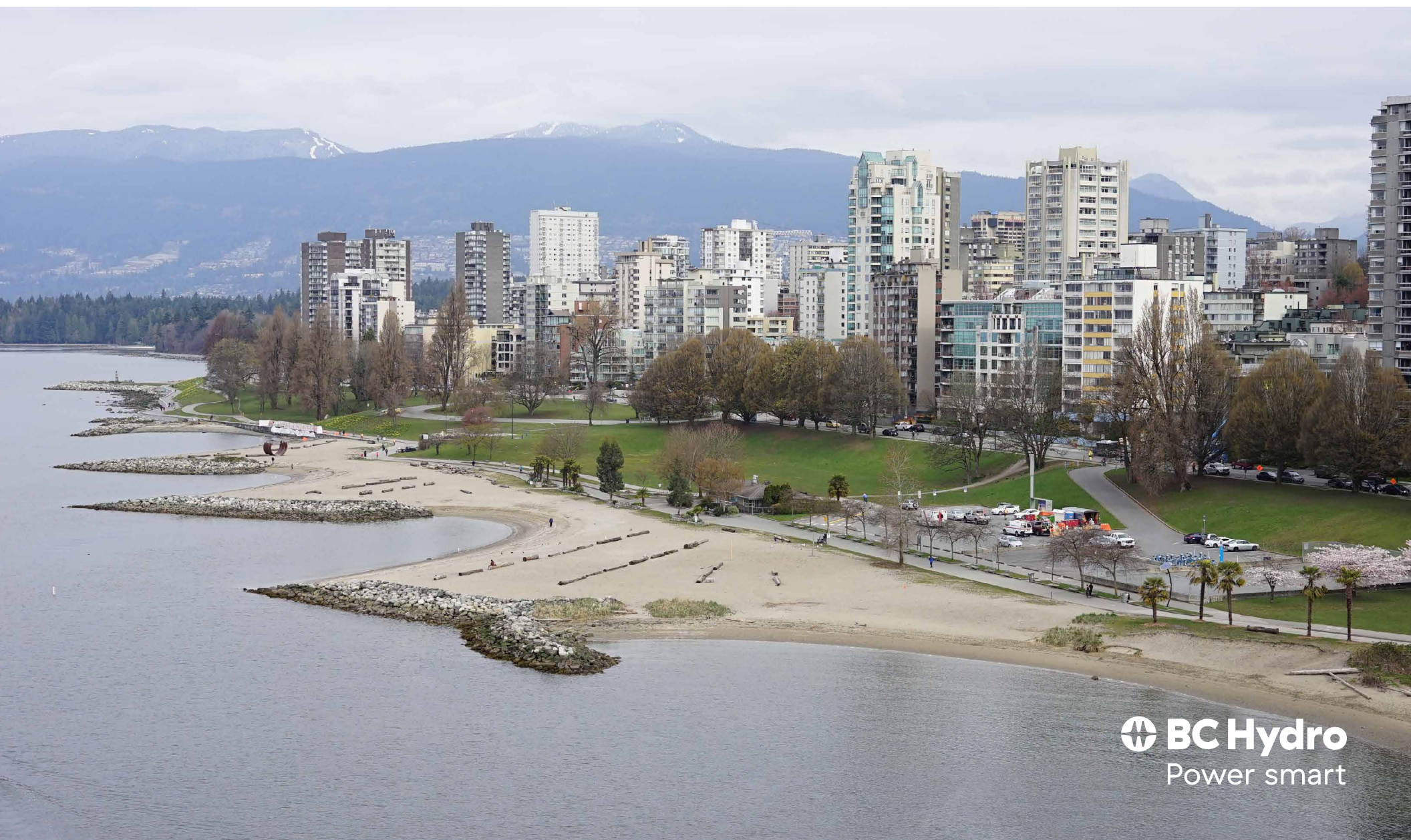


# West End Substation

Public consultation May 1 – May 31, 2018



# Welcome

It's our job to ensure people in downtown Vancouver continue to have access to reliable power. We're providing the clean, renewable power Vancouver needs, but our electricity system serving downtown is aging and needs upgrades. We've approached the Vancouver School Board (VSB) to re-visit our proposal of a new West End Substation underground at the Lord Roberts Annex property.

We all know downtown land is scarce and expensive—we've continued to explore all options for the location of a new substation in the West End over the last year. Most suitable and available properties in the West End are currently being used for housing, which would need to be removed if purchased for a future West End Substation. If we bought a private property, we'd follow our traditional approach of building an above ground substation as the cost of private land would make undergrounding the substation cost-prohibitive.

Our proposal for the Lord Roberts Annex property will provide VSB with funding to build a new Coal Harbour School sooner. At the Lord Roberts Annex property, it will result in an out-of-sight underground substation topped by a synthetic turf playing field, and allow for the construction of a new elementary school after the substation is complete. We continue to believe our proposal for the Lord Roberts Annex property would benefit the downtown Vancouver school community and provide the best outcome for the West End. Working together with VSB we're bringing this idea back to local parents and the community to see if they agree.

This discussion guide contains detailed information about our proposal to VSB. It also outlines some of the key themes we heard during our 2017 consultation, and our response.

The feedback form on pages 18–19 provides you with an opportunity to share your thoughts on our proposal to VSB. VSB will also be consulting with their stakeholders and parents, and will ensure the Vancouver Board of Education (elected VSB Trustees) have all feedback collected. The Vancouver Board of Education will be making a decision on our proposal as early as June 2018.

**Please provide your feedback by Thursday, May 31, 2018.**

## How your input will be used

What we hear from you about our proposal will be included in a consultation report which we'll share publicly. This report will be given to the Vancouver Board of Education to inform their decision on our proposal for the Lord Roberts Annex property, along with feedback collected through VSB's own consultation.

If the Vancouver Board of Education decides to accept our proposal, your input will be used to inform our next steps on this project where there would be many future community consultation opportunities.

## We want to hear from you

You can learn more and provide your feedback by:

- Reading this discussion guide and completing the feedback form.
- Coming to a small group discussion (please RSVP; see details to the right).
- Coming to an open house (schedule to the right).
- Completing an online feedback form: **[bchydro.com/westendsub](http://bchydro.com/westendsub)**
- Emailing us: **[westendsub@bcydro.com](mailto:westendsub@bcydro.com)**
- Visiting our website: **[bchydro.com/westendsub](http://bchydro.com/westendsub)**

## Small group discussion schedule

Small group discussions are scheduled for two hours and will be a sit-down, round-table format. The discussions will start with our project team providing an overview of our proposal to VSB, our response to what we heard in 2017, and we'll answer your questions. To attend a small group discussion in your neighbourhood, please email westendsub@bchydro.com or call 604 341 1304 with your name, contact information and the date that you'd like to attend.

Date	Time	Location
Thursday, May 3, 2018	6 p.m.–8 p.m.	Lord Roberts Annex 1150 Nelson St, Vancouver
Monday, May 7, 2018 Thursday, May 10, 2018 Tuesday, May 15, 2018		Century Plaza Hotel 1015 Burrard Street, Vancouver

## Public open house schedule

Open houses are a drop-in meeting format. You'll be able to see and read detailed information about our proposal, including maps and renderings, and members of our team will be available for discussion and to answer questions. No RSVP is needed.

Date	Time	Location
Tuesday, May 1, 2018	5 p.m.–8 p.m.	Century Plaza Hotel 1015 Burrard Street, Vancouver
Thursday, May 17, 2018		

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# It's our job to keep the lights on

Our electricity system in downtown Vancouver is aging and needs upgrades. We need a new substation in the West End to ensure we continue to keep electricity flowing.

Our existing system serving downtown Vancouver includes three substations:

- Dal Grauer, located on Burrard near Smithe in downtown Vancouver, in-service since 1953.
- Murrin, located at Main and Union in Chinatown, in-service since 1947.
- Cathedral Square, an underground substation at Richards and Dunsmuir, in-service since 1984.

Dal Grauer and Murrin are aging and need to be relocated and rebuilt in areas that are more seismically stable, have the space to accommodate future growth when needed and are close to the areas and neighbourhoods where the electricity is being used.

## Our plan to continue supplying safe and reliable electricity to downtown Vancouver.

In exploring options for the future of our power system, we've identified a need for up to three new substations within the next 30 years. New substations in the West End and East Vancouver, combined with upgrades to our existing transmission system, would allow us to decommission Dal Grauer and Murrin substations within the next 12 years.

We need to decommission these aging substations as soon as possible as they're nearing end-of-life and it's not practical to re-build them where they are. Both substations are also susceptible to significant damage from a major earthquake.

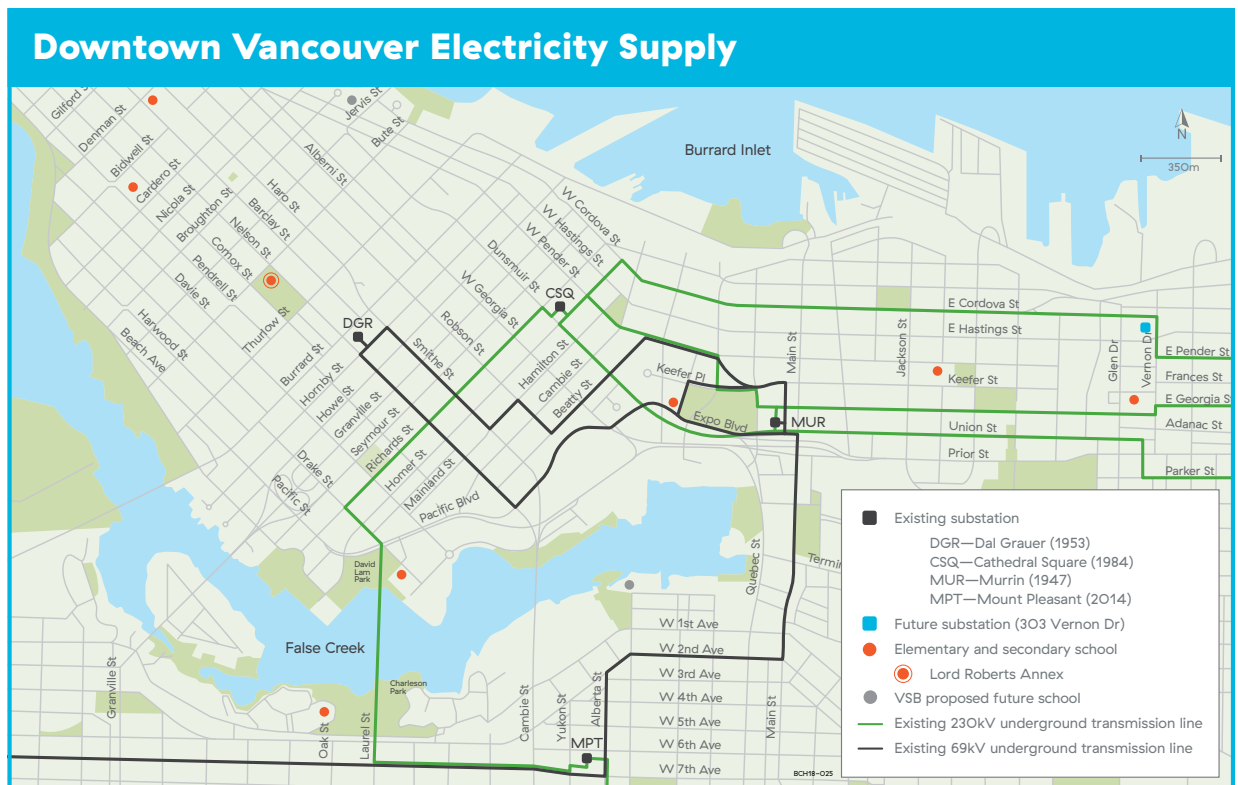
A third substation in Yaletown and upgrades to Cathedral Square Substation are also needed in as soon as 25 years, which we'll revisit once the new substations are built in the West End and East Vancouver.

We need to build a new West End Substation to replace Dal Grauer Substation and continue to explore all options to find a home for it.

## What's a substation?

Substations are a critical link between our electricity system and your light switches and sockets. They reduce the high voltage used in our big power lines to a lower voltage for use in your homes and businesses.

A new West End Substation would receive electricity at a voltage of 230 kilovolts and send it out into your community at a voltage of 12 and 25 kilovolts.

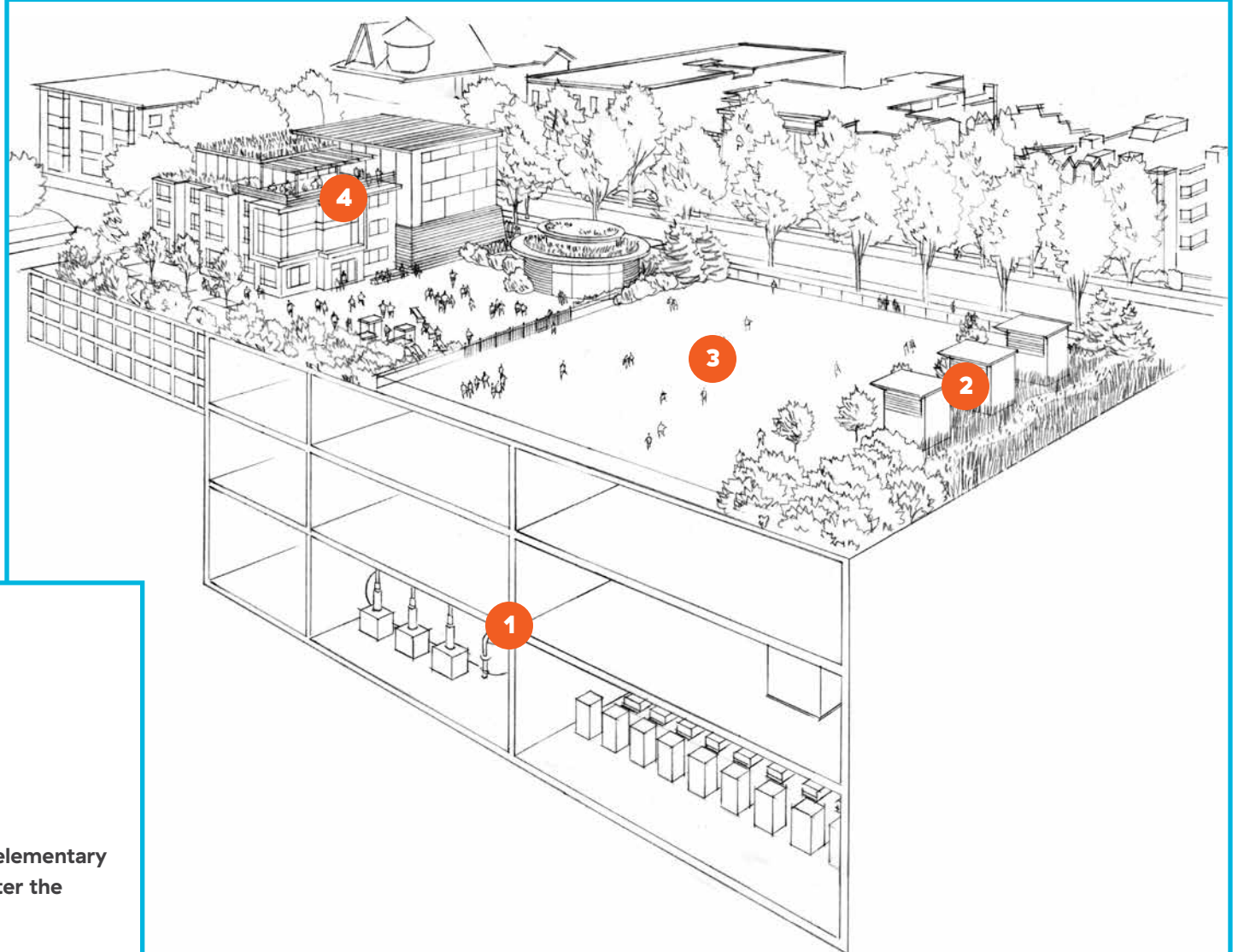


# Our proposal

We've approached VSB to re-visit the idea of a new underground substation at the Lord Roberts Annex property. We continue to believe our proposal offers significant benefits to the downtown Vancouver school community. Working together with VSB we're bringing this idea back to local parents and the community to see if they agree.

We would offer fair market value compensation in exchange for the underground property rights needed, providing VSB with funding to build a Coal Harbour school sooner. At the Lord Roberts Annex property, it will result in an out-of-sight underground substation topped by a synthetic turf playing field, and allow for the construction of a new elementary school after the substation is complete.

Artist's rendering of what our proposal could look like at the Lord Roberts Annex property



- 1** The underground substation
- 2** Vents for the substation
- 3** Synthetic turf playing field
- 4** Conceptual sketch of a new elementary school, to be built by VSB after the substation is complete.

# Our traditional approach

Our traditional approach to developing new substations is to determine where they're needed, search for appropriate sites, and then build them above ground. This is how we've built almost all of our nearly 300 substations throughout the province as it's safe, cost-effective for our ratepayers and offers easier maintenance for our crews compared to an underground substation.

In the West End, this approach would mean that a new indoor substation would need to be located within three to four blocks of Lord Roberts Annex, taking up almost almost half a city block like the Mount Pleasant Substation or Dal Grauer Substation. Suitable properties that we could purchase in the West End are currently occupied by housing, which would need to be removed to make way for our necessary infrastructure.

We think our proposal for the Lord Roberts Annex is a better solution, as it would benefit the Vancouver school community, protect limited housing stock in the West End and result in an out-of-sight underground substation. We recognize that the West End neighbourhood is a unique one, and we think it's the right fit for a different approach.

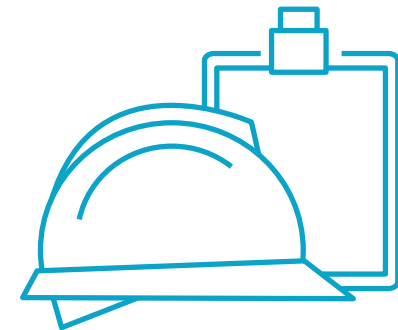
## Dal Grauer Substation on Burrard St.



### Why can't BC Hydro build a West End Substation underground if they purchase a property?

To build a substation somewhere else, we'd need to buy the property outright instead of only securing underground property rights. The additional cost of building underground, on top of the property purchase price, wouldn't be justified for our ratepayers.

Compared to our traditional approach, the business case for the Lord Roberts Annex proposal is cost neutral. By securing underground property rights rather than buying private property, we could justify the increased costs of building underground.



# What's changed?

In early 2017, we consulted the community on the idea of building a substation underground in the West End at the current location of Lord Roberts Annex, adjacent to Nelson Park. This consultation also included a proposal to build another substation underground at Emery Barnes Park (in Yaletown) along with substantial park upgrades there and at Cathedral Square.

We had good participation from the community, and there was support and interest in further exploring the possibilities of this shared land use proposal, with more than half of respondents indicating that they preferred this new approach over our traditional approach.

After continuing to look for suitable properties over the last year, we still believe in this option and the community benefits it can deliver, and think it's worth exploring one more time. That being said, there are some changes from our proposal last year.

## We're focused on the West End

The need to find a site for the West End Substation remains a top priority to ensure we continue to deliver reliable power to the growing downtown core. This is currently our priority, and we'll re-visit what is needed in Yaletown and at Cathedral Square Substation once the new substations are built in the West End and East Vancouver.

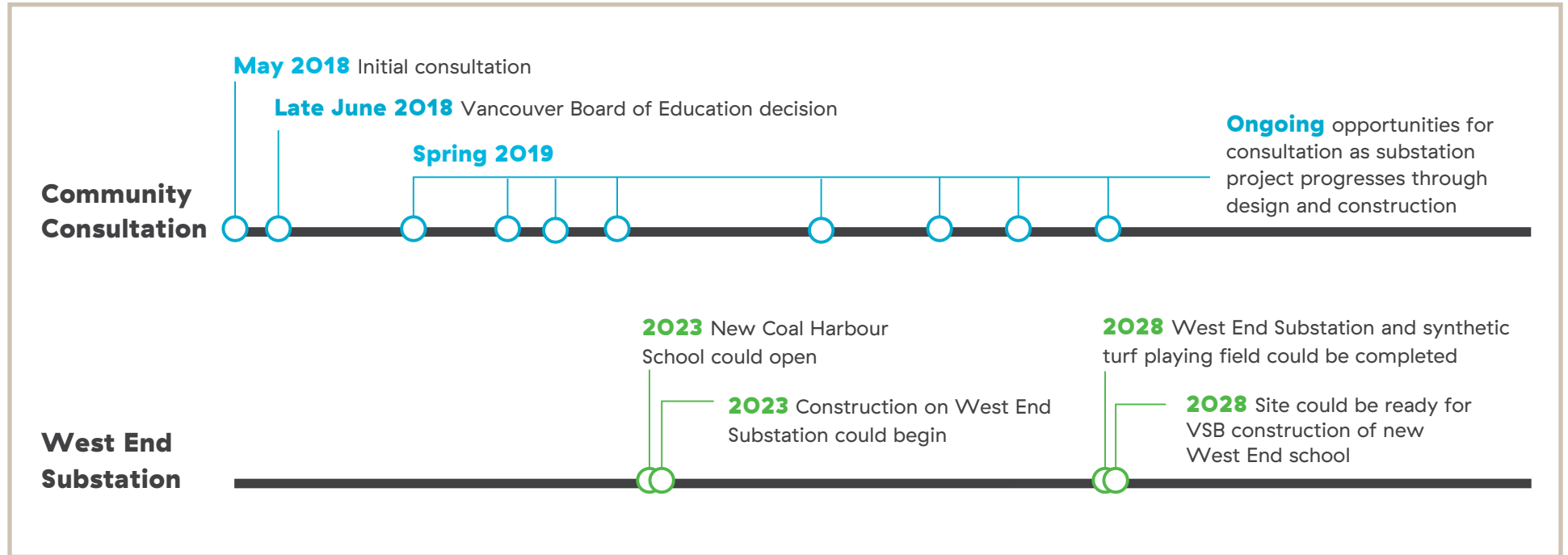
## We have a little more time

After our 2017 proposal didn't go forward, we were able to purchase a property in East Vancouver for a future substation. At that point, we explored the option of building a substation in East Vancouver first. This has become a "Plan B" option for us, as we've recognized the difficulties in acquiring property for the West End Substation. Building the West End Substation first is still our preferred option for maximizing the reliability of our downtown Vancouver power system and minimizing the risk of a prolonged power outage. However, the option of first building an East Vancouver Substation will take some pressure off the system serving downtown Vancouver, giving us a little more time to secure the right site for a West End Substation.



# Tentative timeline

This timeline shows how our proposal could move forward if approved by the Vancouver Board of Education.



If our proposal goes forward public consultation will be ongoing, including City and Park Board-led consultation to further explore impacts of underground power lines through Nelson Park.



# Potential impacts and mitigation

We know that substation construction could affect those who live, learn, work and play in the local neighbourhood. We've been studying what these impacts may be, so that we can propose ways to avoid or mitigate them.

In 2017, Stantec, an internationally-recognized independent consulting firm, completed a preliminary technical, environmental and socio-economic study looking at the following topics in relation to the Lord Roberts Annex property and Nelson Park.<sup>1</sup>

- Current park use
- Park feature inventory
- Vancouver Park Board strategies and initiatives
- VSB strategies and initiatives
- Park aesthetics
- Air quality
- Noise and vibration
- Public safety
- Human health
- Stormwater management
- Electric and magnetic fields
- Property values
- Subsurface hydrology (underground water)
- Urban forestry
- Environmental management during construction
- Environmental and socio-economic considerations of a new school, childcare and synthetic turf playing field

If you'd like to view the study in its entirety, we'll have copies available at our open houses and small group discussions, or you can find it online at [bchydro.com/westendsub](http://bchydro.com/westendsub).

If our proposal moves forward we'll work with VSB, Vancouver Park Board and the City of Vancouver to complete additional technical studies, the results of which will be shared in future public consultation.

The following pages provide an overview of the potential impacts and mitigation for a new West End Substation at the Lord Roberts Annex property, which were of the most interest during our 2017 consultation, including construction and operational impacts, electric and magnetic fields, green space, substation safety, and relocating students.



<sup>1</sup>The independent Stantec study, titled "BC Hydro Seed: Technical, Environmental, and Socio-Economic Study—February 17, 2017" looked at Nelson Park/Lord Roberts Annex as well as Emery Barnes Parks as potential sites for underground substation construction. While Emery Barnes Park is not a part of this consultation, or a property BC Hydro is currently pursuing as a substation site, the portion of the study pertaining to Nelson Park/Lord Roberts Annex is still applicable.

# Construction impacts

During our 2017 consultation, people asked about construction impacts, including noise and air quality, disruption to Nelson Park as well as damage to trees and the Nelson Park community garden.

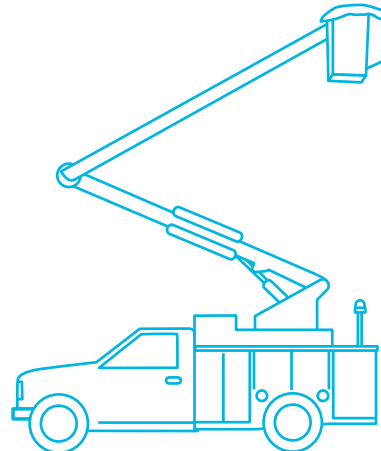
We know that the construction of a substation in the West End would have temporary impacts on those who live, work, play and learn in the community, just like any other construction project.

We're committed to addressing or mitigating the construction impact concerns raised through our 2017 consultation processes, using industry best construction practices and working collaboratively with stakeholders and neighbours who may be affected.

We commit to mitigating noise impacts as much as practical, using measures such as adjusting construction hours and activities to minimize disruptions, implementing noise barriers, and linking noise mitigation to construction permits and contractor remuneration. We would also meet regularly with stakeholders to evaluate and adjust mitigation measures. One thing this would include would be the formation of a Community Construction Liaison Committee well in advance of construction.

We have an excellent history of mitigating construction impacts across a variety of projects, as demonstrated most recently with our Mount Pleasant Substation Project. This project included high voltage cables being buried in the city streets along the Fairview Slopes, the downtown core, and the west side as well as through David Lam Park, with very little residual impacts, where we used community-based construction consultation and communication practices.

## Excavation of Mount Pleasant Substation – Alberta St at W 6th Ave



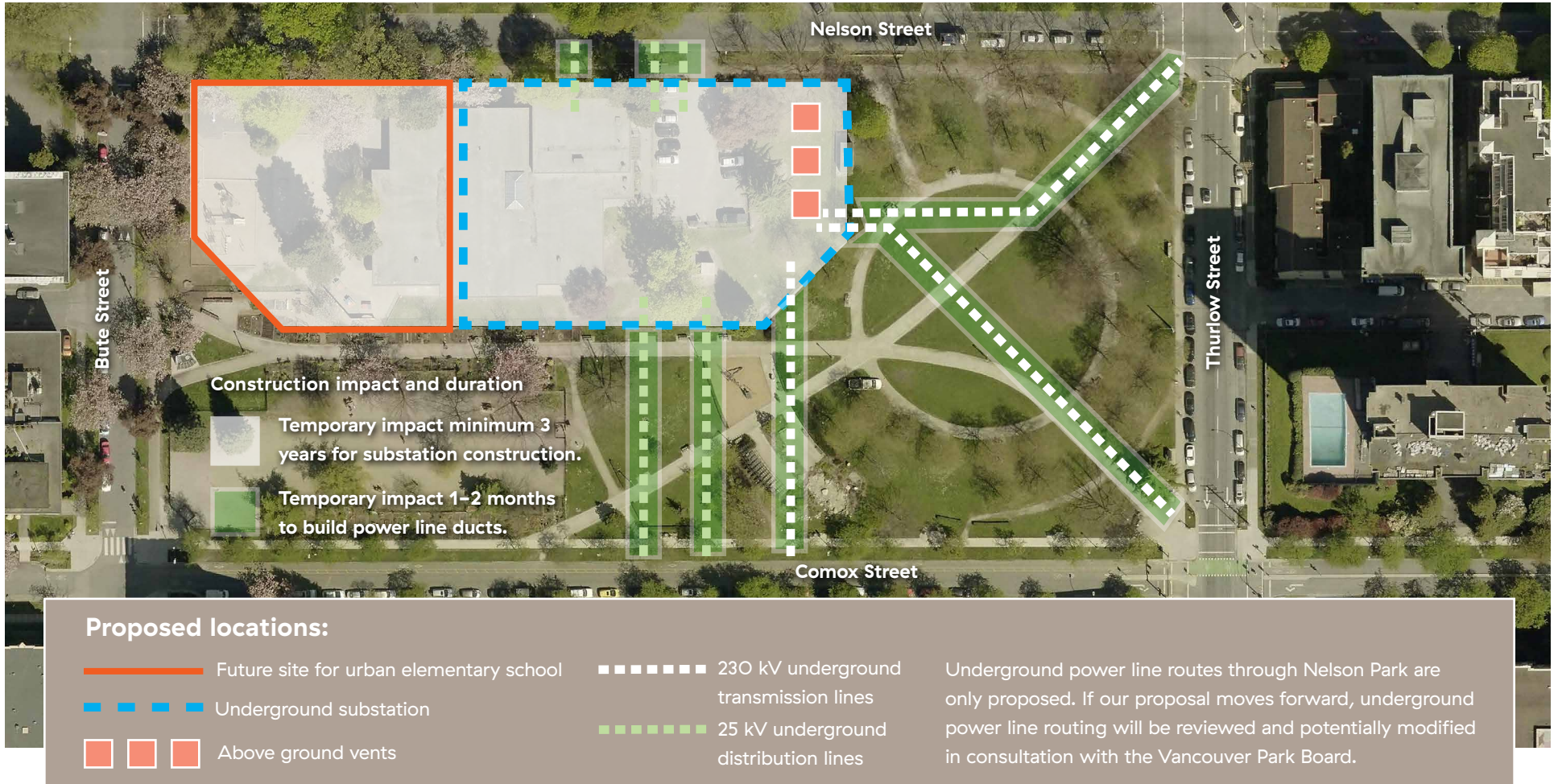
### Stantec Study preliminary findings:

*Typical construction impacts can be mitigated in areas adjacent to the Lord Roberts Annex property and in Nelson Park.*

- Temporary increase in air contaminants, noise and vibration, similar to the construction of a new condo or office tower.
- Construction management practices would be in place, such as suppressing dust, minimizing construction emissions, building noise barriers, traffic management, and scheduling works during least impactful time of day and year.
- Total construction time approximately five years.
  - First three years will include excavation, construction of the substation underground structure, and roof install.
  - The next two years would include installing all equipment inside the building, including three transformers, and building the synthetic turf playing field on top of the substation.
  - Laying of underground cables through Nelson Park will require one to two months within the five-year timeline (not including park restoration; to be confirmed if our proposal moves forward).

*If our proposal moves forward additional technical studies will be done.*

# Construction impacts



## Why can't you put the underground cables somewhere else?

The routes shown for our underground power lines are only proposed. Power needs to enter and leave the substation on multiple sides, making it necessary for some underground power lines to be routed through Nelson Park.

The proposed routing was also designed to follow existing pathways in the park as much as possible to minimize tree removal. See page 16 for more information on our commitment to maintaining green space and tree canopy. If our proposal moves forward, we'll work with the Vancouver Park Board to confirm the routing of our underground power lines through Nelson Park, including additional technical studies and public consultation.

# Operational impacts

In 2017 we also heard questions about operational impacts of the proposed underground substation, including questions about noise and substation access.

Our experience with both above ground and underground substations suggests that an underground substation has the lesser operational impact on the community when public safety, visual and noise considerations are factored in while leaving space above ground for public use.

We commit to design and build the substation ventilation infrastructure using state-of-the-art technologies to minimize the operational noise to well below the City nighttime noise by-law level.

We'll also look at different ideas for integrating the air vents and entrance structure for the substation into the surrounding landscape. If our proposal moves forward, we would further explore options for creating public art and the use of living walls and green roofs to achieve this. The map on page 11 shows the approximate footprint and proposed location of the air vents; the location and design of the entrance structure will be further developed should our proposal move forward.

## Stantec Study preliminary findings:

### *Minimal impacts during operations*

- Through modeling of expected operational noise levels, the study found levels to be at or slightly below the City of Vancouver nighttime noise by-law levels using very conservative design assumptions.
- Operation of the underground substation wouldn't be expected to have any air quality or vibration impacts compared to current conditions.
- Warm air vented from the substation would be without any contamination or particulates.
- The substation would be operated remotely, with a team of two or three electricians typically visiting the substation two to three times per week, using a standard-size truck or van.

*If our proposal moves forward additional technical studies will be done.*

## Inside our underground substation at Cathedral Square



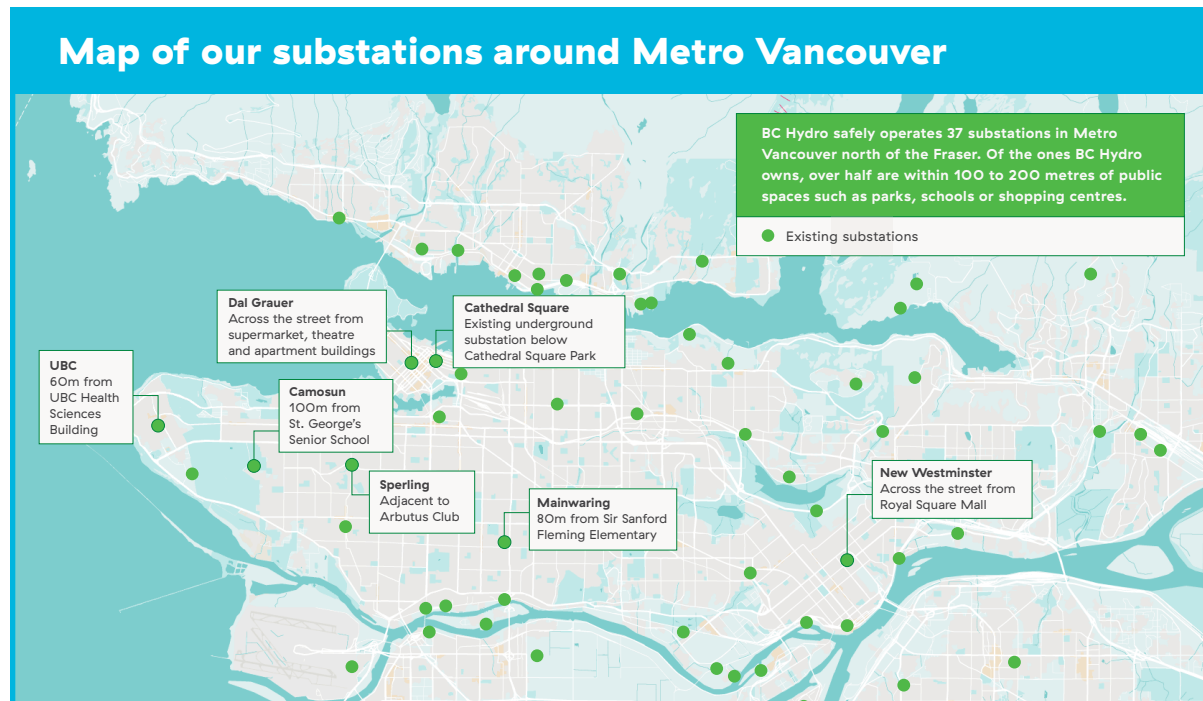
# Substation safety

During our 2017 consultation, people asked about the safety of our substations, specifically the risk of fire, earthquakes and safety during construction.

Our highest priority at BC Hydro is public safety and the safety of our employees. We safely operate more than 300 substations throughout the province; 37 of those substations can be found within Metro Vancouver with about 50% of them located within 100–200 metres of busy public spaces including parks, shopping malls and schools. This includes our underground substation in downtown Vancouver beneath Cathedral Square Park, which we've been operating safely for more than 30 years.

Any new substation in downtown Vancouver would use the most modern technology available, virtually eliminating the risk of fire or explosion, and be built to rigorous safety and environmental standards. It would also be built to withstand a very large earthquake, the kind that would be expected to happen only once in every 2,475 years.

There are also firm soils (bedrock) under the Lord Roberts Annex property which is ideal for withstanding a significant earthquake. An underground substation will also perform better than an above ground substation in an earthquake.



West End Substation

## Why can't a new substation be built somewhere else?

We understand that those who live, work, play and learn in the West End would prefer a new substation be located somewhere else, for a variety of reasons. A new West End Substation needs to be built in close proximity to the electricity demand and the customers it serves, to ensure that the power system can operate efficiently and reliably. The alternative to building an underground substation at the Lord Roberts Annex property is an above ground, indoor substation, ideally within three to four blocks.



Underground substation at Cathedral Square Park, Vancouver

# Electric and magnetic fields

Participants in our 2017 consultation had many questions about electric and magnetic fields and our infrastructure. Some of the most frequently asked questions, and our answers, are listed below.

## What is EMF?

EMF stands for electric and magnetic fields, which are invisible fields, produced anywhere that electricity flows such as transmission lines, household appliances like coffee makers, vacuum cleaners and lights. EMF is present around the wiring in your walls and can be found indoors and outdoors in the environment. People are mostly interested in magnetic fields as they are not easily shielded like electric fields, which is why we focus on magnetic fields.

## What are the guidelines for magnetic field exposure?

Health Canada and the World Health Organization endorse the guidelines created by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). The guideline for residential exposure is 2,000 milligauss (mG), whereas the guideline for occupational exposure, for people like power line technicians, is 10,000 mG. There is a large safety factor applied to the occupational guideline limit; the residential guideline limit has a further additional safety factor.

## Are magnetic fields safe?

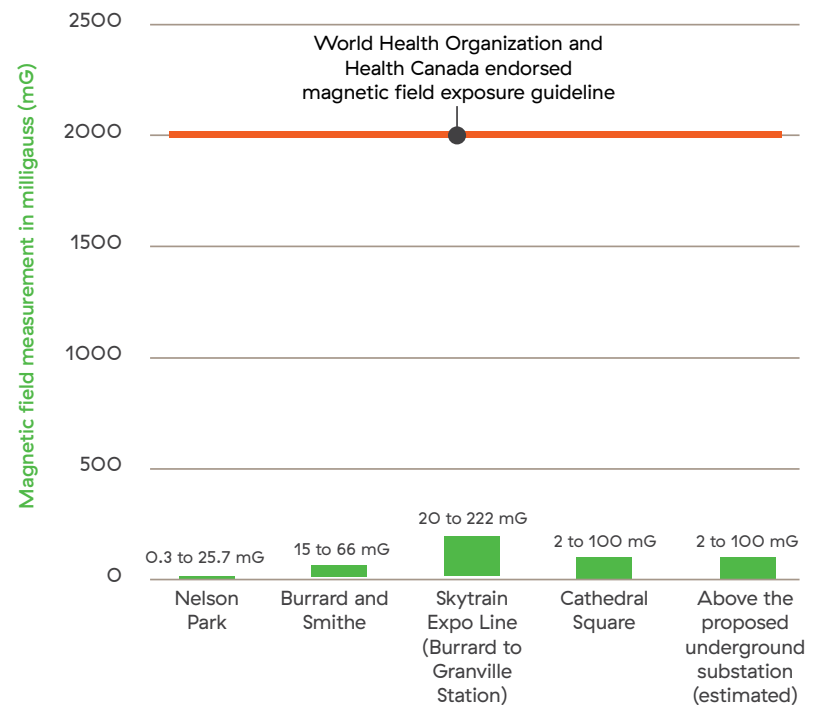
Yes, it's safe. International health agencies, such as the World Health Organization and Health Canada, have reviewed research completed over the past 40 years, assessing the strengths and weaknesses of each study and come to their own conclusions regarding health. Both conclude that there are no confirmed health consequences from low-level electric fields and magnetic fields, like those near power lines. They also refer to the magnetic field guideline value of 2,000 mG for the public as a safe level of exposure.

## Do people accumulate exposure to magnetic fields?

If someone were to use an electric blanket throughout the night, blow dry their hair in the morning, use their coffee maker and then walk under a power line, would they accumulate exposure throughout the day? The answer is no, there is no evidence for cumulative exposure or effects. There is no difference between intermittent and long-term exposure, for example walking under a powerline or sitting near a powerline for the afternoon, neither increase health risk at the levels we're talking about.

## Magnetic field levels around Vancouver:

We anticipate the levels of magnetic fields above the proposed substation will be similar to those above our underground substation at Cathedral Square.



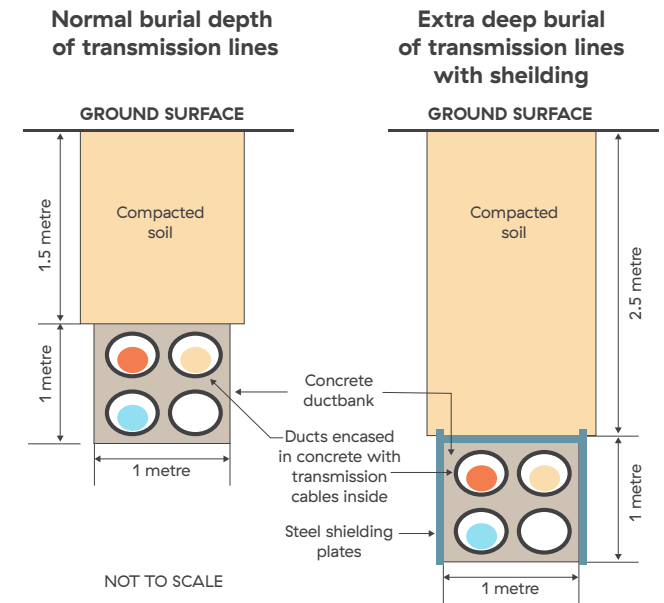
Safety is our number one priority. With that in mind, we considered EMF very carefully in developing our proposal for the Lord Roberts Annex property. Through our consultation in 2017, we were able to explain that the transmission lines leading in and out of the substation, which are the main source of EMF, would be a minimum of 70 metres from where a future new school will be located.

Because EMF dissipates very quickly with distance from the source, the EMF inside a future school would be similar to levels inside the existing Lord Roberts Annex currently. The source of any EMF within the future school would be the lights, computers and other electrical equipment found in any other school.

Levels of EMF right above the transmission lines, in Nelson Park and the proposed synthetic turf playing field, would also be very low. At peak times magnetic fields would only be 5% of the World Health Organization endorsed conservative exposure limit, and wouldn't pose any significant risk to the public.

The figure on page 14 shows some levels found around Vancouver.

While both the Stantec study and an independent review by Vancouver Coastal Health concluded that there were no health and safety issues related to EMF, both suggested we consider additional mitigation measures to alleviate negative public perception.



### Our commitment on EMF at the Lord Roberts Annex property and Nelson Park, if our proposal is accepted:

- Bury transmission cables deeper underground and implement magnetic field shielding (minimum 75% reduction in magnetic field from the estimate in the figure on page 14) within the boundaries of Nelson Park and VSB property (see diagram above modelling cable depth).
- Commission an independent study of current EMF levels at the existing Lord Roberts Annex property and Nelson Park, and report this publically.
- Confirm the EMF levels expected at and around the proposed substation, based on final design, and report this publically.
- Commission an independent study to verify EMF levels once the substation is in-service and continue to monitor EMF levels and report publically on an on-going basis.

### Stantec Study preliminary findings:

*Risk of impacts from EMF is low*

- Risk of impacts from electric and magnetic fields (EMF) in Nelson Park and on the Lord Roberts Annex property are low.
- Magnetic field levels directly above the underground transmission cables in Nelson Park and at the proposed playing field would be similar to or lower than those at Cathedral Square Substation (approximately 100mG at peak loads, and less than 25mG 95% of the time), and well below the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guideline of 2000mG, endorsed by the World Health Organization and Health Canada.
- The new school site at the Lord Roberts Annex property would be at least 70 metres from the nearest underground transmission cables which is the main source of EMF; future levels would be similar to those today.
- Concluded that there were no health and safety issues related to EMF, but recommended that BC Hydro consider additional mitigation measures in an effort to reduce the public's perception of EMF as an issue.

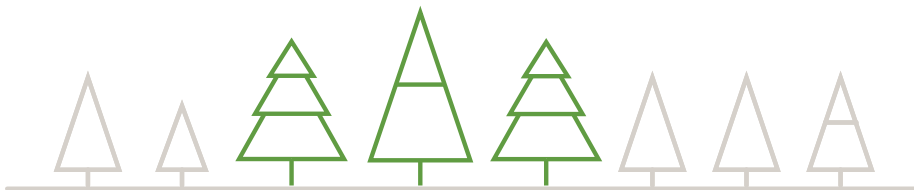
*If our proposal moves forward additional technical studies will be done.*

# Green space and tree canopy

In any construction project, loss of green space, as well as removal of trees, is a concern. We heard this during public consultation and from Vancouver Coastal Health and the Vancouver Park Board in 2017.

We commit to minimizing the impact of an underground substation, as well as the resulting underground transmission and distribution cables, on green space and trees.

- We're committed to minimizing the space taken by our permanent infrastructure through innovative and integrated design. The net result could be a three-quarter synthetic turf playing field above the underground West End Substation, offering a substantial increase of play area for school students and could be available for public use and events.
- If our proposal moves forward we'd work with the Vancouver Park Board to confirm routing of underground power lines through Nelson Park and to minimize permanent effects on parkland. This would include additional consultation and technical studies.



## Stantec Study preliminary findings:

### Tree canopy

- Most of the 39 trees currently on the Lord Roberts Annex property would need to be removed.
- Some of the 127 trees currently in Nelson Park may need to be removed for installation of underground power lines.
- Should our proposal move forward, we would undertake further design in consultation with the Vancouver Park Board and VSB.
- Any trees removed would be replaced with a ratio of at least 1:1 within Vancouver, in consultation with the Vancouver Park Board and VSB.
- Clearing activities would be undertaken outside of bird breeding windows to minimize impacts to birds and wildlife.

### Green space

- At the Lord Roberts Annex property, the majority of the property would be lost temporarily for construction, with up to 4% of property lost permanently to BC Hydro infrastructure.
- At Nelson Park loss of greenspace would be temporary while underground power lines are installed (not including park restoration, this will be confirmed if our proposal moves forward).

*If our proposal moves forward additional technical studies will be done.*

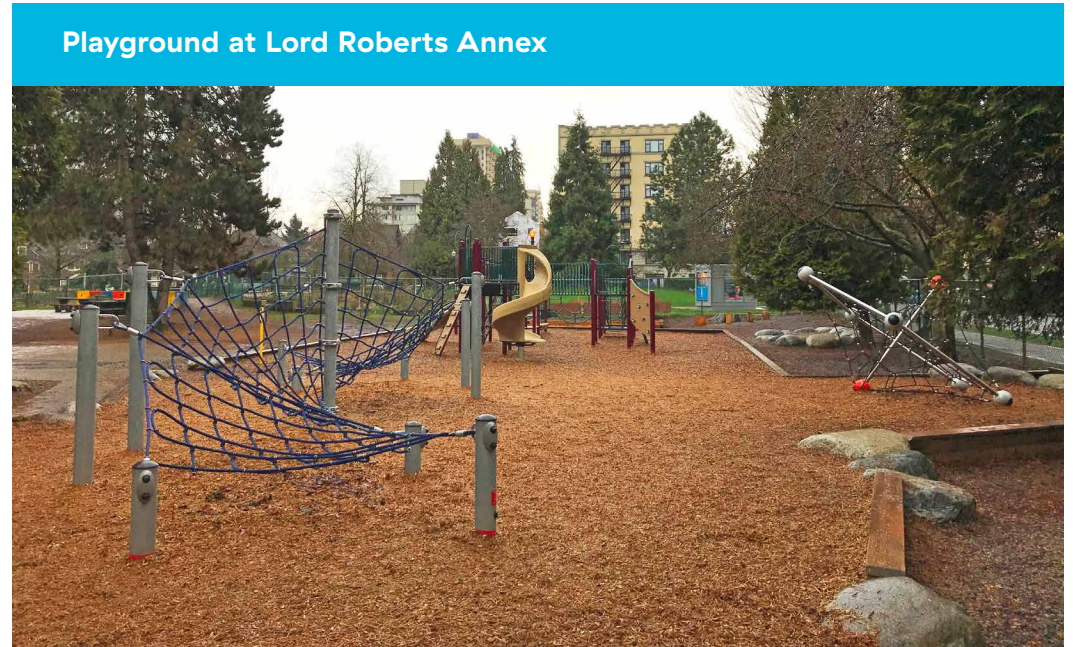
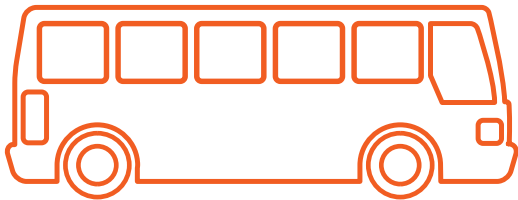


# Relocating students and the memorial playground

During our 2017 consultation, parents told us how important it was to minimize disruption to students' learning and exposure to construction impacts. If our proposal moves forward, we'll work collaboratively with VSB to ensure this is achieved.

Construction for the West End Substation will not begin until the Lord Roberts Annex students are relocated to the new Coal Harbour School.

During the 2017 consultation, we also learned of the memorial playground being built by the Lord Roberts Annex Parent Advisory Committee (PAC) and met several times with the playground committee. We commit to removing the playground equipment, storing it and then working with VSB to reinstall it at our expense. We'll continue to work with the Lord Roberts Annex PAC to confirm this commitment and explore other options if preferred.



## We want to hear from you.

Please complete the feedback form on pages 18 and 19 to share your thoughts on our proposal.

What we hear from you about our proposal will be included in a consultation report which we'll share publicly. This report will be given to the Vancouver Board of Education (elected VSB Trustees) to inform their decision on our proposal for the Lord Roberts Annex property. If the Vancouver Board of Education decides to approve our proposal, your input will be used to inform our next steps on this project, including ongoing consultation with the community.

If you'd like to be added to our email update list, please call **604 341 1304** or email us at [westendsub@bchydro.com](mailto:westendsub@bchydro.com).

# Feedback form

We've approached the Vancouver School Board (VSB) to re-visit the idea of building an underground substation at the Lord Roberts Annex property. Working together with VSB we're bringing this idea back to local parents and the community to see what they think. More information about our proposal can be found in this discussion guide. All comments will remain anonymous. When responding to the open-ended questions below, please do not identify yourself or refer to other persons.

The purpose of this feedback form is to obtain public feedback on BC Hydro's proposal to the Vancouver Board of Education (elected VSB Trustees) to acquire the underground property rights at Lord Roberts Annex to build an underground substation. BC Hydro is collecting this information in accordance with its obligations under the *Utilities Commission Act*. BC Hydro cannot accept 3rd party (private) information without the express consent of that person or entity. At BC Hydro's discretion, BC Hydro will reject surveys that are deemed to contain 3rd party information. If you have specific questions about the project or privacy concerns about this feedback survey, please contact [westendsub@bchydro.com](mailto:westendsub@bchydro.com).

Now that you've heard about our proposal for the Lord Roberts Annex property, please tell us what you think. If you haven't read about our proposal, please take a moment to do so.

**1. BC Hydro should continue to explore its proposal to build a new West End Substation that is underground.**

- Strongly agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Strongly disagree

**2. BC Hydro's alternative approach (purchasing private property to build an above ground substation) is a better approach for the West End.**

- Strongly agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Strongly disagree

**3. I'm concerned an above ground substation would decrease the amount of land available to build more housing in the West End.**

- Strongly agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Strongly disagree

**4. I can see clear benefits to my community, and specifically the West End, as an outcome of this proposal.**

- Strongly agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Strongly disagree

**5. I'm more likely to support this proposal if I know my community is benefiting from it.**

- Strongly agree       Somewhat agree       Neither agree nor disagree       Somewhat disagree       Strongly disagree

**6. We know that the construction of a substation would affect those who live, learn, work and play in the West End. Do you have concerns about our proposal that we haven't addressed in the discussion guide? If so, please be specific.**

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**7. Additional comments?**

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**How do you want to be involved?**

We want to hear your thoughts during this early phase of consultation. If our proposal moves forward into further stages of planning and development, there will be many future community consultation opportunities.

**8. How would you like to be kept informed about the development of this proposal if it moves ahead?**

- Email
- Mail
- Website
- Social media
- Community update meeting
- Community Construction Liaison Group
- Through information at your local school or community centre
- Other \_\_\_\_\_  
\_\_\_\_\_

*By submitting this feedback form, I consent to the potential disclosure, storage and access of my anonymous feedback by BC Hydro for the purpose of public consultation.*

*NOTE: This feedback form is anonymous. If you have a question you'd like answered, please share it with staff at our open house, or call or email us. If you'd like to subscribe for updates on this proposal and the future West End Substation, please be sure to sign-in at one of our in-person consultation events, visit our website at [bchydro.com/westendsub](http://bchydro.com/westendsub) or call or email us.*

# We want to hear from you.

Go to [bchydro.com/westendsub](http://bchydro.com/westendsub) to provide your feedback. Our consultation is open from May 1 – May 31, 2018.

You can provide your feedback and learn more by:

- Reading this discussion guide and completing the feedback form (pages 18 & 19).
- Coming to a small group discussion or open house – see the schedule on page 3.
- Completing an online feedback form at [bchydro.com/westendsub](http://bchydro.com/westendsub)
- Emailing us: [westendsub@bchydro.com](mailto:westendsub@bchydro.com)
- Visiting our website: [bchydro.com/westendsub](http://bchydro.com/westendsub)

