

West End Substation

Consultation summary and response, April 28 – May 20, 2025

Issued December 2025



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Acknowledgement

We recognize and acknowledge that the West End Substation will be constructed on the unceded, traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwxwú7mesh (Squamish), and səliłwətał (Tseil-Waututh) Nations.

Thank-you to everyone who provided input during this consultation on the West End Substation project. BC Hydro is committed to working with stakeholders and the communities impacted by its work, and we appreciate your time and effort.

Executive summary

In April and May 2025, we held community consultation to share an update on our design for the West End Substation and to ask for public art and architectural preferences so that these can be considered in our next phase of design.

Numbers in brief

10,968	28.5	135	451
mailed and emailed notifications	hours at open houses, pop-ups and the farmers market	surveys completed	conversations in person and by email and phone

Key themes

During this consultation we shared the location and size of the substation air vents and street entrance, and asked about design preferences. Through an online survey, we heard that respondents most preferred these design examples:



1 Susan Point, Story of Life, North Vancouver, 2014



2 Germaine Koh, GroundWater SeaLevel, North Vancouver, 2014



3 Aedas Architects, Holland Park School, UK, 2012

And where respondents provided a reason for their preferences, they expressed an interest in design that is:

- Simple,
- Organic or flowing in shape, and
- Able to integrate with the adjacent park.

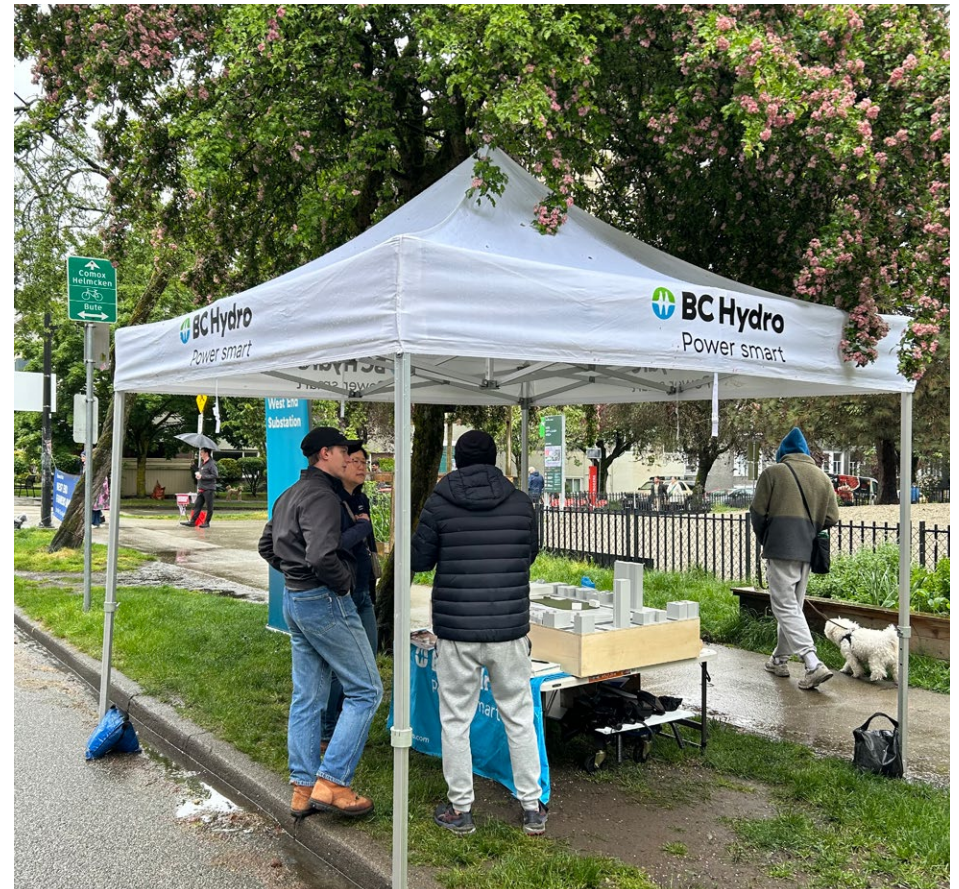
Members of the community we met in person shared similar design preferences, but during these conversations, we also heard a desire for artwork:

- By local Indigenous artists,
- That reflects the community in the design, and
- That does not cause light pollution.

Our project team is discussing these results and how we'll reflect them in the next stage of design work.

During this consultation period, we also heard that many people continue to be interested in our construction plans—especially construction timing, activities, traffic impacts and possible mitigations.

We're currently in the process of hiring a general contractor, who will build the substation, and expect to have them onboard by early 2026. This is earlier in our project process than we typically hire this support, but we want to make sure that our final design can be built safely and efficiently, with a focus on minimizing impacts to the surrounding community during construction. We expect to share an update on substation design and construction plans in spring 2026.



Background

BC Hydro provides clean, reliable power to homes and businesses across the West End, but our electricity system serving this community and other parts of downtown is ageing and needs upgrading.

A key step in updating our system is replacing the Dal Grauer Substation on Burrard Street, which was energized in 1953. Since this substation was powered up, the community and its energy needs have changed. The Dal Grauer Substation is reaching the end of its life and can't be redeveloped in place, so we need to construct a new substation that can accommodate future growth when needed, built to meet strict safety and seismic standards.

The West End Substation will be located underground at the Vancouver School Board's Lord Roberts Annex site. Once we've finished construction, this substation will operate safely out-of-sight, topped by play space for a new school, which will be located beside the substation. Taking this approach protects the West End's limited housing stock and ensures that our property acquisition funds can be reinvested locally in improvements to schools and parks. We believe this solution offers the best benefits for residents, businesses, and the Vancouver school community while minimizing impacts.

In April and May 2025, we held community consultation to share an update on our design progress, with a focus on the substation air vents and street entrance. We asked for input on public art and architectural preferences so that we can consider these preferences as we continue to design the visible elements of the substation.

We are engaging with First Nations in a parallel process and will continue to do so for the duration of this project.

This document shares what we did during community consultation, what we heard, and how we plan to use this input.

Our consultation materials can be found at bchydro.com/westendsub.



What we did

From April 28 to May 20, 2025, we held community consultation on our West End Substation design.

Notifications

We let stakeholders and the community know about this consultation with:

10,431	521	10	4	2
postcards distributed to Canada Post areas with V6G, V6E and V6C postal codes	emails to project email subscribers	poster locations in the West End	publications used for digital ads: Vancouver Sun, Vancouver is Awesome, West End Journal and Xtra*	posts on Facebook geotargeted to West End residents

Communications

We shared information with stakeholders and the community on our:

		
webpage	discussion guide	open house boards

These materials detailed the need for a new substation, our current design and what has changed since 2018, the location and size of our above-ground elements (the air vents and street entrance), and how we’re planning to limit and mitigate impacts to the school community, park and local farmers market. They also explained the opportunity to influence the design of the above-ground elements, and shared examples of existing public art and architecture to encourage input on desired themes, materials, colours and designs.

Consultation activations

We met stakeholders and the community at:

2	1	4	2
public open houses ^o	open house for the school community, co-hosted with the Vancouver School Board	community pop-ups at Nelson Park, Denman Mall and Jim Deva Plaza	West End Farmers Market attendances
5	3	12	10
hours with the public	hours with the public	hours with the public	hours with the public

^o a third, online, open house was planned but did not attract participants

How the public engaged with us and shared their input

Webpage	1360	Views
	1237	Visits
Digital ads	187,492+	Impressions*
	254+	Clicks*
Social posts	500	View
	1	click

* one publication did not provide metrics

Public open houses	3	open houses
	45	attendees
Community pop-ups	4	sessions
	226	conversations
Farmers Market	2	activations
	177	conversations

Surveys	135	online surveys
	0	paper surveys
Email	3	emails
Telephone	0	phone calls



What we heard about visual elements

As we advance our plans for the West End Substation, we have an opportunity to integrate stakeholder and community preferences into the design of the substation air vents and street entrance. In response to our survey, participants most preferred these design examples:



1 Susan Point, Story of Life, North Vancouver, 2014



2 Germaine Koh, GroundWater SeaLevel, North Vancouver, 2014



3 Aedas Architects, Holland Park School, UK, 2012

Where survey participants provided reasons for their preferences, they suggested these designs were:

- Simple,
- Organic or flowing in shape, and
- Best able to integrate with the adjacent park.

Members of the community we met in person shared similar design preferences. In these conversations, we also heard preferences for artwork:

- By local Indigenous artists,
- That reflect the community in the design, and
- That do not cause light pollution.

What we heard about the community construction liaison committee

Before we start construction, we'll form a community construction liaison committee to receive regular updates about our work and to share concerns they are hearing from the community for us to review. During this consultation, we also asked who the community believe should be represented within this group. We received 11 key suggestions:

Neighbours	School community	Mole Hill residents	Nelson Park Community Gardeners
people who live in the immediate vicinity of the project and strata representatives	including parents and caregivers, parents of pre-school aged children, and school teachers and staff	who live across from the project site	people who maintain gardens in Nelson Park
Seniors	Youth	2SLGBTQIA+ community members	First Nations
people aged 65+	people aged under 25	people who identify as members of this community	people who identify as members of this community
Dog park users	West End Farmers Market representatives	Dr Peter Centre	

We expect to start recruitment for the committee in advance of construction and will work to ensure that these suggestions are reflected in committee participants.



What we heard about what the community wants to know more

Through community comments, we heard that the community is interested in more information about:

1. **Traffic management** – we heard that Nelson Street is a key thoroughfare for the West End and that people are interested in our traffic management plans.
2. **Noise** – we heard questions about how loud construction activities will be and we were asked if the vents will ‘hum’.
3. **Environmental protection** – we heard that the park is important to you and that you value the mature trees in particular. People told us that they appreciate the blossoms, the shade and that the trees provide habitat for birds and animals.

We have shared the information we have about these topics to date in the following pages. More information about these topics will be available when we start working with our general contractor, who will be responsible for constructing the substation, and we’ll share this with the community when it’s available.

The fourth topic we were asked about most often was:

4. **Plans for the replacement school** – we understand that a replacement school at the Lord Roberts Annex site is a priority in the Vancouver School Board’s capital plan, and recommend contacting the Board directly for more information.



Other topics we were asked about and our response

Through this consultation, we've been able to identify key themes that participants are interested in hearing more about. The table below outlines these themes and our responses.

Interest or idea	Our response
Air vents We were asked about the need for air vents, the location, the design and operational impacts. A few people asked about graffiti.	
Purpose and location e.g. "Where will they be located."	<ul style="list-style-type: none"> ○ We need vents to bring air in and out of the underground substation. ○ One air vent will be located adjacent to Nelson Street and the other will be south of this within the Vancouver School Board property. ○ The vents have to be sufficiently far apart that the intake vent does not pull in air from the outflow – this is known as 'recirculation'. ○ We have worked with the Vancouver School Board to finalise the location of these structures.
Design e.g. "Where is the example of what it will look like?"	<ul style="list-style-type: none"> ○ We are continuing to work on the design of the air vents and, through this consultation, we have asked the community and stakeholders what they would like to see. ○ You can find more information about the range of responses in "What we heard about visual element" on page 8. ○ We're using this input to help us plan the next iteration of design.
Operation e.g. "Noise coming from the finished station and air vents. We do NOT need a constant annoying hum all day and all night in this quiet neighbourhood"	<ul style="list-style-type: none"> ○ The air vents will operate continuously to ventilate the underground substation. ○ One of the most frequently asked questions about the vents was how loud they will be. ○ We do not believe that the vents will be audible above ambient noise levels. In 2017, Stantec measured ambient sound in Nelson Park as 56–57 dBA and our modelling shows that the current vent design is expected to be quieter than 45 dBA. ○ A few people asked us about graffiti. We'll design these vents to be robust and anti-graffiti. As with all our facilities, we'll regularly inspect and maintain the West End Substation and if the vents or entrance are vandalised, we'll restore them.
Street Entrance We were asked about the need for air vents, the location, the design and operational impacts. A few people asked about graffiti.	
Purpose and location e.g. "Please explain to me the street entrance? To the work site or to the park/field afterwards?"	<ul style="list-style-type: none"> ○ We'll have an entrance to the substation on Nelson Street, fronting onto Nelson Street. ○ This will be used by visitors who arrive at the substation on foot and as an emergency exit. ○ We have determined the location of this entrance, based on substation needs and through discussion with the Vancouver School Board, and we'll keep working on the design as we work on the vent design.

Construction schedule, activities and impacts

After design, the second most asked about topic was construction. This included questions about the overall construction schedule, workdays and hours, local traffic impacts, noise and other local impacts.

Schedule and workhours

e.g. “What are hours of work? I am hoping we won’t hear construction in the evenings or on the weekends”

- We recognise that our construction will have temporary impacts on the people who live, work and play in the local area, and we’re committed to addressing or mitigating these impacts as far as practicable.
- Once we have a draft construction schedule, we will share it with the community. We expect to share this information in spring 2026.
- We have already started the process to hire a general contractor, who will build the substation structure. We are doing this earlier in our project process than usual to ensure that our design can be built safely and efficiently, with a focus on minimizing impacts to the surrounding community.
- We expect to start construction no earlier than late 2027* and to require 5 years to construct the substation:
 - Three years will be spent on civil works—digging out the space and building up the concrete structure to grade including the roof—this will be similar to large condo construction.
 - Two years will be spent installing electrical equipment within the substation—this work will be less visible to the community because it will take place underground.
- To reduce the overall construction burden on the community, we are working with the Vancouver School Board to explore whether portions of the new school construction could begin before we complete substation construction.

Traffic

e.g. “Your biggest issue during construction will be traffic on Nelson St. This is the main entrance and exit road in the West End. If it is blocked there will be huge backups causing lots of problems...”

- We heard from the community that Nelson Street is a busy thoroughfare and that there are concerns about the impact of construction traffic.
- When we share our construction schedule, we’ll also share our proposed traffic management plan.
- This plan will consider accessibility for people who walk and roll in the neighbourhood, as well as those who drive.
- To inform our traffic management plan, we’ll survey traffic in the West End and beyond, and consider how many vehicles, of which types, will access our site at different times in our construction.
- During this consultation, we also heard concerns about the availability of parking in the West End. We’ll require off-site parking for our workers and contractors to avoid parking impacts.

Noise

e.g. “As a resident on the 1000 block of Bute Street, I am highly concerned about noise... What are the exact plans for noise/dust barriers?”

- We’ll mitigate noise impacts as much as practical and expect to follow best construction practices to limit noise e.g. selecting quieter equipment and turning off equipment that isn’t in use, and to implement noise-muffling barriers.
- Based on the March 2017 Addendum to the Stantec environmental review, based on the worst case scenario of temporary jack hammering during substation construction, we predict that noise levels will be below the City of Vancouver Construction Noise by-law limits (85dBA). You can find the full report and addendum on our webpage.
- We’ll share information with nearby residents about upcoming activities and their potential impacts, including noise, and meet with the community and stakeholders regularly to evaluate mitigation measures.

*After this consultation concluded, we shared that we are working towards starting construction in 2026.

School impacts

We were asked about a replacement school at the property, design integration and play space

New school

e.g. “Are you planning on building a new school over the project?”

- The Vancouver School Board is planning to build a replacement school at the Lord Roberts Annex site and we understand that this project is a priority in their capital plan.
- This school, and the new Coal Harbour School, which is due to open in 2026, will add hundred of K–7 spaces to the downtown core funded and supported by BC Hydro.
- BC Hydro is working with the School Board to explore aligning construction timelines to minimize impacts to the nearby community.

Design integration

- We meet with the Vancouver School Board regularly to share updates on our design. Through these conversations, we are ensuring that the substation and new school at the site can both be built and operate safely, with limited interaction.

Playground

e.g. “When will the playground be closed?
When will the playground be reopened?”

- The memorial playground at Lord Roberts Annex will remain available for community use until shortly before we start construction.
- We’ve committed to removing the memorial playground equipment, storing it and reinstalling it at a new location, and have spoken with the Lord Roberts Annex Parent Advisory Committee (PAC) about their preferences. We’re continuing to work with them and the Vancouver School Board to understand the best uses for this equipment.
- We’ll also pay the School Board \$2 million to install a playing field at the new school at the Lord Roberts Annex site.

Park impacts

We were asked about impacts to Nelson Park, including whether the park will be usable during construction, how trees and community gardens may be impacted, whether the dog park will be closed and if there will be additional play equipment installed in the park.

Construction

- The West End Substation will be built entirely within the Vancouver School Board’s Lord Roberts Annex property.
- Our work within Nelson Park will be limited to the construction of two sets of duct banks to house our power lines. To complete this work safely, we’ll close the area immediately around the duct banks when we build them, and keep the rest of the park accessible.
- We’ll construct these duct banks over winter, when the park is less heavily used, and expect that it will take up to three months.

Park trees

e.g. “I really hope this project is done gently. It would be a disservice to tear down mature trees (specifically the cherry blossom near the garden shed.)”

- We will need to remove a limited number of trees from Nelson Park to construct our underground power lines, and we will pay the Park Board to replace these at a minimum of a 1:1 ratio.
- We condensed and adjusted the routing for these power lines in response to the Vancouver Park Board’s 2019 consultation. In 2018, we proposed following existing park pathways. Following its consultation, the Park Board asked us to adjust our routing to avoid ‘high priority’ trees in Nelson Park.

Community gardens e.g. “Will the community gardens be affected?”	<ul style="list-style-type: none"> ○ Garden plots adjacent to the Lord Roberts Annex fence must be relocated before we start construction. ○ We’ve met with the Nelson Park Community Gardeners and the Vancouver Park Board to discuss where the Park Board might have space for temporary gardens and how we can support gardeners who have to relocate. ○ In February 2025 we attended the Nelson Park Community Gardeners AGM to reiterate our commitment to providing this support.
Dog park e.g. “Are you closing the dog park?”	<ul style="list-style-type: none"> ○ We will not be working within the Nelson Park dog park. We expect that it will remain open throughout our construction period, and we are considering how to keep canine park users safe and comfortable while we work.
Play space e.g. “When will the playground be closed? When will the playground be reopened?”	<ul style="list-style-type: none"> ○ In response to Vancouver Park Board engagement, we agreed to realign our power line routing in Nelson Park, and as a result, our construction will require the temporary removal of the park play equipment. ○ Our power line construction will take place over winter, when the park is less used, and is expected to take up to three months. ○ We’re working with the Park Board to explore if there are opportunities for alternative locations for the play equipment.
Other community impacts We received a number of comments in support of the project and our efforts and a limited number of comments opposing the substation—most commonly recommending that the substation be built elsewhere or expressing concern about EMF.	
General appreciation e.g. “I think this is a great project and I am excited to see it coming to life.”	<ul style="list-style-type: none"> ○ We believe that an underground substation at the Lord Roberts Annex property provides the best outcome for the West End, because it will deliver a safe, modern substation to support electricity supply to this community, and building on public land ensures our property acquisition funds are being reinvested in local schools and park spaces, and that housing stock is protected. ○ During previous consultations, and at recent community events, we have heard support for this approach.
General dissatisfaction—location e.g. “Why does this have to be located at Nelson Park????”	<ul style="list-style-type: none"> ○ We have purchased underground rights at the Vancouver School Board’s Lord Roberts Annex property and are progressing our design for this site. ○ Substations need to be located close to the centre of demand – that is, near where electricity is being used—to be efficient and reliable, so it would not be possible to build this substation in another neighbourhood and bring power back into the West End. ○ We’re also unable to expand the Dal Grauer Substation because there isn’t sufficient space to redevelop the substation while operating it and continuing to serve customers reliably. ○ We believe that building underground on public property is the right approach in the West End and that our approach benefits the community by: delivering a safe, modern substation to support reliable electrical service; protecting local housing stock—because our alternative was removing at least half a block of residential use for this industrial facility; investing in local public schools—including Coal Harbour School and supporting the refresh of local parks.

Questions about EMF

e.g. “EMF radiation from the substation and it’s [sic] impacts on our community”

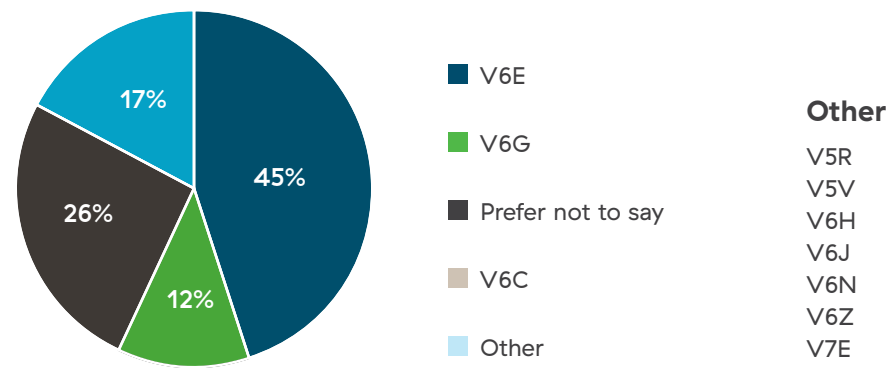
- We recognize that there are questions about EMF (electric and magnetic fields). We take these seriously and have considered EMF very carefully during our planning.
- Over 40 years, health agencies, including the World Health Organization and Health Canada, have reviewed scientific studies and have concluded that there are no confirmed health consequences from low-level electric fields and magnetic fields, like those near power lines.
- These agencies have endorsed maximum magnetic field exposure guidelines created by the International Commission on Non-Ionizing Radiation (ICNIRP), which include large safety factors. The ICNIRP recommends a limit of 2000 mG (milligauss) for residential exposure and 10,000 mG for occupational exposure e.g. for people like power line technicians.
- The main source of EMF from our project will be the transmission lines leading into the substation. Right above these lines in Nelson Park and in the new school playground, magnetic fields will be only 5 per cent of the health agency-endorsed conservative exposure limit and within the school there will be a minimum distance of 45 metres from the transmission lines and the magnetic field will be less than 1 mG.
- To help alleviate public concern about EMF, we have committed to:
 - Bury transmission cables deeper underground and implement magnetic shielding within the boundaries of Nelson Park and the Vancouver School Board property,
 - Commission an independent study of current EMF levels at the existing Lord Roberts Annex property and Nelson Park, and report this publicly.
 - Confirm the EMF levels expected at and around the proposed substation, based on final design, and report this publicly.
 - Commission an independent study to verify EMF levels once the substation is in-service and to continue j2
 - to monitor EMF levels and report them publicly on an ongoing basis.
- You can find more information about EMF on our website at bchydro.com/EMF.



Appendix A: Survey results

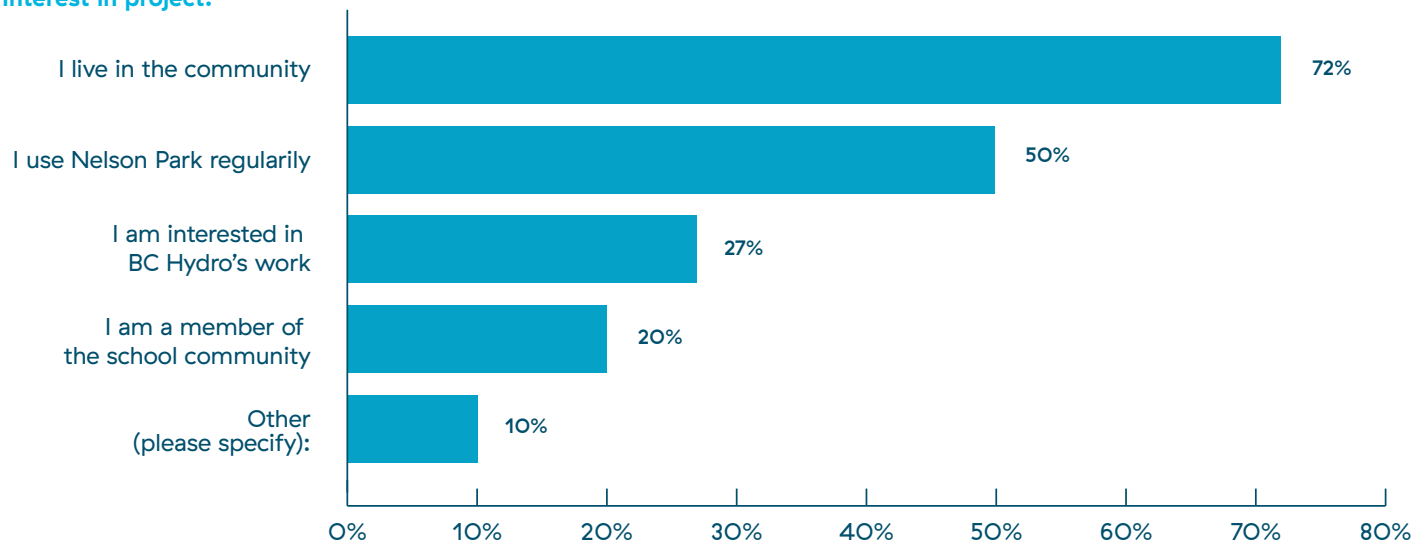
About you

1. What are the first three characters of your postal code?



2. What is your interest in the West End Substation project? Select all that apply:

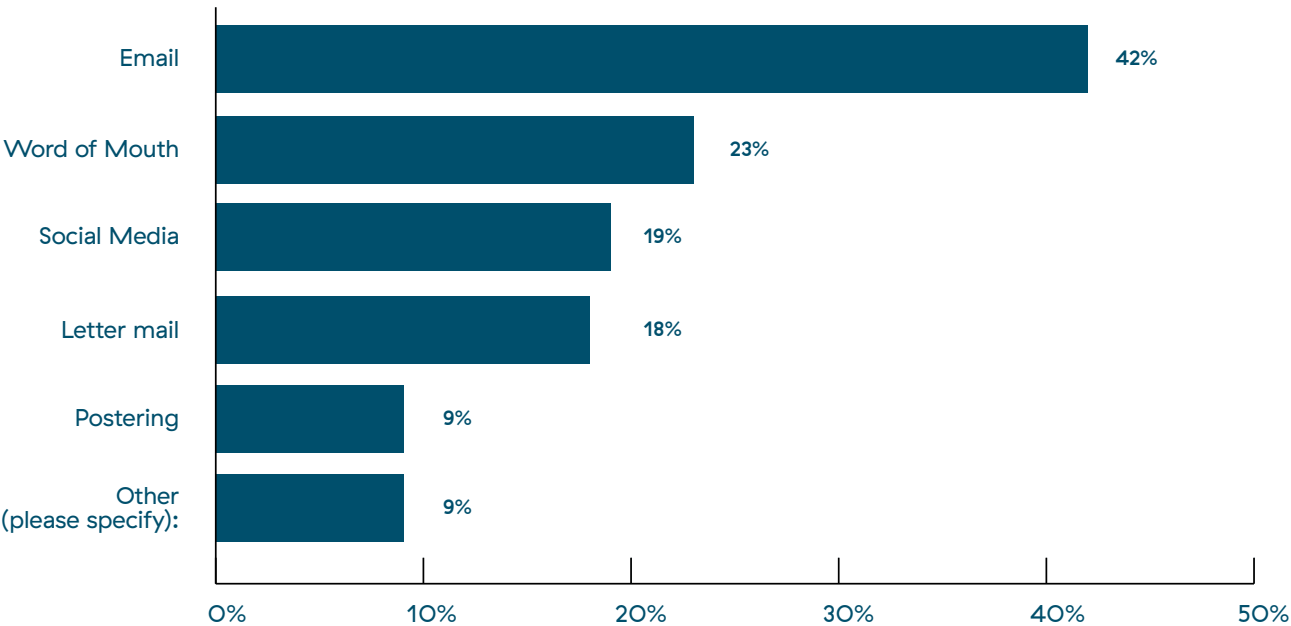
Interest in project:



Participants who selected “other” detailed their use of and interest in the area around the project site, e.g. “I have grandchildren who will be affected by this. They will be of school age by 2027.”

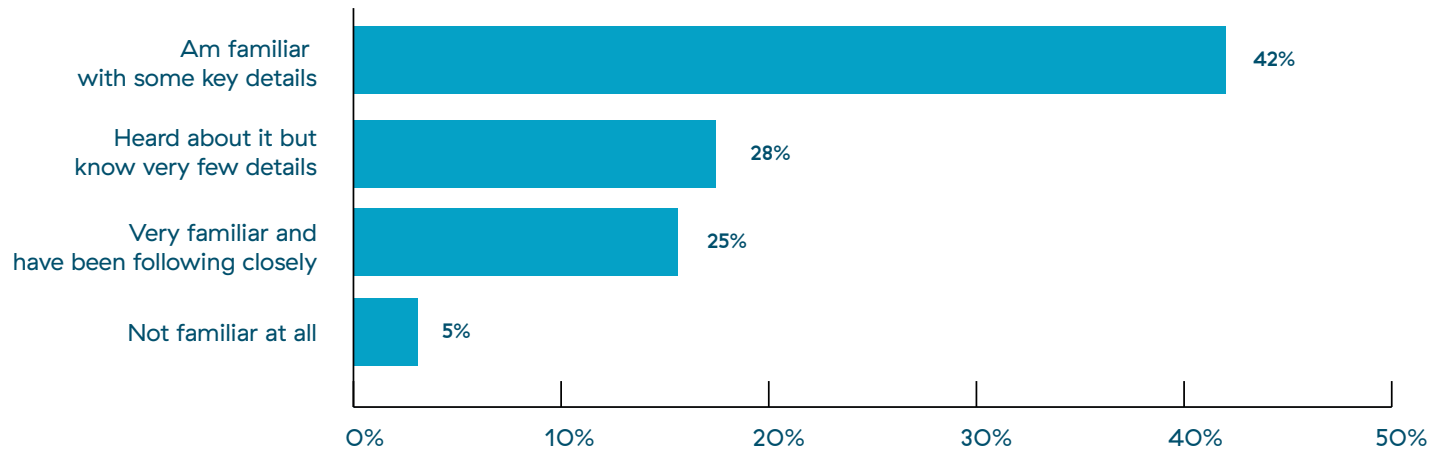
3. How did you hear about this engagement? Select all that apply:

Channel of awareness



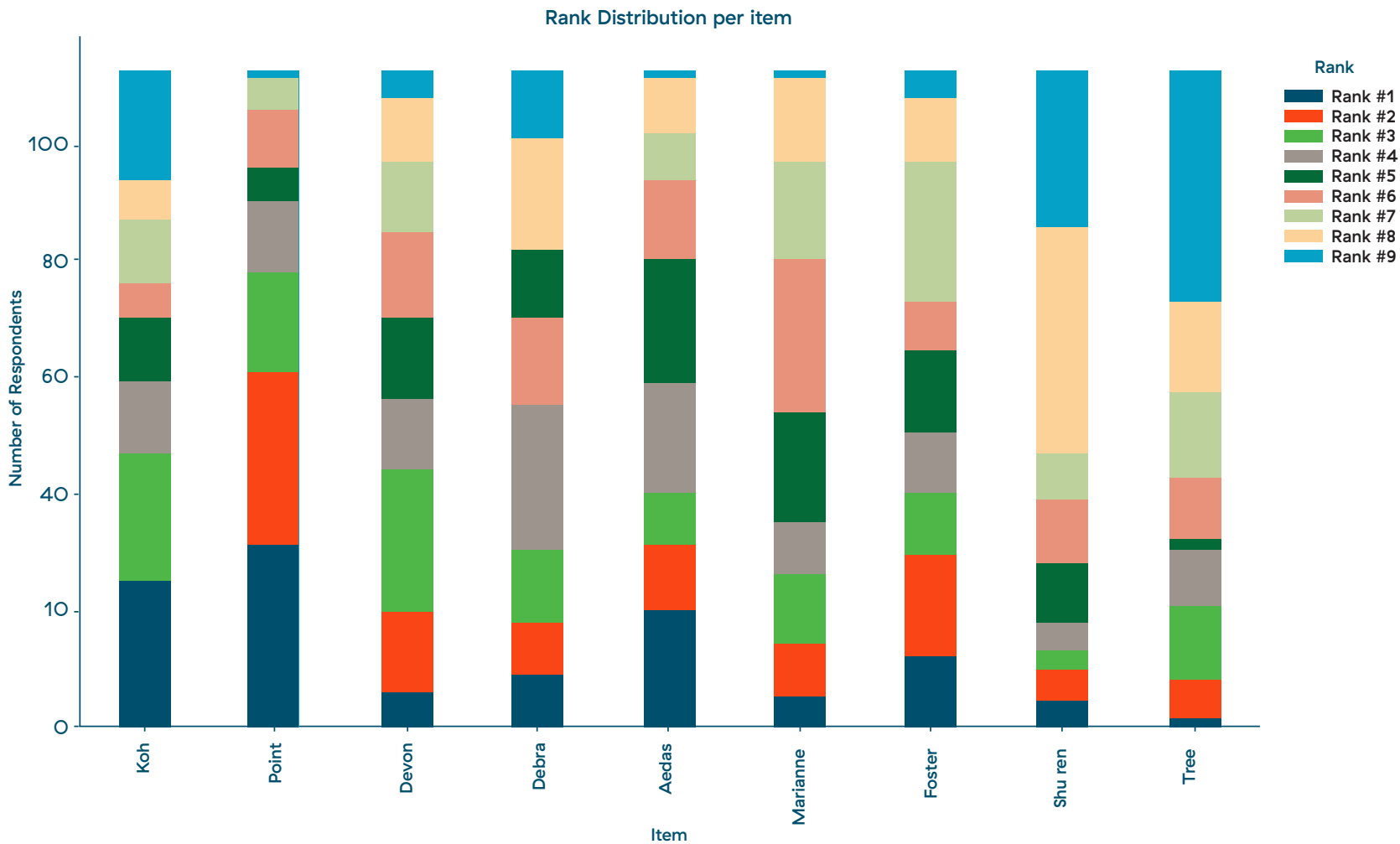
4. Before today, what level of knowledge did you have about this project?

Familiarity



Design elements

5. These are examples of public art from across Vancouver. Please rank these styles in order of preference:



In response to this question, participants ranked these examples highest:

1. Susan Point, Story of Life, North Vancouver, 2014
2. Germaine Koh, GroundWater SeaLevel, North Vancouver, 2014
3. Aedas Architects, Holland Park School, UK, 2012

6. What do you like about the image you have given the highest ranking to?

Where participants had selected the top examples, and provided commentary, their reasons were:

Example art/architecture		Reasons for preference from participants who selected this as their preferred artwork and provided reasons	Sample comments
1	Susan Point, Story of Life, North Vancouver, 2014	<ul style="list-style-type: none"> • Simplicity – commenters expressed preferences for the subtle colours which they believe will integrate best with the setting. • Local, Indigenous artist – commenters expressed a preference for Indigenous artists or local creators. • Storytelling – some comments appreciated that this artwork tells a story. 	<p>“I value Indigenous artwork, especially in public spaces”</p> <p>“I like the concept of telling the story of life the best.”</p>
2	Germaine Koh, GroundWater SeaLevel, North Vancouver, 2014	<ul style="list-style-type: none"> • Relevance – commenters appreciated the connection between lights and BC Hydro’s work. • Lighting – commenters who selected this as their preferred artwork highlighted the vibrantly-coloured lighting and opportunity for seasonal displays. • Uniqueness – commenters said they had selected this artwork because it was “unique”, “striking”, and “different”. 	<p>“[BC Hydro] generates electricity and it would be cool to see an outward expression of this.”</p> <p>“I like the lighting aspect which brings a joyful element in the night time and darker [grey] fall/ winter months”</p>
3	Aedas Architects, Holland Park School, UK, 2012	<ul style="list-style-type: none"> • Organic – commenters appreciated that this artwork used wood and natural shapes to complement the surroundings. • Integration – commenters said that this artwork could best blend into the adjacent park setting. • Flowing – commenters appreciated the shape which they described as “soft”, “flow” and “cozy”. 	<p>“...[this] has an illusion of being transparent, and the wavy vertical lines could mimic near-by tree trunks.”</p> <p>“The natural materials are a nice break from the awful ugly cement anything.”</p>
4	Foster + Partners and Heatherwick Studio, Fosun Foundation Art Center, Shanghai, China, 2017	<ul style="list-style-type: none"> • Visual appeal – commenters appreciated the use of natural looking materials in this artwork and shape, which they said reflected the local environment. 	<p>“The flow echoes our mountain and sea setting.”</p>

5	Debra Sparrow, Chief Janice George, Angela George, Blanketing the City IV: Cathedral Square, Vancouver, 2021	<ul style="list-style-type: none"> • Indigenous artwork – commenters appreciated that the artwork was created by Indigenous artists and reflected local Indigenous community designs. 	“It’s Indigenous and Nelson Park is Indigenous land.”
6	Devon Knowles, Walking Spectrum, Vancouver, 2021	<ul style="list-style-type: none"> • Colourful – comments appreciated the vibrant colours of this artwork which they suggested would be uplifting. 	“Colourful, bright, would be super during our dark winters.”
7	Marianne Nicolson, Rise and Fall, Burnaby, 2021	<ul style="list-style-type: none"> • Nature-inspired – commenters appreciated the natural theme of this artwork and its transparent materials, and suggested it would fit in well with the adjacent park. 	“The design returns our minds to nature rather than development/technology/urbanity.”
8	Shu Ren Cheng, Snapshots of History, Vancouver, 2010	<ul style="list-style-type: none"> • Community relevance – commenters appreciated the human scale of this artwork and that it could reflect the local community. 	“I love the idea of bringing the history/identity of the neighbourhood into the piece.”
9	Jacqueline Metz and Nancy Chew, Tree of Knowledge, Surrey, 2004	<ul style="list-style-type: none"> • No comments were shared about this example. 	

7. Are there any local artists whose work you enjoy?

We received 52 answers to this question with 77 examples of artists and artwork that respondents enjoy.

Some commonalities among these works are that:

- About one third of the artworks recommended are by Indigenous artists,
- Sculptural artworks were referenced most often,
- Participants recommended local artists, and
- Where participants' preferences could be categorized as “realistic” or “abstract” designs, there was a preference for representational artwork.

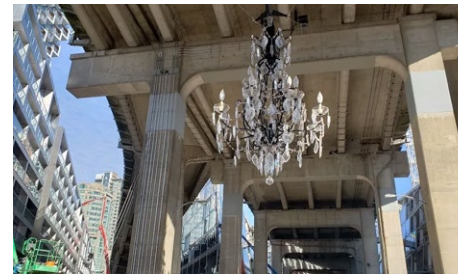
Examples of specific artworks mentioned, and sample works from artists mentioned, include the following. To see larger versions of these artworks, please visit our online gallery at bit.ly/example.



Douglas Copeland's "Northern Lights", Calgary



A-maze-ing Laughter, Yue Minjun, 2009



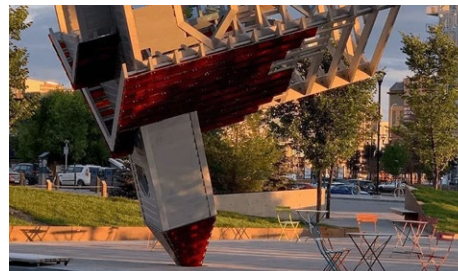
The Spinning Chandelier, Rodney Graham, 2019



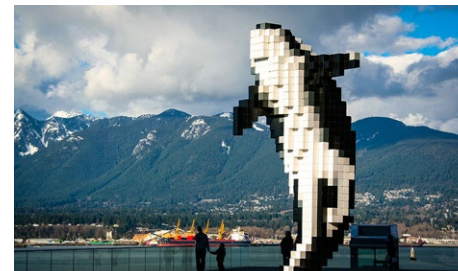
Vancouver Murals – general mention



LightShed, Liz Magor, 2004



Device to Root Out Evil, Dennis Oppenheim, DATE



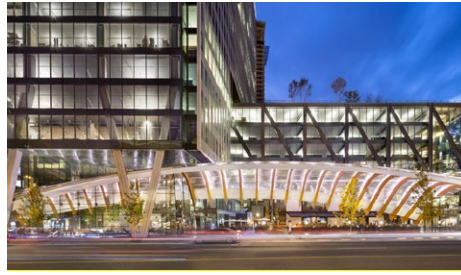
Digital Orca, Douglas Copeland, 2009



Joe Average – general mention



The Butterfly Development, Vancouver



Telus Garden Office



Vancouver Central Library



YVR Canada Line Station 4 Living Wall



Inukshuk at English Bay (Kanak)



Lumiere Animals



The Birds, Myfanwy MacLeod



Lady on a Bench, Seward Johnson



217.5 Arc X 13 Artwork, Bernar Venet



Art by local students



Marcus Bowcott — general mention



Haida carvings — general mention



Memento (Poodle), Gisele Amantea, 2012



Arthur Erickson — general mention



Jim Hart — general mention



Edgar-Alan Rossetti — general mention



shepherd fairy – general mention



John Ferrie – general mention



Ken Foster – general mention



Susan Point – general mention – variety of mediums



Margaret August – general mention



Sinclair centre – general mention



The 9 O'Clock Gun



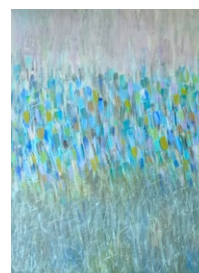
Tom Dean, Peaceable Kingdom, 2008



Banksy



Changing exhibits at the Vancouver Art Gallery Offsite at 1100 West Georgia – general mention



Karen Marki – general mention



People and Landscapes – general mention



Malayan Tiger, Elaine Chen



The Drop, Inges Idee, 2008

8. Do you have any additional questions about the air vents or street entrance?

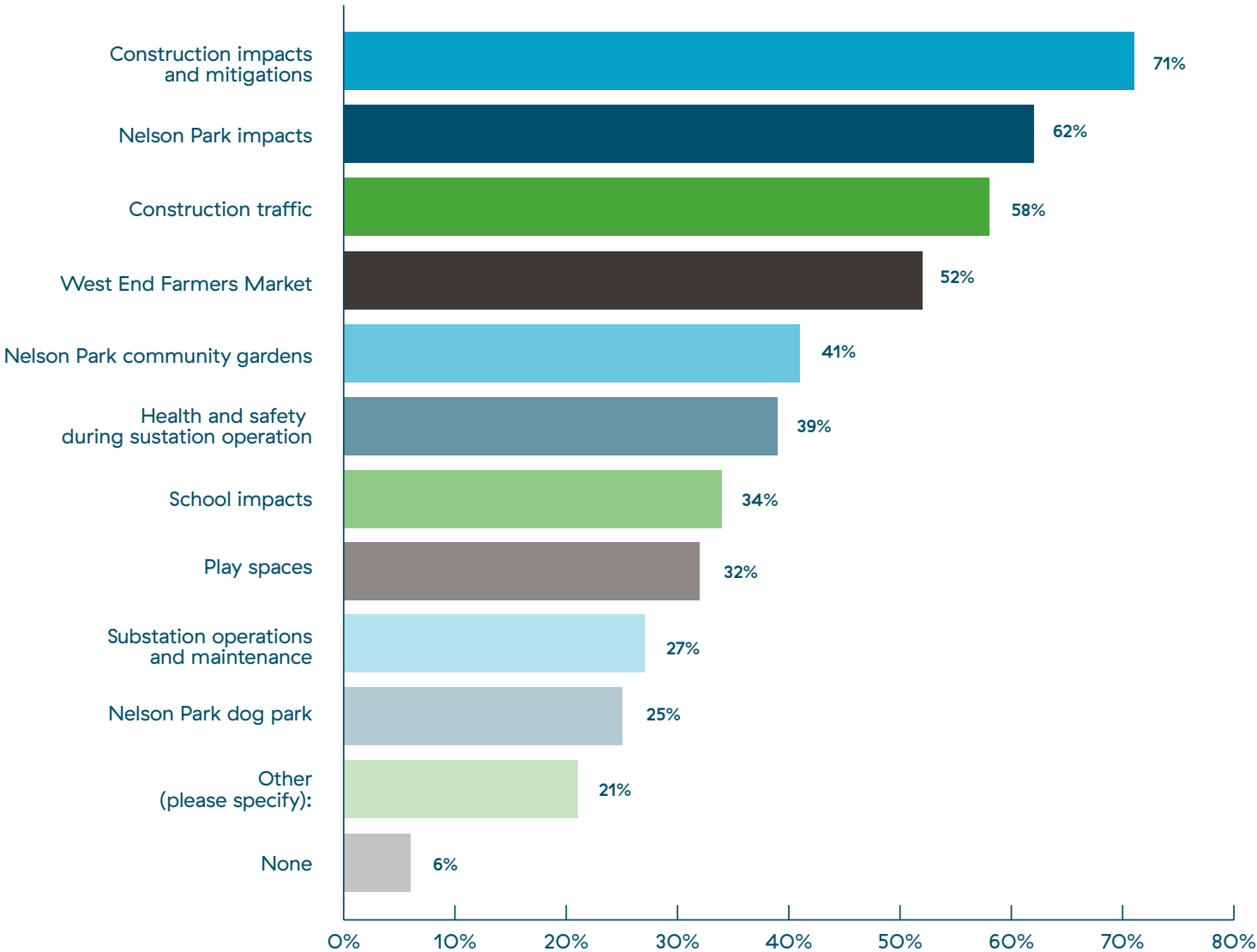
We received 52 responses with 56 questions, which have been categorized as:

Topic	Count	Example
Design	19	"Please make strong design choices, not bland."
Noise	14	'Please make them quiet and non disturbing at night and during the day.'
N/A	9	"No"
Operations	5	"Please explain to me the street entrance? To the work site or to the park/field afterwards?"
Safety	4	"I am very curious and concerned about the vents. What do they look like and what chemicals are in the exhaust?"
Dissatisfaction	3	"not happy with this whole project"
Other	3	"just preserve the Farmers Market"



Other

9. Which of these topics do you want to learn more about in future engagements? Select all that apply.



We received 19 “other” requests for more information, which have been categorised as:

Topic	Count	Example
Other	8	“How will the new school be integrated into the project?”
Construction impacts	6	“Traffic effect on Nelson Street impacting ability to enter/leave this part of the West End”
Noise	3	“Noise coming from the finished station and air vents. We do NOT need a constant annoying hum all day and all night in this quiet neighbourhood”
Health	2	“Specific health impacts to local residents; mitigation of construction dust/noise”



10. Before construction begins, we'll establish a 'community construction liaison committee' – a group we would meet with regularly to share information and ask for feedback and input from – which groups do you believe we should invite to participate in this process?

We received 54 responses to this question with 107 suggestions for representation.
The most commonly occurring recommendations were:

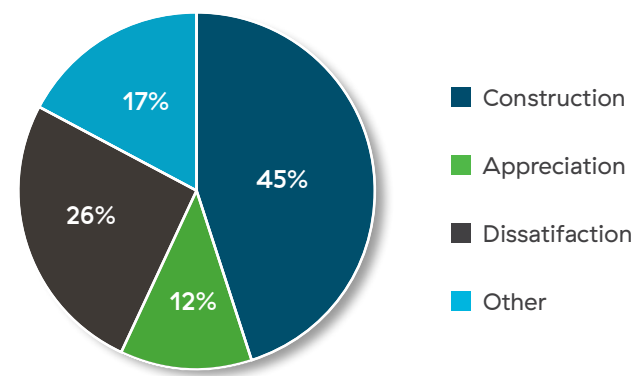
Topic	Count
Neighbours	27
Other	20
School community – including parents, teachers	18
Mole Hill	7
Seniors	7
Nelson Park Community Gardeners	6
Park users inc. dog park users	6
West End Farmers Market	5
2SLGBTQIA+	3
Dr Peter Centre	3
Youth	2

Other comments

11. Is there any other feedback you'd like to share about the project?

We received 41 responses ranging from criticism of the project overall to questions about how local play space will be impacted.

Responses were categorised as:



And examples of comments from each category are:

Construction impacts	“Please be mindful of road closures. Nelson St already gets very congested”
Appreciation	“I think this is a great project and I am excited to see it coming to life. Thanks for sharing lots of information – keep being so transparent and communicative!”
Dissatisfaction	“Build it somewhere where it's not going to have an impact on the noise to the people in the neighborhood, the park, the dog”
Other	“Are you planning on building a new school over the project?”

