



Date: Tuesday, April 28<sup>th</sup>, 2026 at 5:00pm

Location: Seaside Elementary at Roberts Annex Site and Virtual (Zoom) Meeting

Facilitator: Lindsey Angell, Michael Thicke

Attendees: Kate Harrison, Jenna O'Neill, Sarah Dunbar, Melissa McCrae, Kelsey Parker, Steven Del Angel, Natalie Del Angel, Fereshte Zabihian, Michael Shui, BC Hydro Representatives (Faye & Andrew) , VCB Representatives (Jesse and Harry)

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### **1. Call to Order, Welcome, and Land Acknowledgment**

### **2. West End Substation – PAC Concerns and Recommendations Presentation**

- a. Tree removal Concern – 95% of trees will be removed
  - Asking the project to remain a portion of the trees that are currently onsite as well as replanting trees that are removed.
- b. Greenspace Concern – 5% of the new school site will be natural or planted.
  - Asking the project to maximize the space left for greenspace.
- c. 2025 Design Changes – Increase in above-ground impacts & gas to oil transformers. 150 foot long one storey tall concrete retaining wall will be seen.
  - Asking the project to move back the substation underground and reduce vent size to minimize impacts on surrounding area.
- d. Safety Concern – High hazard substation not adequately addressed.
  - Asking the project to have a 3<sup>rd</sup> party peer review to ensure the safety is prioritized.
- e. Health Impacts Concerns – only other substation project with a school on top was withdrawn
  - Asking the project to reconsider the placement of projects.
- f. School timeline Concern – school to be demolished with not concrete funding
  - Asking the project to pause until clear funding of school is set.
- g. Design Consultation Concern – no consultation with PAC on recent development permit design
  - Asking the project to elect to follow city standard for large project redevelopment to allow for great public consultation.

### **3. Presentation from BC Hydro and VSB**

- a. EMF (Electric and Magnetic fields) Concerns and Information
  - EMF is present everywhere electricity flows. BC Hydro is following all federal and provincial legislation and regulations for addressing EMF on this project.
- b. EMF and health Study
  - BC Hydro noted that EMF and Health effects have been studied for last 40 years. World Health Organization and Health Canada have studied both. Exposure of 2000 milligauss (mg) falls in the precautionary measures.



- PAC concerns noted that there are no studies for long term exposure for students that attend the school for K to 7.
- c. BC Hydro to alleviate public concerns about EMF.
  - Measurements have been done at the downtown square and at peak times and they found there would be 100 mg present and at non-peak times it would be 25mg.
- d. BC Hydro is proposing to lower the cables down lower to decrease the percentage of mg children and adults would be exposed to.
  - Exponent will be the third party that does measurements of mg through the process.
- e. Substation Safety
  - Will be posting Design report shortly to start the process of safety noted in the West End Substation project.
  - Substation will be built to post disaster standards.
  - Project is currently under review by the BC Utilities Commission (BCUC) who is an independent provincial regulator.
- f. BC Hydro on Tree Removal Concern
  - Trees will need to be removed within the site but BC Hydro will fund tree replacement at a 1:1 ration.
  - Preservation of street trees to the greatest degree possible.
  - PAC would like to receive communication to help advocate for trees within the neighbourhood.
- g. BC Hydro's goal is having safe and reliable power for the west end.
- h. VSB's goal is to increase capacity for school aged children and provide a seismic appropriate building.
  - With ongoing enrollment challenges within the downtown area, this project is the next step with the role out of Seaside Elementary and the new school on the old Annex site.
- i. Funding for the New School
  - Current funding is not sufficient for both Seaside and site of the Annex. Project has been added to the major capital plan to continue to secure funding.
  - VSB is also securing funding for King George School due to seismic upgrading.
- j. Minimal viable level plan
  - While BC Hydro is building the substation, the VSB is able to come in and start building of the parkade and surrounding components of the new school to decrease total timeline. Estimated timeline of when the construction of the new school will take place is 2029.
- k. Play Space
  - developing a robust and resilient playground to meet the needs of the expanded school population.
  - Natural grass would not provide sustainability for foot traffic of many small children.



# Seaside Elementary cəwías ch'elxwá7elc Parent Advisory Council (PAC)

## Meeting Minutes

- Other surfaces and raised planters will be used to utilize the space and ongoing maintenance.
- Hudson Elementary is a example of a robust site which contains limited/contained planted areas and focused to all weather fields.
- l. Bute Street Bikeway
  - Working with the city and the Bute street bikeway to help extend the entrance of the school to be incorporated with the bike path and parking.

#### 4. Adjourned

The PAC is advocating for our future generation of children attending the school. Will be sharing information in an FAQ format.