

**Brief to the *Bureau d'audiences publique sur l'environnement Québec*
concerning the proposed
Hydro Quebec 315/25-kV Saint-Patrick Substation Project**

June 12, 2015

Prepared by Robert Potter and Susan Meier, Montreal, Quebec;

We are residents in the area with a direct view onto the site, and have a number of concerns with the design of the substation posted.

First of all, the appearance of the proposed building belongs in the suburbs and not on the Lachine Canal, a historic site. Even though the land is zoned industrial, it is directly adjacent to a significant recreational and residential zone and as such any new projects in the area should reflect that reality. As the value of the land in the area increases, many of the older open area sites will become available for redevelopment.

As many of the surrounding buildings have been renovated or designed to complement the historical industrial nature of the canal, Hydro-Quebec should do so also. In fact as Hydro-Quebec is a public utility owned by the Government of Quebec, it should be held to a higher standard. If Hydro builds a non-descript building, it will make it more difficult for the City of Montreal to encourage those in the private sector to build more appropriate structures.

Secondly, the analysis conducted neglected to consider all the visual impacts of the project. The views from the west of the Lachine canal were restricted to the view at ground level. The views of the proposed substation posted do not reflect the view of the upper levels of Chateau St-Ambroise or the four phases of Le Quai des Eclusiers to the west of Chateau St-Ambroise. See Figure 1 for an example of the view of the site from the upper levels of Le Quai des Eclusiers.



Figure 1: View from the upper levels of Le Quai des Eclusiers - the mounds of dirt are the location of the proposed substation.

Moreover, the structure will result in a loss of mature trees, and there does not seem to be any plan to replace them. In this day and age, we should be augmenting the tree canopy and not just replacing trees that are cut down.

The City of Montreal has recently planted a number of trees further west with the goal of reducing the heat islands in the area. Without adequate countermeasures, this project will add to the heat island effect.

We do understand the need of Hydro-Quebec to augment the capacity of the distribution system and that the nearby Atwater substation is at capacity. However, the location of the proposed project is not just simply an industrial plot of land but is directly adjacent to the Lachine Canal linear park and is used by thousands of individuals on a regular basis.

We suggest improving the design of the buildings to fit in better with the environment. For example, the fencing could be more appropriately built with wrought iron and brick, and the building could be built with brick consistent with industrial buildings of 19th and early 20th century as this would be reflect the historical period of the canal.

As well, we would suggest that Hydro Quebec be directed to acquire additional land in the area to plant trees to address the loss of those on and near the site. These trees would help to camouflage the substation while adding to the canopy and reducing the heat island effect of the project.

We would like to thank the Bureau d'audiences publiques sur l'environnement for this opportunity to present our comments on this project.

End of Document