

Shannon Estate

Granville Street & 57th Avenue
Vancouver, BC

Public Hearing – July 26th, 2011



Wall Financial Corporation

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+ WILL



ROBERT LEMON ARCHITECT INC.

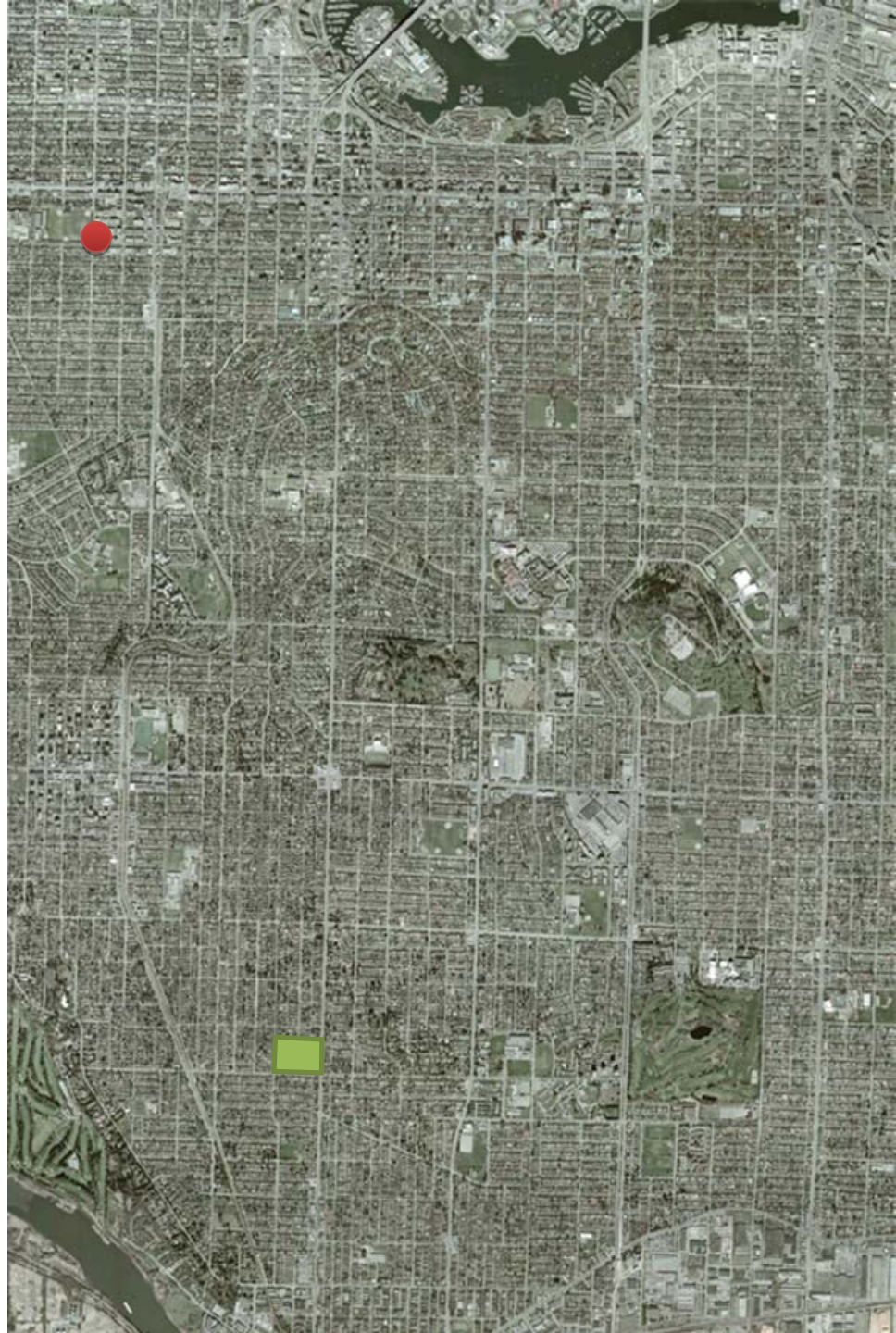
BWW Consulting

Shannon Estate
Site Context



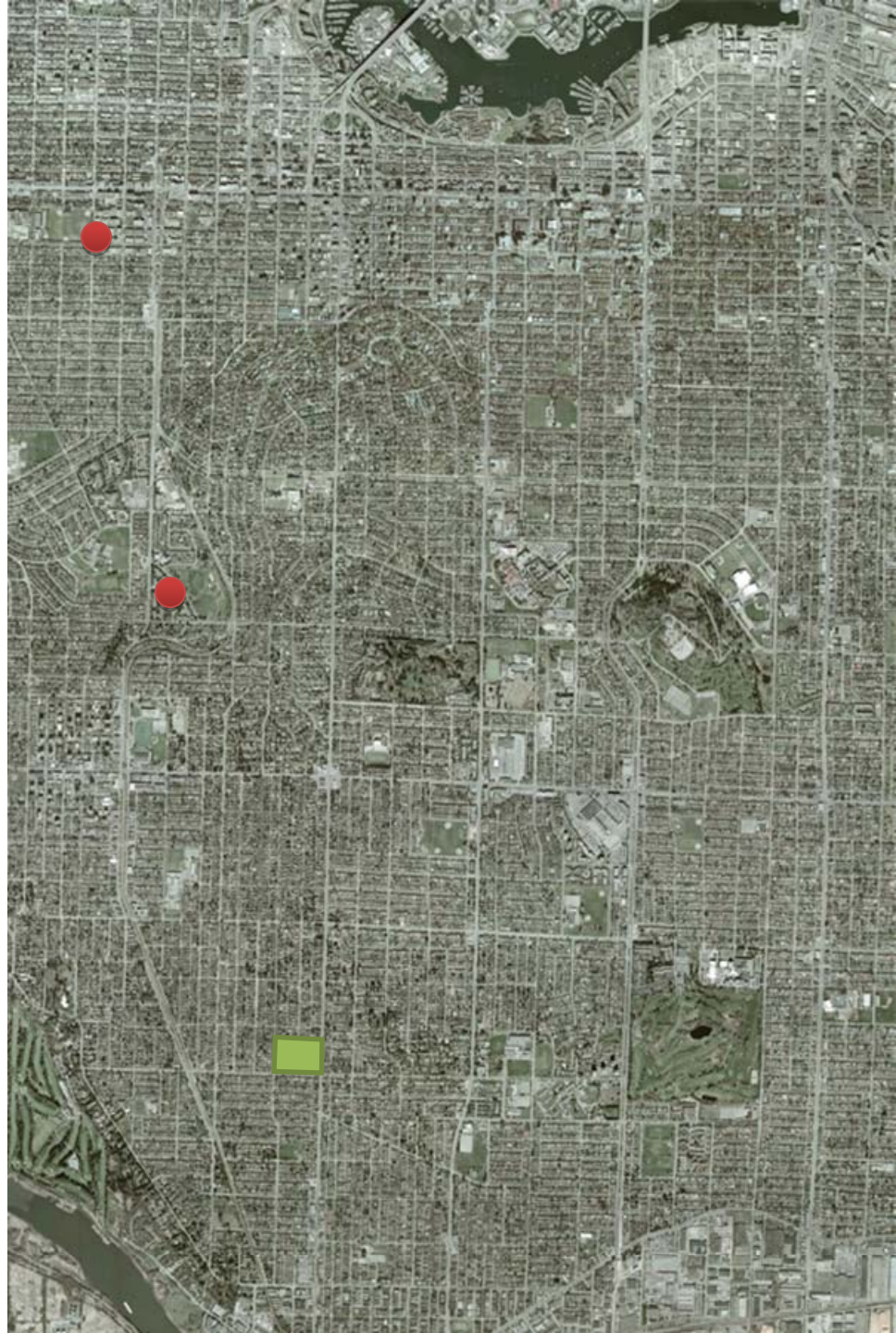
Shannon Estate Project Context

- ARBUTUS WALK** 2.6 FSR approx.
- QUILCHENA PARK 1.4 & 1.5 FSR approx.
- ARBUTUS VILLAGE 2.85 FSR approx.
- GRANVILLE & 70TH
(SAFEWAY SITE) 2.81 FSR approx.
- CAMBIE CORRIDOR Could be developed to
1.5 to 2.5 FSR



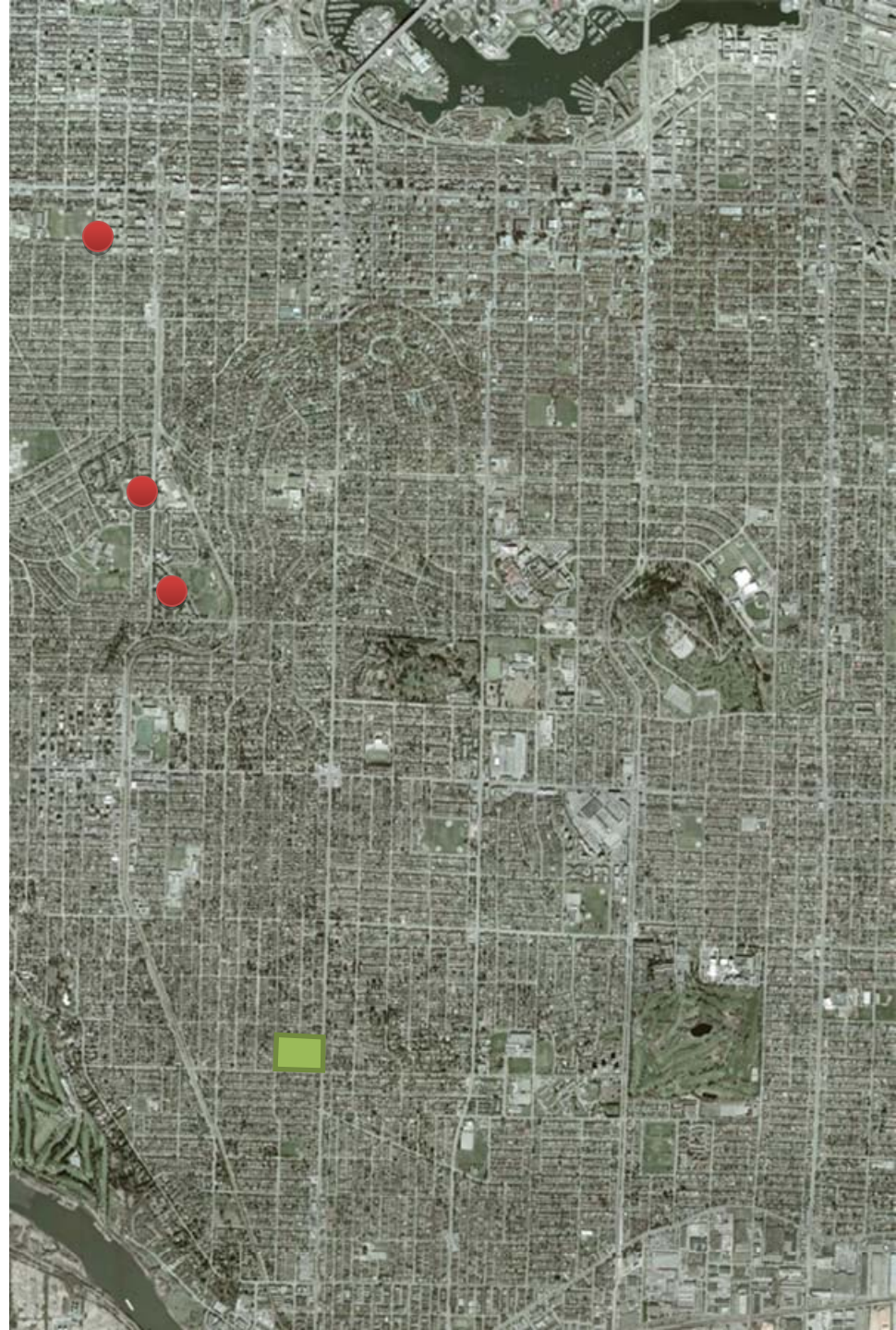
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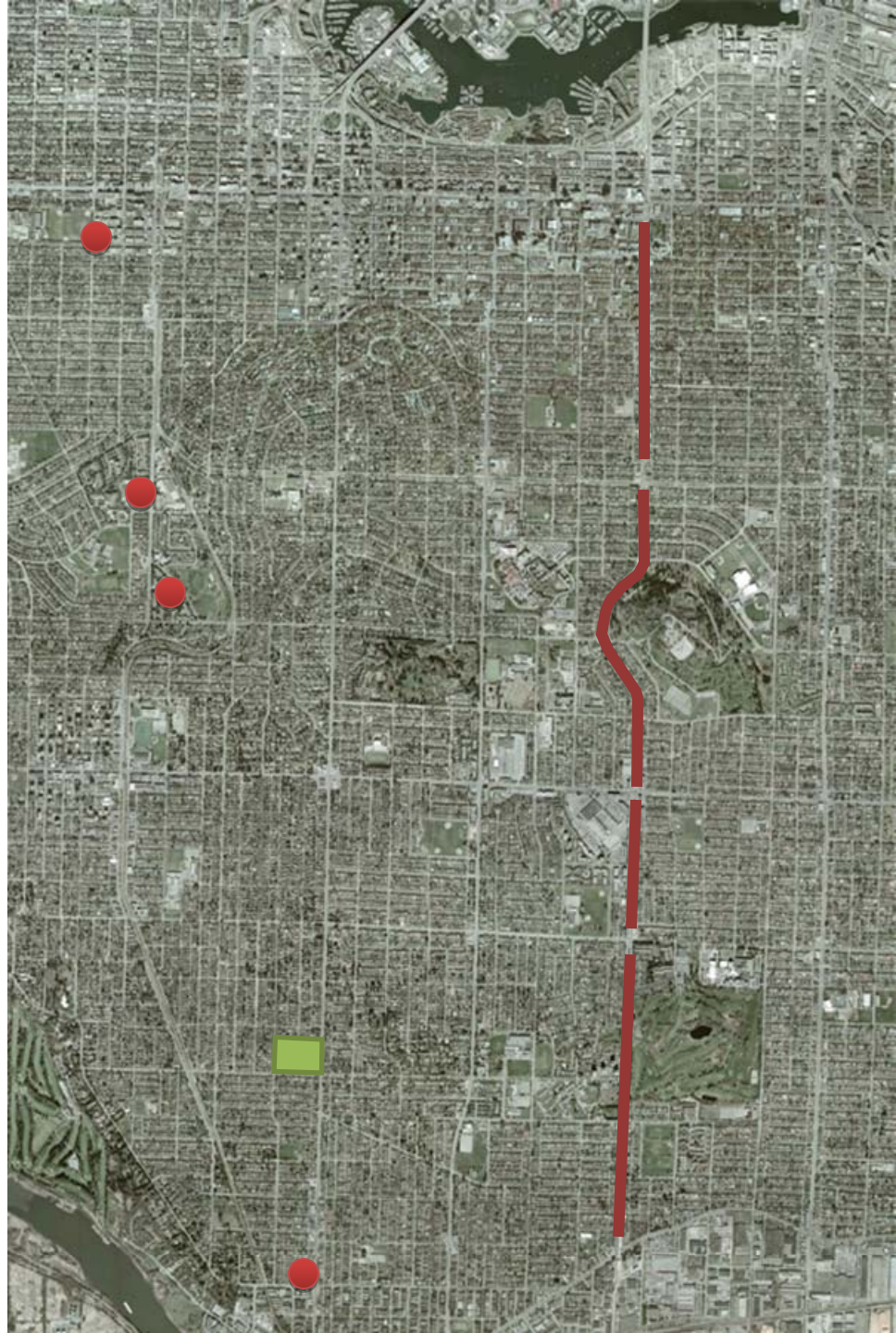
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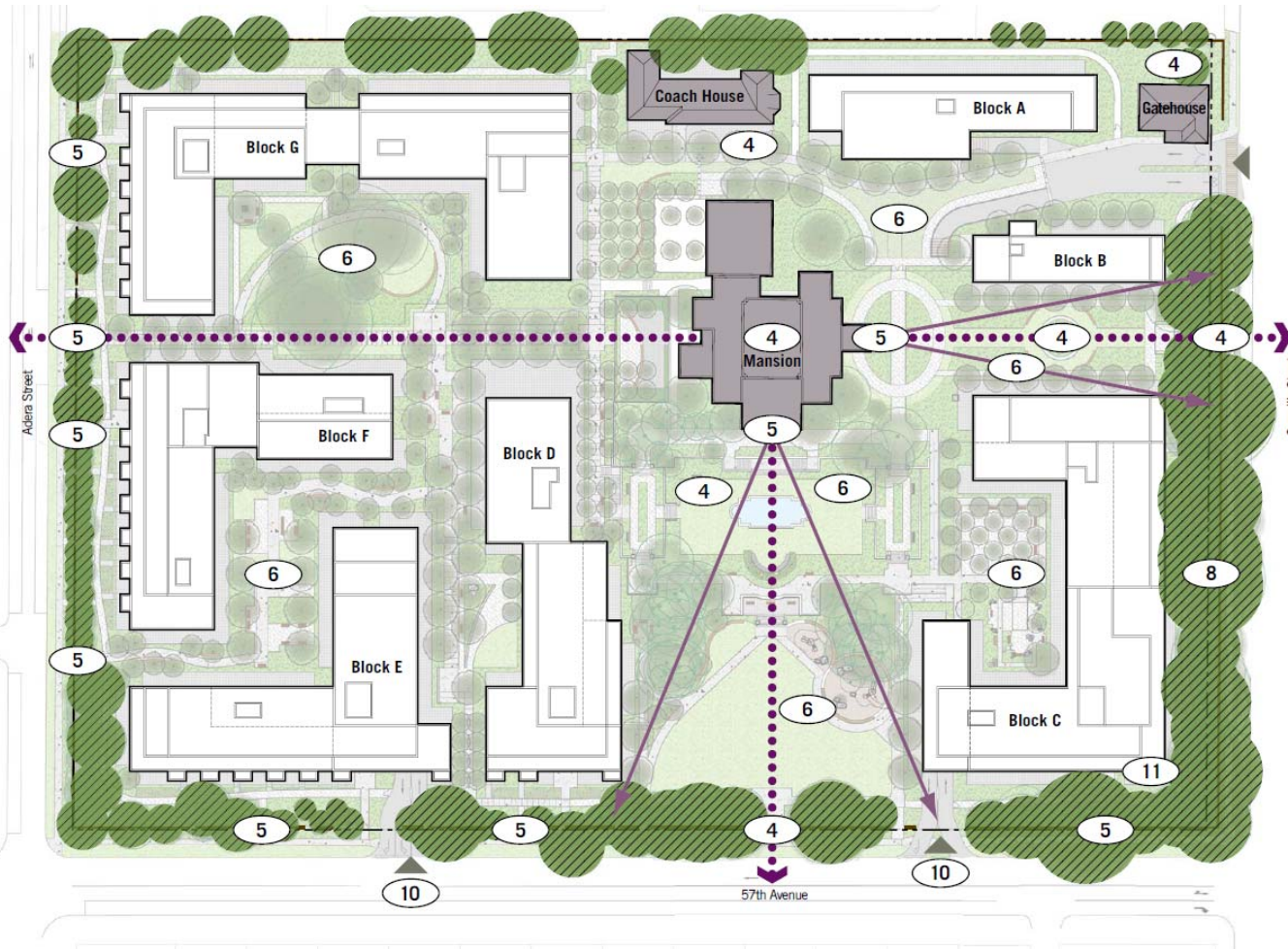


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Our Proposal – Key Site Concepts



1. Replace & increase market rental housing
2. Pursue sustainable design best practices
3. Address visual impact on neighbours
4. Respect historic views
5. Provide public park amenity
6. Consider & test higher density options
7. Maintain & improve gardens
8. Build to enhance the site
9. Offer architectural variety
10. Limit underground parking access & minimize street parking
11. Investigate retail & other uses

Shannon Estate
Models



Shannon Estate
Building Heights



Shannon Estate
Traffic



Adera Street

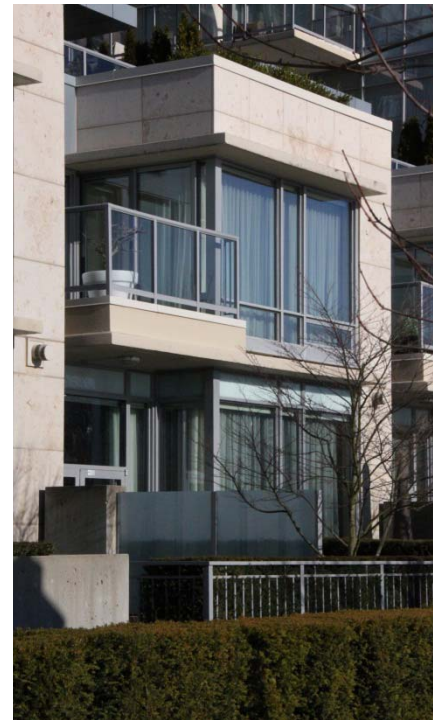
Granville Street

57th Avenue

Shannon Estate Traffic



Shannon Estate Mansions and Gardens



Shannon Estate Sustainability

LEED Gold / Equivalent

42 22 6 Total Project Score LEED Canada v1.0 Gold 39-51

10 3 1 Sustainable Sites Possible Points 14

Y	?	N		Possible Points
Y			Prereq 1	0
Y			Credit 1	1
	?		Credit 2	1
		N	Credit 3	1
Y			Credit 4.1	1
Y			Credit 4.2	1
Y			Credit 4.3	1
	?		Credit 4.4	1
	?		Credit 5.1	1
Y			Credit 5.2	1
Y			Credit 6.1	1
Y			Credit 6.2	1
Y			Credit 7.1	1
Y			Credit 7.2	1
Y			Credit 8	1

3 2 0 Water Efficiency Possible Points 5

Y	?	N		Possible Points
Y			Credit 1.1	1
	?		Credit 1.2	1
	?		Credit 2	1
Y			Credit 3.1	1
Y			Credit 3.2	1

7 7 3 Energy & Atmosphere Possible Points 17

Y	?	N		Possible Points
Y			Prereq 1	0
Y			Prereq 2	0
Y			Prereq 3	0
Y			Credit 1.1	1
Y			Credit 1.2	1
Y			Credit 1.3	1
Y			Credit 1.4	1
Y			Credit 1.5	1
Y			Credit 1.6	1
	?		Credit 1.7	1
	?		Credit 1.8	1
	?		Credit 1.9	1
	?		Credit 1.10	1
		N	Credit 2.1	1
		N	Credit 2.2	1
		N	Credit 2.3	1
	?		Credit 3	1
Y			Credit 4	1
	?		Credit 5	1
	?		Credit 6	1

Shannon Mews Estates
District Energy Pre-Feasibility Study Draft
February 20, 2011

**PERKINS
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Shannon Estate

Perspective View Comparisons



View from west sidewalk on Adera – Summer (April to October)

Shannon Estate

Perspective View Comparisons

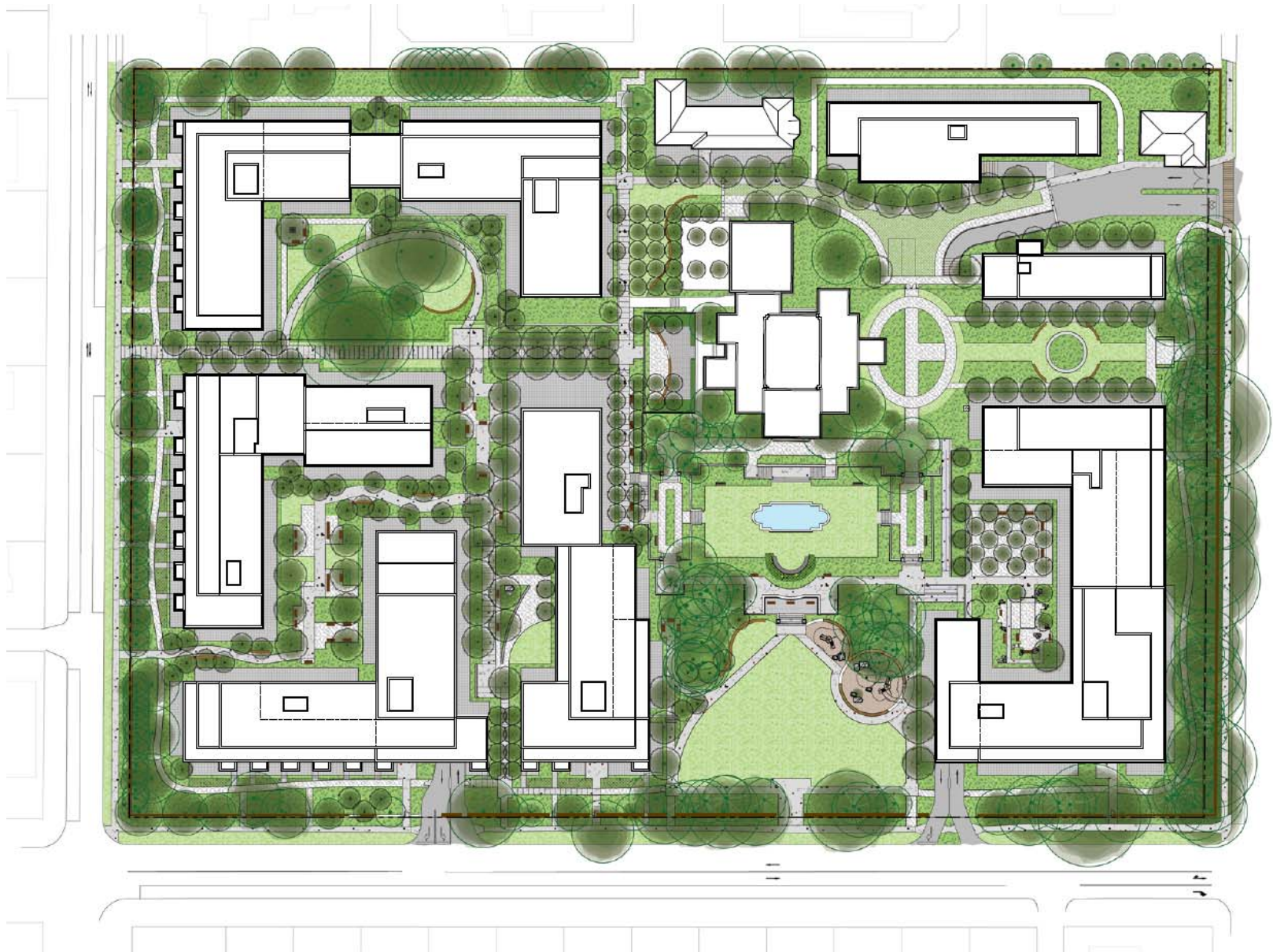


View from west sidewalk on Adera – Winter (November – March)

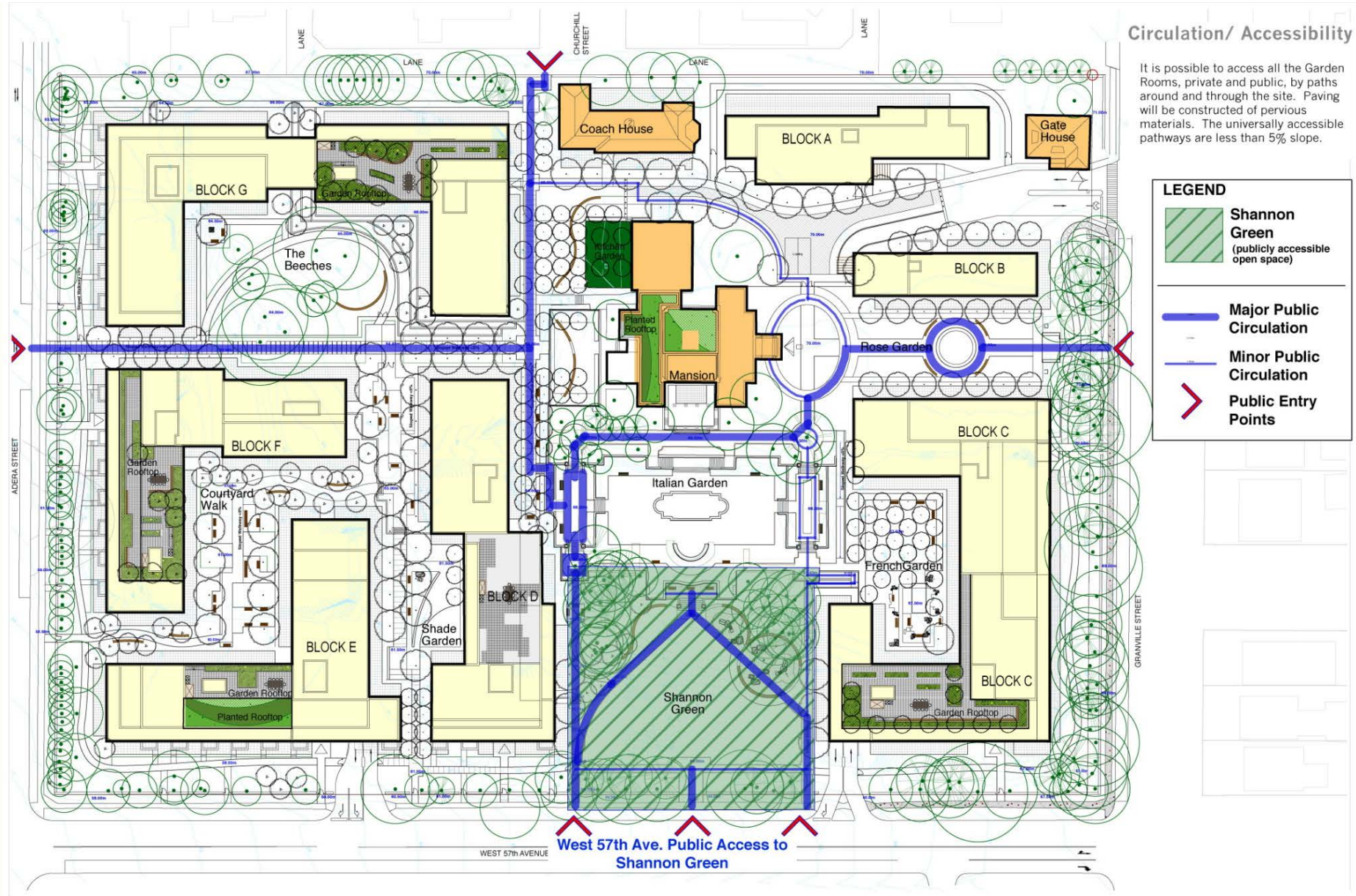
Shannon Estate
Landscape Proposal



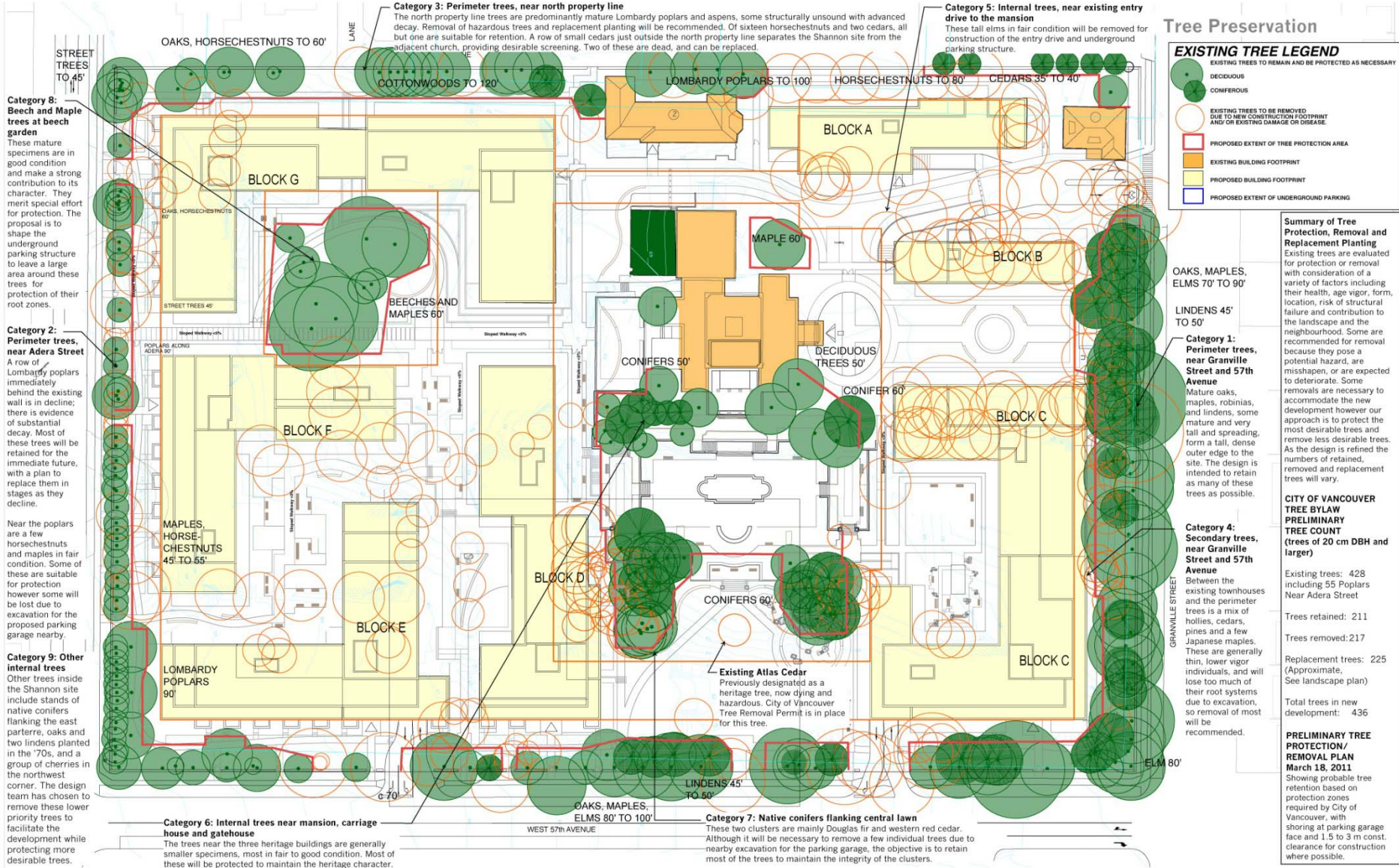
Shannon Estate
Landscape Proposal



Landscape Proposal – Circulation / Accessibility



Landscape Proposal – Tree Preservation



Category 3: Perimeter trees, near north property line
 The north property line trees are predominantly mature Lombardy poplars and aspens, some structurally unsound with advanced decay. Removal of hazardous trees and replacement planting will be recommended. Of sixteen horsechestnuts and two cedars, all but one are suitable for retention. A row of small cedars just outside the north property line separates the Shannon site from the adjacent church, providing desirable screening. Two of these are dead, and can be replaced.

Category 8: Beech and Maple trees at beech garden
 These mature specimens are in good condition and make a strong contribution to its character. They merit special effort for protection. The proposal is to shape the underground parking structure to leave a large area around these trees for protection of their root zones.

Category 2: Perimeter trees, near Adera Street
 A row of Lombardy poplars immediately behind the existing wall is in decline; there is evidence of substantial decay. Most of these trees will be retained for the immediate future, with a plan to replace them in stages as they decline.

Near the poplars are a few horsechestnuts and maples in fair condition. Some of these are suitable for protection however some will be lost due to excavation for the proposed parking garage nearby.

Category 9: Other internal trees
 Other trees inside the Shannon site include stands of native conifers flanking the east parking, oaks and two lindens planted in the '70s, and a group of cherries in the northwest corner. The design team has chosen to remove these lower priority trees to facilitate the development while protecting more desirable trees.

Category 6: Internal trees near mansion, carriage house and gatehouse
 The trees near the three heritage buildings are generally smaller specimens, most in fair to good condition. Most of these will be protected to maintain the heritage character.

Category 7: Native conifers flanking central lawn
 These two clusters are mainly Douglas fir and western red cedar. Although it will be necessary to remove a few individual trees due to nearby excavation for the parking garage, the objective is to retain most of the trees to maintain the integrity of the clusters.

Category 5: Internal trees, near existing entry drive to the mansion
 These tall elms in fair condition will be removed for construction of the entry drive and underground parking structure.

Tree Preservation

EXISTING TREE LEGEND
 EXISTING TREES TO REMAIN AND BE PROTECTED AS NECESSARY

- DECIDUOUS
- CONIFEROUS
- EXISTING TREES TO BE REMOVED DUE TO NEW CONSTRUCTION FOOTPRINT AND/OR EXISTING DAMAGE OR DISEASE
- PROPOSED EXTENT OF TREE PROTECTION AREA
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED EXTENT OF UNDERGROUND PARKING

Summary of Tree Protection, Removal and Replacement Planting
 Existing trees are evaluated for protection or removal with consideration of a variety of factors including their health, age vigor, form, location, risk of structural failure and contribution to the landscape and the neighbourhood. Some are recommended for removal because they pose a potential hazard, are misshapen, or are expected to deteriorate. Some removals are necessary to accommodate the new development however our approach is to protect the most desirable trees and remove less desirable trees. As the design is refined the numbers of retained, removed and replacement trees will vary.

CITY OF VANCOUVER TREE BYLAW PRELIMINARY TREE COUNT (trees of 20 cm DBH and larger)

Existing trees: 428 including 55 Poplars Near Adera Street

Trees retained: 211

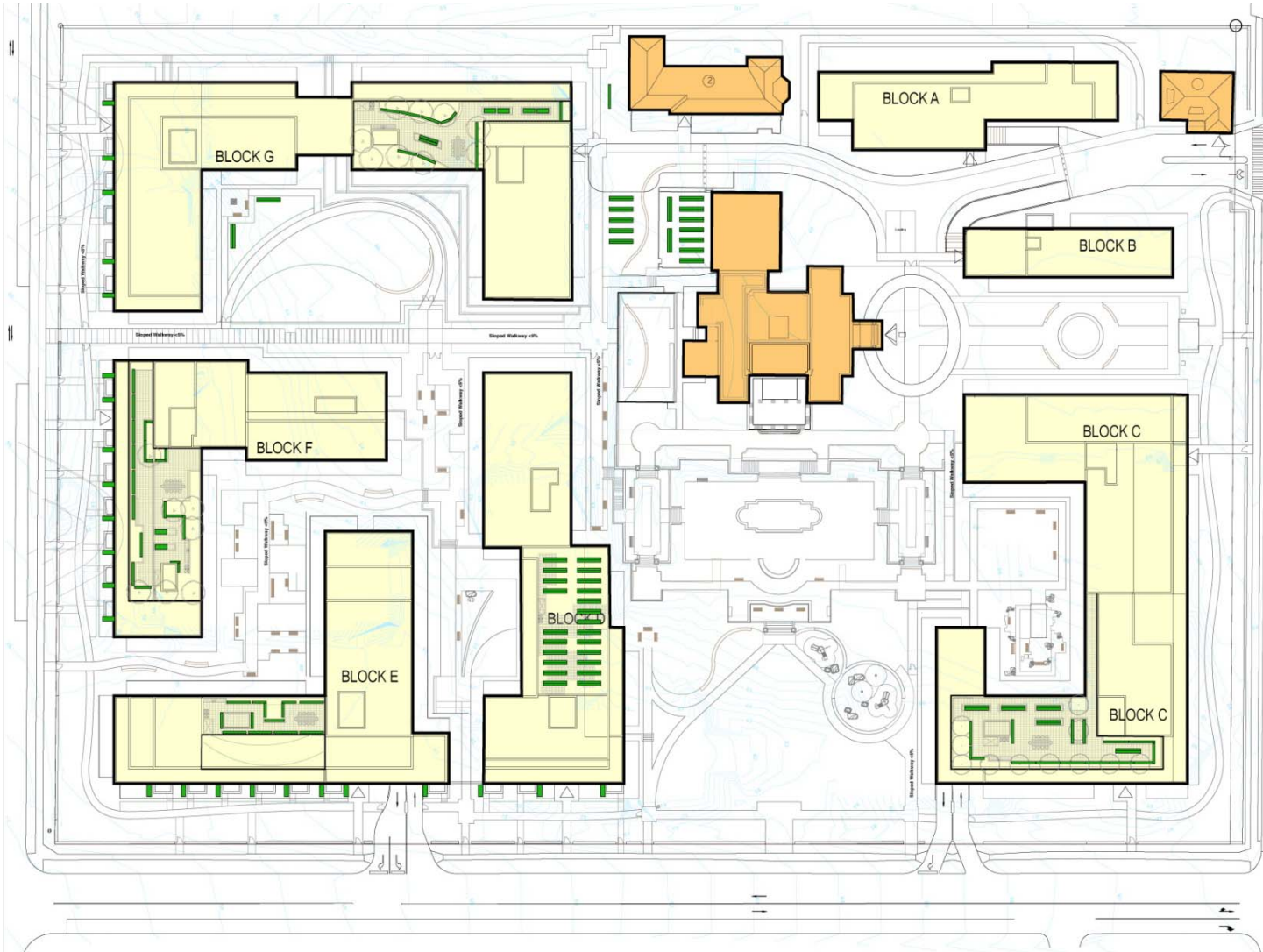
Trees removed: 217

Replacement trees: 225 (Approximate, See landscape plan)

Total trees in new development: 436

PRELIMINARY TREE PROTECTION REMOVAL PLAN March 18, 2011
 Showing probable tree retention based on protection zones required by City of Vancouver, with shading at parking garage face and 1.5 to 3 m const. clearance for construction where possible.

Landscape Proposal – Urban Agriculture



Urban Agriculture Summary

■ Bright green elements indicate preliminary Urban Agriculture plot locations.

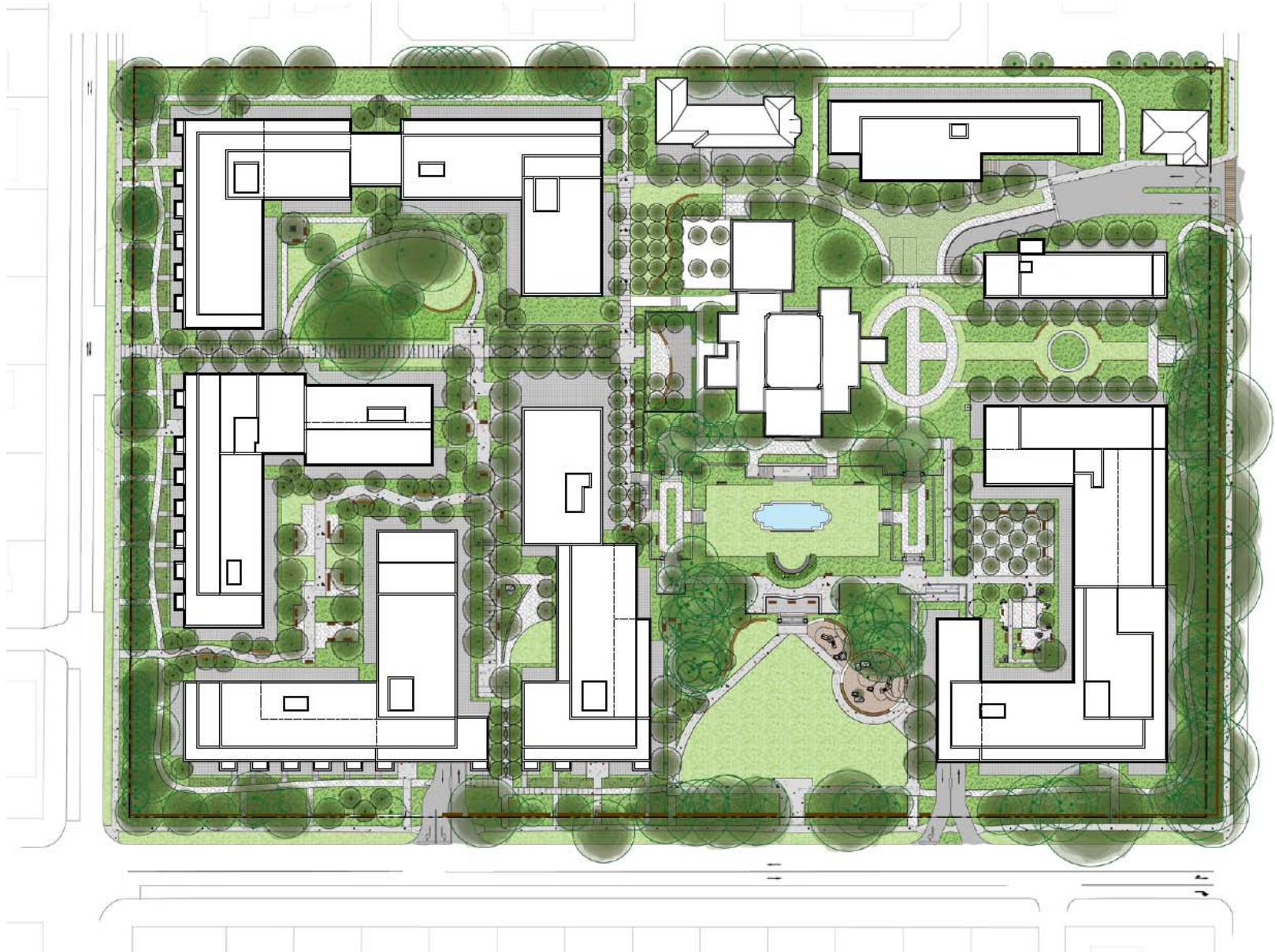
Urban agriculture opportunities and supporting facilities to CoV Urban Agriculture Guidelines will be provided at grade level townhouses, roof tops and the Kitchen Garden at the heritage mansion.

Based on the number of residential units the Guidelines indicate a requirement of 159 Urban Agriculture plots, each at 24 square feet.

This plan illustrates preliminary locations for the required 159 plots. Although locations may vary as the design becomes more detailed, the project will meet the required number of plots.

Trees planted at the kitchen garden will be fruit bearing, as a complement to the urban agriculture beds.

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