



City of Richmond

Report to Committee

To: Planning Committee
From: Dave Semple
General Manager, Parks and Recreation
Re: The Gardens Park Plan

Date: January 7, 2011
File: 06-2345-01/2010-Vol
01

Staff Recommendation

1. That the design concept and proposed program of The Gardens Park Plan, as described in Attachment 1 and 3 of the report, be endorsed.
2. That staff work with Townline Homes and its consultants to complete implementation and phasing plans for the park.

Dave Semple
General Manager, Parks and Recreation
(604-233-3350)

Att. 3

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Development Applications		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	REVIEWED BY CAO	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
				DEPUTY	

Staff Report

Origin

As part of the rezoning of the former Fantasy Gardens property at No. 5 Road and Steveston Highway, 12.2 acres of the site located in the Agricultural Land Reserve (ALR), will be dedicated to the City for park purposes. This dedication will provide park space that will serve residents in the Shellmont area, the future residents in The Gardens development, and will meet the growing demand for community gardens and other types of agricultural activities in the city.

The developer, Townline Homes, conducted three public workshops early in their development planning through which community input was received regarding the site of the former Fantasy Gardens botanical garden. The community input has been used to develop the objectives for the park and City staff have been working with the developer and their consultants to prepare a master plan for an "agriculture park" that preserves the features of the original botanical garden and introduces a variety of new agricultural programs and uses. The plan is to be implemented concurrently with the development of the urban portion of The Gardens.

This report summarizes the proposed park plan and the next steps for park planning and implementation.

Analysis

The master plan for the park (Attachment 3 The Gardens Park Plan) is guided by the ALR designation and the input from the public obtained by Townline Homes through the public workshops held in 2008. Townline Homes reports that, "The number one desire expressed by the community during the public process was to provide free public access to the old botanical gardens lands." Both factors are embodied in the objectives of the plan:

- Retain the major features of the former Fantasy Gardens botanical garden (i.e more than 800 mature trees, shrubs, pathway and pond system).
- Develop a range of community based agricultural uses (i.e. community gardens, farm school plots).
- Carefully integrate new public uses (recreation, public access) with the existing features.
- Preserve and relocate the Coeverden Castle onto the park.

Highlights of the plan include:

- Enhancements of the existing garden areas including improved walkways, restored features such as the bell tower, and replacement of features in poor condition (i.e. bridges).
- Development of the eastern portion of the park (the former Fantasy Gardens operations area) as the community agriculture hub with a large community garden and a farm school program (known as "incubator farming").

- Integration of bioswales and storm water retention within the existing pond system. The intention is to reuse collected storm water from the park and the developed portion of the site for irrigation purposes and to ensure that the quality of the water released into the nearby drainage ditch is improved.
- Reuse of some of the existing buildings where appropriate to the proposed park program. Of note is the existing barn structure on the eastern portion of the site which will be a key support for agricultural activities and programs.
- Introduction of new uses such as a farm-themed children's play area, access road, a parking lot and a caretaker's residence. These new uses have been reviewed by the Agriculture Land Commission to determine that they are in compliance with the existing ALR designation.
- The relocation of the Coeverden Castle to the western edge of the park, fronting on No. 5 Road. As described in the memo to Council of October 21, 2010 (Attachment 2), the building is proposed to be reused for community purposes such as a daycare facility.
- Park access from the new controlled intersection and internal road on No. 5 Road at the north edge of the development site.

Subsequent to the completion of the park master plan, City staff organized a public open house on December 8 at South Arm Community Centre. The Open House was attended by approximately 20 people including some who participated in the sessions hosted by Townline Homes. The comments were generally very supportive of the park master plan especially with regard to the preservation of the botanical gardens and the proposed agriculture uses. Several participants expressed an interest in the potential operating costs of the park. There was also discussion regarding the appropriate name for the park.

The developer is responsible for interim maintenance to protect the assets in the park until the required park improvements are complete and the City assumes full responsibility for the park's maintenance and operation. Townline Homes has completed some preliminary work to manage vegetation including removal of overgrown and invasive plant material in order to protect the valuable, mature plant material of the botanical garden. They have also secured the site with a fence.

Next Steps

ALR Designation

Staff have made a preliminary submission to the Agricultural Land Commission (ALC) requesting comment on the proposed park uses and the relocation and reuse of the castle. The ALC has indicated that since a non-farm use application is required for a parking lot on 10620 No. 5 Road, an opportunity to update the existing non-farm use approval previously granted for the botanical garden area exists to include the new park uses (parking lot, barn building, caretaker suite, vehicle access). In discussions with ALC staff, they indicated information on the new uses in the park will enable the existing approval to be updated and replaced with the proposed park plan once Council approves it. A separate report, prepared by Development Applications, will address ALC requirements for the castle relocation and reuse.

Park Master Plan Implementation

Implementation of the park master plan will occur in phases, for which further work is required to determine the phasing plan, schedule and park construction cost estimate. The Servicing Agreement for The Gardens development will include the requirement for Townline Homes to construct park improvements to the value of applicable Development Cost Charges (DCC's) for park development, approximately \$1.2M. They will also be responsible for all costs associated with relocation of the castle building and its conversion to community use. This cost is not a park development DCC applicable cost (refer to the report from Development Applications).

It is expected that the cost to fully build out the park master plan will be greater than the park construction DCC's related to The Gardens development. The funding strategy for the park will be the subject of a future report to the Parks, Recreation and Cultural Services Committee.

Financial Impact

The Operational Budget Impact (OBI) for the full build out of the park master plan is anticipated to be \$265,000 per year. Options will be explored for funding the operation of the future park as part of the funding strategy. The OBI will be submitted to the Parks Operations budget as each phase is completed, according to the phasing schedule.

Conclusion

The Gardens Park Plan proposes to carefully integrate new public uses with the existing features of the botanical garden that are so valued by the community. The community agriculture component of the plan, the community gardens and farm school, will address the strong demand in Richmond for these types of amenities. Staff will continue to work with the developer to protect the park assets and to work toward public access to the park as soon as is feasible. It is anticipated that completion of park amenities will occur in phases and the funding strategy for park construction and operation will be prepared for Council's consideration in the future. Staff are recommending that Council approve the parks plan and direct staff to continue to develop implementation plans for the park.



Jamie Esko
Acting Manager, Parks Planning and Design
(604-233-3341)





**City of
Richmond**

Memorandum

Parks & Recreation

To: Mayor and Councillors
From: Jamie Esko
Acting Manager, Parks Planning and Design
Date: October 21, 2015
File: 06-2345-20-GAGR1/Vol 01
Re: Relocation of the Former Fantasy Garden Castle

As a part of the development proposal by Townline Homes for the former Fantasy Gardens site, the signature castle has been retained. Townline Homes has proposed to relocate the castle to the north, on to the property that will form part of the future City owned park. City staff have been working with Townline Homes to determine the location within the park and to identify the final use for the building.

The original building, with an addition, is proposed to become a daycare serving 37 children, infant to age 5. It is proposed to occupy the No. 5 Road frontage immediately to the north of the development property line with a parking lot serving the building and park users to the north of the building. Townline Homes will be responsible for all costs associated with moving the building and its conversion to a daycare. They have also proposed to use the building as a sales centre while Phase 1 of their development is under construction.

The plan for the entire park is being prepared and will be presented to Council for approval in the near future. The plan will include the existing botanical garden and the castle, as well as new agricultural features and programs.

If you have any comments or questions regarding the information provided please do not hesitate to contact me at 604.233.3341.

Jamie Esko
Acting Manager, Parks Planning & Design

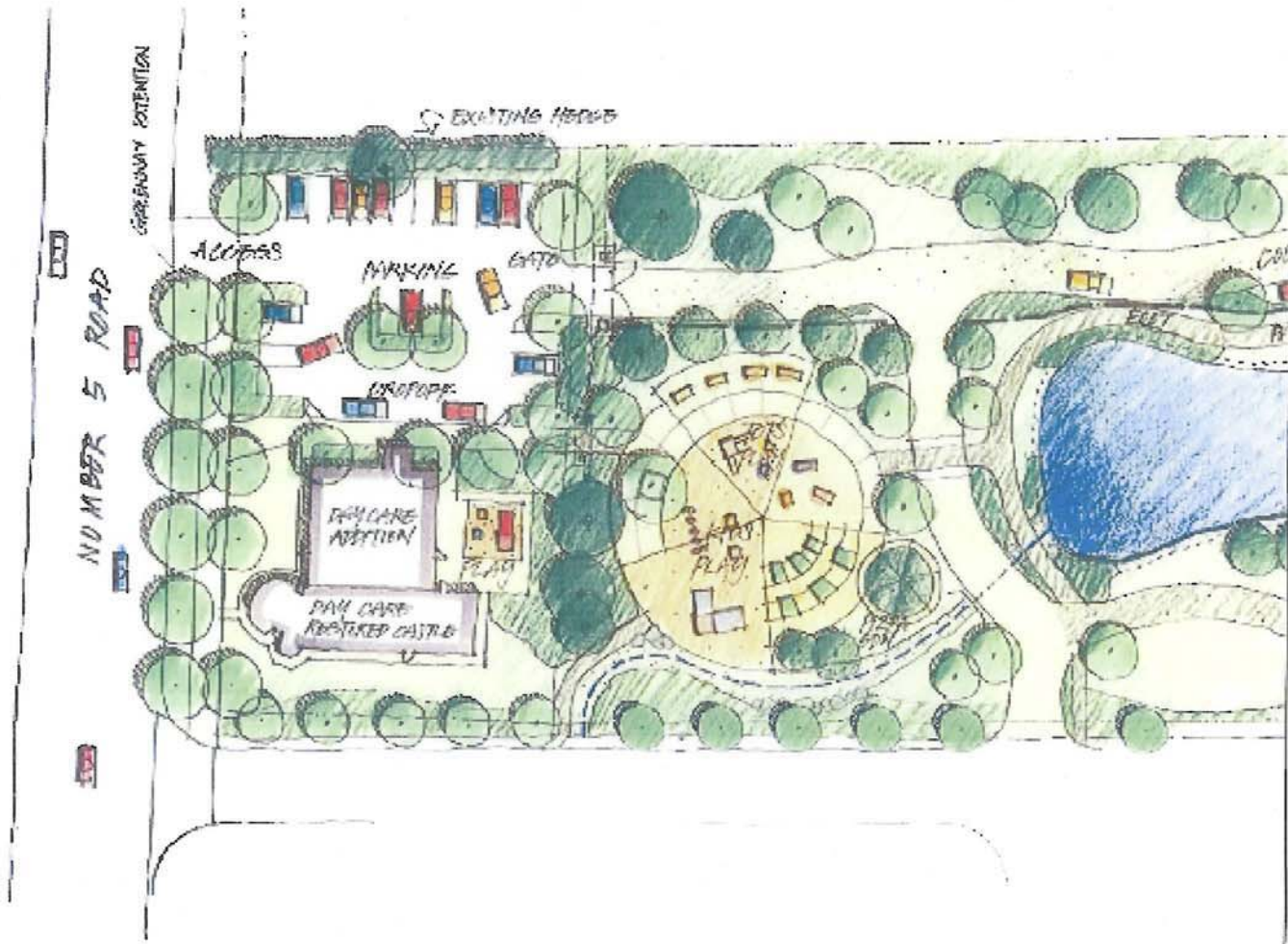
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Att. 1
cc: Dave Semple, General Manager, Parks and Recreation
Brian Jackson, Director, Development

3104971

3061671

Memo to Council Oct. 21, 2010 Attachment 1
PROPOSED CASTLE RELOCATION



TOWNLINE HOMES DEVELOPMENT SITE

North ↑



The Gardens Park Plan



Third Submission
August 2010

The Gardens - Parks Master Plan

Components

Plan Background & Vision Statement.

TAB 1: Character Areas: Collection of Gardens

TAB 2: Conceptual Plan

TAB 3: Detailed Cross Sections:

- (a) Interface with Mixed Use Village
- (b) The Pond Edge
- (c) The Buffer

TAB 4: Illustrative Drawings:

- (a) Play and Display Gardens (Play Farm)
- (b) Farm Gardens
- (c) Ceremonial Garden

TAB 5: Community Directions & Resulting Design Directives

TAB 6: Implementation Strategy

TAB 7: Landscape Inventory & Building Inventory



Purpose:

To provide the City with an agricultural park master concept plan for the past botanical gardens of the old Fantasy Gardens lands that builds on the site's existing features and the planning work prepared and presented to the community during the public



Background – *The Past: Fantasy Gardens Private Amusement Park*

The unique and colorful history of the lands and the site's key gateway location to Richmond and the Highway to Heaven are important factors in shaping the future of the lands.

Prior to being developed into Fantasy Gardens, these lands were the home of the first community garden in Richmond. This is no surprise, as the soils on the old gardens site, are considered as some of the most superior soils in Richmond according to the City of Richmond's Agricultural Land Strategy.

In the 1980's, Bill Vanderzalm purchased the agricultural lands at No. 5 Road and Steveston Highway. He rezoned the agricultural lands to a site specific botanical gardens zoning that would enable him to redevelop the lands into the privately operated Fantasy Gardens theme and amusement park which included a medieval village and a formal Christian inspired botanical gardens. The gardens were used for weddings, seasonal celebrations, pony rides, mini golf, petting zone, farmers markets, train rides etc. Fees were charged to enter the gardens and participate in the activities.

Although Fantasy Gardens was considered controversial by many, fond memories are abundant in the community of the beauty, vibrancy, and spirituality of the gardens planted by one of Richmond's pioneer families, the Massots.

Later in the 1990's, Fantasy Gardens was sold to Asian World, and was utilized as a theme park for a brief period of time and then sat idle for many years. During that time, the grounds and the buildings fell into disrepair, and many of the past attractions (ie statues, etc.) and infrastructure (ie. water pumps, etc.) were stolen or vandalized. As a result, with the exception of the barns, all the buildings and structures on the old botanical garden lands are unsalvageable, and the many of the previous attractions (ie statues) are no longer there.

What does remain, however, are some great "bones" such as retaining walls, ponds, a bell tower, and a system of interconnected pathways that weave through a mature and lush landscape with over 800 mature trees valued over \$ 2 million dollars creating unique character area opportunities for passive recreation, gardening, contemplation as well as for food production and education. Although the statues, and other attributes are gone, features such as the circular garden with a hedge still remain which provides an exciting opportunity to build on the site's history. A copy of an arborist report and building inventory is attached.



The Future – From Private Fantasy to “The Gardens Agricultural Park”

In 2008, Townline Homes purchased the old Fantasy Gardens site, and worked with the community to develop a vision and plan for a new mixed use neighbourhood. The directives and comments received from the community specifically regarding the future park and agricultural gardens are addressed in this plan.

During the public process, Townline Homes shared the excitement of the community of celebrating Richmond’s agricultural and garden city roots by creating a place where an authentic “garden city” theme can be demonstrated and celebrated at this key gateway to Richmond. It is for this reason that Townline renamed the new neighbourhood planned for the old fantasy gardens site, “The Gardens” as it was recognized that this site provides an exciting opportunity to create a neighbourhood which seamlessly integrates and show cases the successful coexistence of agriculture and urban uses. The logo for The Gardens neighbourhood is the sequoia tree, which is the only designated heritage tree on the site.

The number one desire expressed by the community during the public process was to provide free public access to the old botanical gardens lands. As a result, just over 12 acres of the old Fantasy Gardens site will become an agricultural public park owned and operated by the City of Richmond.

The Gardens Park Vision – To take the “fantasy” out of the gardens, by gently renovating the remaining assets into a seamless collection of multi-use “Agricultural Gardens” for all to play, discover, relax, garden and celebrate food & life.

The vision for the parks plan is to build on the context and history of the site and to bring back the gardens to the community... only this time in a more accessible and sustainable form that provides a tranquil place that connects people to the earth and each other by providing a union between agricultural, passive recreational uses and nature within a garden setting. It a place where people of all ages and faiths can come together to socialize, contemplate, explore, discover and celebrate food and gardening.

This new park builds on the site’s existing attributes and features. The park is blessed with ponds and over 800 significant trees and lush landscape woven together with an interconnected system of walkways. The plan works kindly with nature and the site’s existing assets when locating access roads, parking lots, community and demonstrative gardens. The plan respects, retains, and improves existing features such as the circular hedge garden, the old barn, the old bell tower, the bible planter, walkways and ponds.

Rather than turning its back on the agricultural park, this new mixed use village will embrace the park and carry the sustainability theme over into the village. Three access points into the village are included in the plan as well as a plaza that can be programmed. This new agricultural gardens park is built on a series of seamless transitions of gardens forming distinct character areas:

- | | |
|--|---|
| ▪ The Display & Play Gardens | <i>A place to stroll, play, discover.</i> |
| ▪ The Farm Gardens | <i>A place to garden, learn and celebrate food.</i> |
| ▪ The Celebration Garden | <i>A place to celebrate special life events, picnic, and play informally.</i> |
| ▪ The Contemplative Secret Garden | <i>A place to retreat, meditate, learn and provide habitat for nature.</i> |
| ▪ The Country Lane | <i>The farm road that links the gardens & the Highway to Heaven.</i> |

As you enter this gateway from Highway 99...your first impression to Richmond will be based on seeing a densely landscaped area in the distance as well as seeing people working in gardens and agricultural plots showcasing Richmond's garden city heritage. The combination of the park and a mixed use village containing buildings with roof top gardens framed by a generous greenway, and an agricultural crop themed edge will work together to transform this back door of Richmond into a front door with a clear garden city theme.

As you follow the generous greenway north on No. 5 Road connecting to the park, you will be greeted by the restored castle from Holland at the entrance. The castle brings joy to many Richmond youth as it leaves its past life as a gift shop and becomes a very special daycare for Richmond youngsters.

After you park your car in the parking lot at the entrance, you enter through the entry gate to the most southerly gardens - **The**



Display & Play Gardens. The entry to the garden is designed so that it can be closed at night if the City chooses. It is a place where you can come to comfortably stroll or sit on a bench and catch up with a friend along the walkways through the gardens. The landscape in the most southerly portion of this garden is more formal in its character with green lawns and ornamental beds. The landscape beds are planted within a slope, widening and strengthening the role of the agricultural buffer strip creating a transition between the mixed use village and the agricultural gardens park.

On the either side of the pond, as a transition to the agricultural gardens, a more natural garden is planted with rough grasses to form a wetland edge. Some additional pathways and bridges have been added to the gardens to help improve the experience. The old bell tower and bridge remains over the

ponds as a memory of the past.

A creative and fun Children's farm themed play area ("**Play Farm**") for learning and discovering where food comes from is also located in **The Display and Play Garden**. Edible landscaping, and special theme gardens for kids such as pizza gardens or corn maze create fun environments to learn. Interactive features such as a tractor and bronze farm animals to climb on along with a wind mill water feature designed for kids play adds to the excitement.



As you walk through this portion of the garden, you may see people from the mixed use village entering the park or you may decide to go into the mixed use village for a coffee or snack.

As you look over to the mixed use village from the park, you will see three entry staircases to the park located between a generous landscaped buffer providing a gentle transition between the urban village and the agricultural park.

People walking and cars with garden supplies travel along a country lane located along the north edge of this portion of the park heading to the community gardens and agricultural plots/demonstration gardens.

As you stroll through the gardens, take the time to read the signs and learn how the ponds have been restored and upgraded not only as a feature but also to manage storm water in a more sustainable way and to provide irrigation to the gardens.

As you walk further east, you will reach the **Farm Gardens**. The old barn takes on a new life as a venue to support the community gardens and the agricultural plots/demonstration gardens on either side. Composting facilities and a greenhouse are attached to the barn. A caretaker's suite and washrooms are provided near the barn. When you are there, you may be able to enjoy some of the educational or special events around the celebration of food (farmer's market, outdoor eating, seed swap, outdoor classroom etc.)



Many creative features and events will be added to this garden to encourage learning and discovery (ie. rain barrels, water smart irrigation, harvest management, etc). Opportunities are abundant for partnership with research, educational or community groups to manage, grow and share this garden.

Linked by existing walkways and the **Country Lane** is the **Celebration Garden** and the **Contemplative Secret Garden** in the northwestern part of the park. The **Celebration garden** is a place to celebrate life events such as weddings under an arbor within the remnants of the old circular garden. A quaint little bridge over the pond is added to allow a wedding procession to proceed through the agricultural park to this garden. It is also place to stroll, picnic, and enjoy informal play activities in the meadow.



Washrooms and a care taker's suite are located in this garden. There is an opportunity to close this portion of the garden off from the **Display and Play Gardens**.



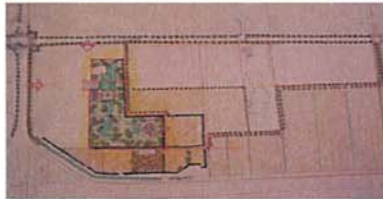
As you head north from the **Celebration Gardens** you will enter the gate to the green walled (hedgerows) **Contemplative and Secret Garden**. This garden is blessed with lush landscape providing an ever changing tapestry of colors throughout the year. A meandering pathway framed with a retaining wall covered with ivy guides you through this garden. It is a quiet place to retreat and learn more about nature as it also serves as an arboretum.



It is a place where you can go and mediate, pray or just to clear your head. This garden adds to the overall habitat diversity of the park with its meadows, hedgerows, ditches and ponds. Planted now with native species, the old bible planter remains at the entrance to the Contemplative and Secret Garden as a memory of the past.

The **Country Lane** provides an unobtrusive farming road separating the various gardens and parking areas. The **Country lane** also provides an exciting opportunity in the future to create a trail connection through the agricultural backlands to Williams Road. Not only does it provide a trail physical connection to link the farm lands and various faiths to the park, it also provides the opportunity to expand farming to the north.

The Gardens



Opportunities for more community gardens, agricultural plots, or the establishment of a farmer's trust to farm the lands all linked to the agricultural park are all possible with the **Country**

Lane. Country Lane future extension

The history, the context and the resulting seamless collection of gardens that make up this park give it, its character.

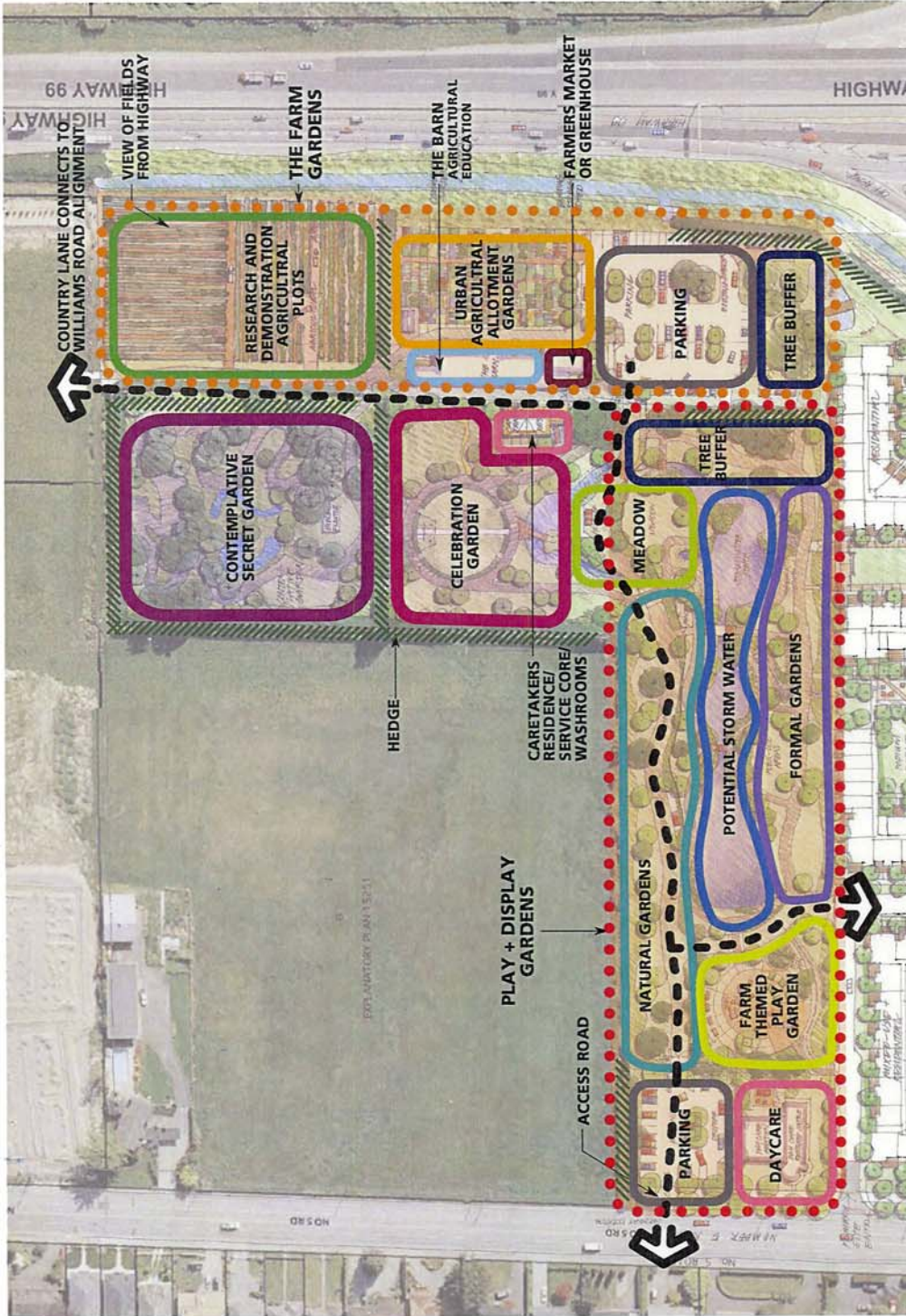
This park builds on the success of other parks such as Terra Nova providing similar opportunities for Shellmont Area residents to connect with nature and celebrate food. Unlike some of the more secluded parks in Richmond, this park has the added ability to be able to show case Richmond's garden city character and urban agriculture at very visible gateway to Richmond. It also provides an exciting opportunity to connect with a mixed use village to create a new type of sustainable community. The history and strategic location on the Highway to Heaven, provides a very special opportunity to create a park that is physically linked and accessible to all faiths. Memories of the past such as all the building blocks of the gardens (walkways, ponds, bell tower, landscape) and the restoration and the new life given to the castle and the barn as well as the integration with the mixed use village all work together to create an unique park with a strong sense of place.

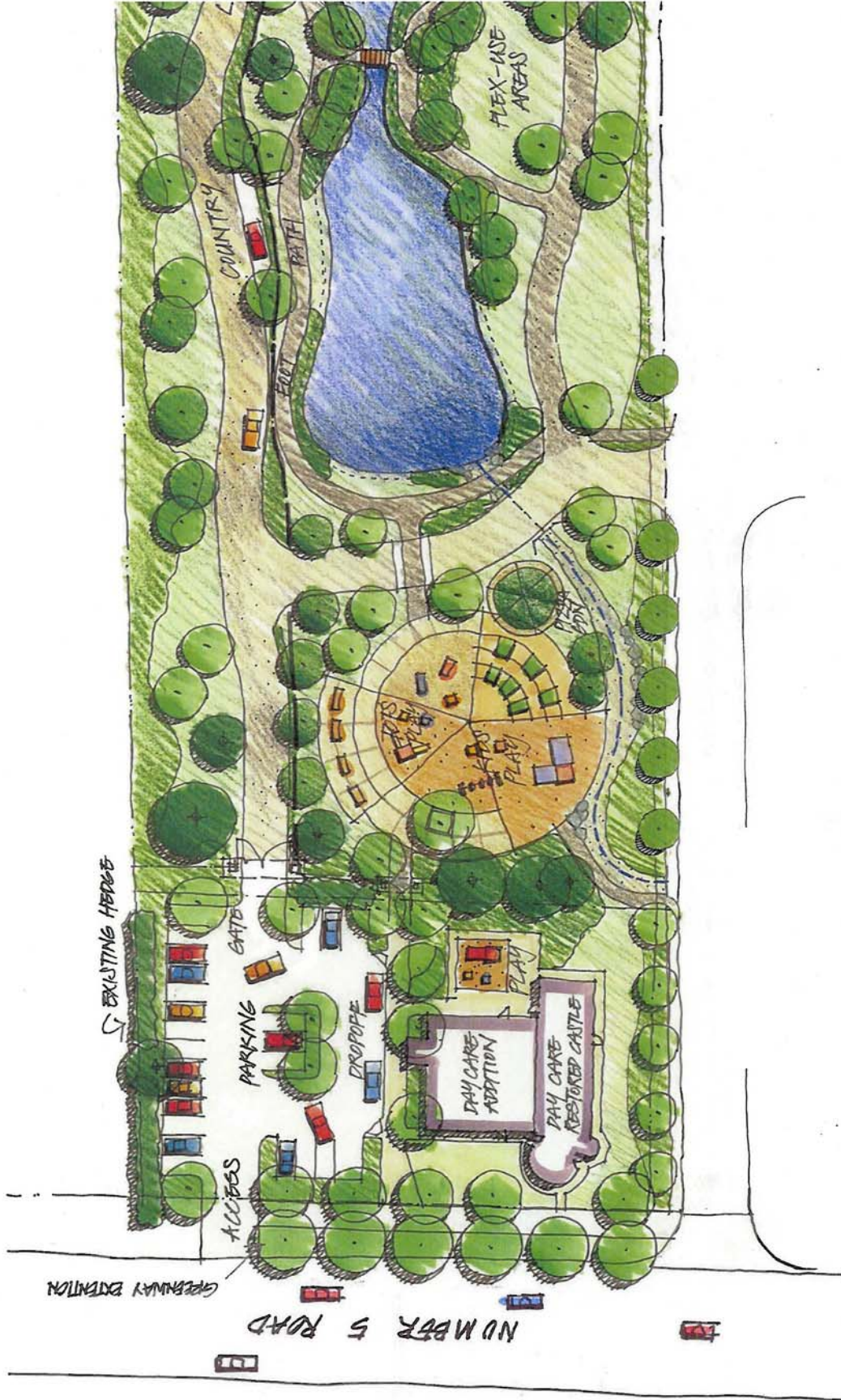
Although no longer a private amusement park, the lush landscape assets and building blocks of the gardens are renovated into a more organic collection of gardens for all to enjoy. Markers along the trail system explain how the assets of the past have been incorporated into a park that has been renovated to meet the needs of present and future generations without forgetting some of the fond memories of the past.

TAB 1

NOVEMBER 12TH, 2010

THE COLLECTION OF GARDENS





DAYCARE FARM PLAYGROUND AND PLAY + DISPLAY GARDENS

SCALE 1:500 NOVEMBER 12TH, 2010

P+A

Perry + Associates
Landscape Architecture
Site Planning

TAB 2



P+A

NOVEMBER 12TH, 2010

Perry + Associates
Landscape Architecture
Site Planning

SITE PLAN



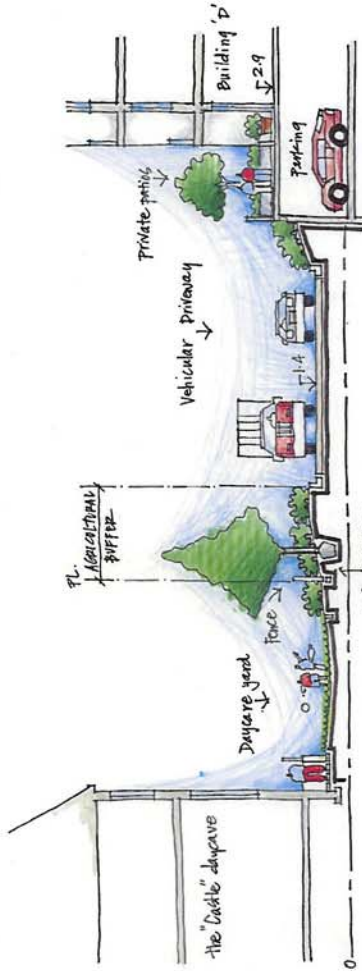
ILLUSTRATED SITE PLAN

NOVEMBER 12TH, 2010

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Perry + Associates
Landscape Architecture
Site Planning

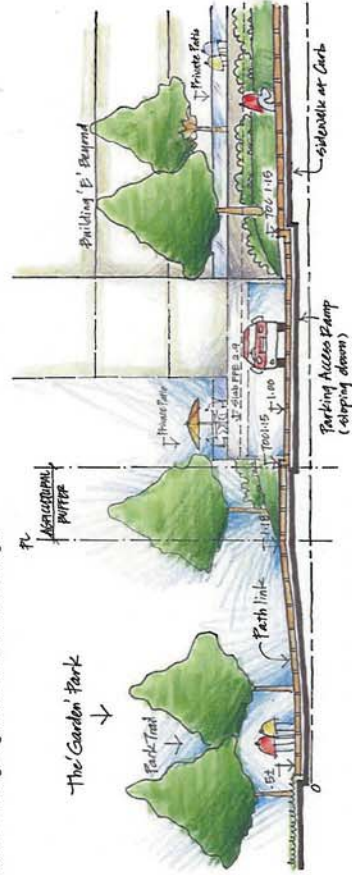
TAB 3



Section 1- Through Agricultural Buffer at Daycare



Section 2- Through Agricultural Buffer at Building D



Section 3- Through Agricultural Buffer at West Park Link

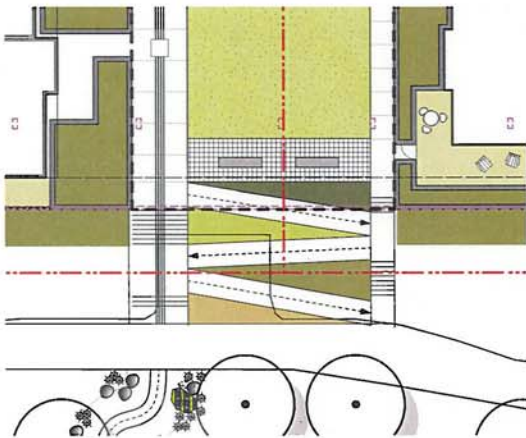


SECTIONS

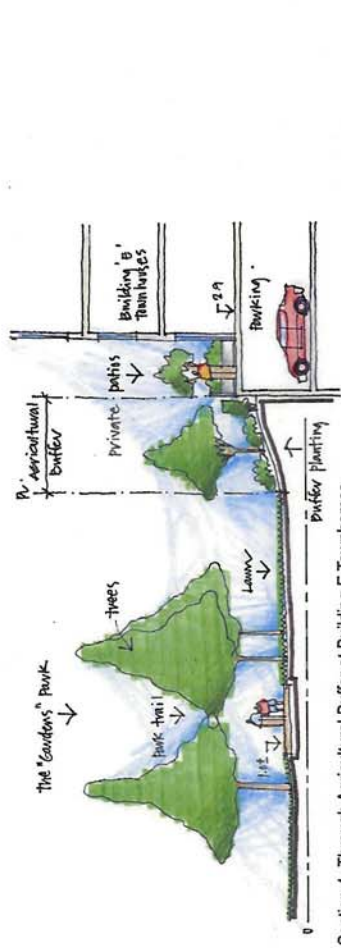
SCALE 1:200 NOVEMBER 12TH, 2010

P+A

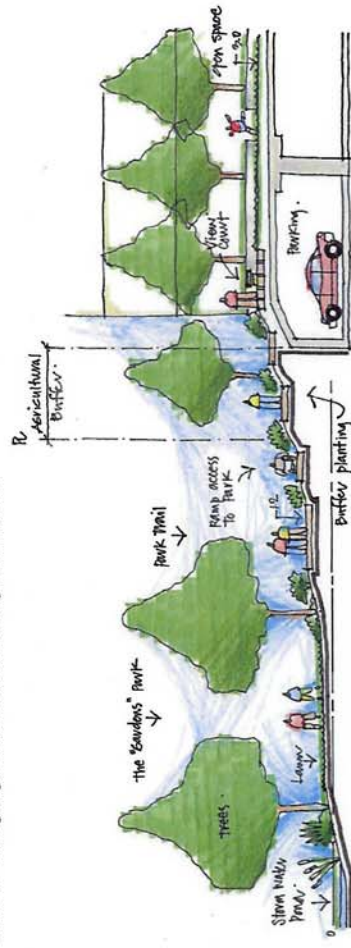
Perry + Associates
Landscape Architecture
Site Planning



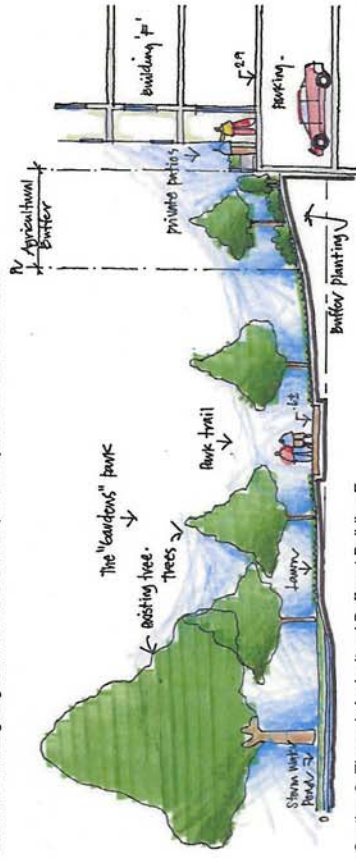
Plan at Grand Stair Case
1:150



Section 4- Through Agricultural Buffer at Building E Townhomes



Section 5- Through Agricultural Buffer at Ramp Link Adjacent to Grand Staircase



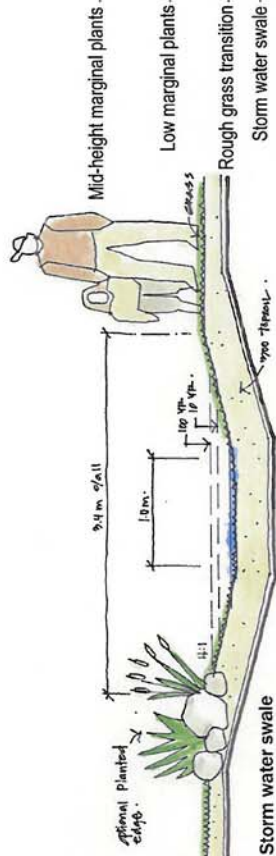
Section 6- Through Agricultural Buffer at Building F

SECTIONS

SCALE 1:200 NOVEMBER 12TH, 2010

P+A

Perry + Associates
Landscape Architecture
Site Planning



Plants at visual edge- low marginal plants- representative list

- ☐ *Acorus gramineus* Ogon- Ogon Sweet Flag
- ☐ *Asilbe* sp - Asilbe
- ☐ *Caltha palustris*- Marsh Marigold- edge
- ☐ *Carex stricta* Bowles Golden- Golden Sedge
- ☐ *Iris tenax*- Oregon Iris
- ☐ *Juncus effusus* spiralis- Corkscrew Juncus
- ☐ *Juncus patens* Carmen's Grey- Blue Rush
- ☐ *Sagittaria latifolia* (natans) - Duck Potatoe

Plants at hidden edge- mid-height marginal plants- representative list

- ☐ *Acorus calamus* variegatus- Variegated Sweet Flag
- ☐ *Comus serica*- Red Osier Dogwood
- ☐ *Gunnera manicata*- Giant Gunnera (feature location only)
- ☐ *Typha latifolia*- Bull Rush/Cat Tail



Sagittaria latifolia



Acorus calamus variegatus



Iris tenax



Typha latifolia



Carex buchanii



Juncus patens Carmen's Grey



Acorus gramineus Ogon



Juncus effusus Spiralis



Gunnera manicata



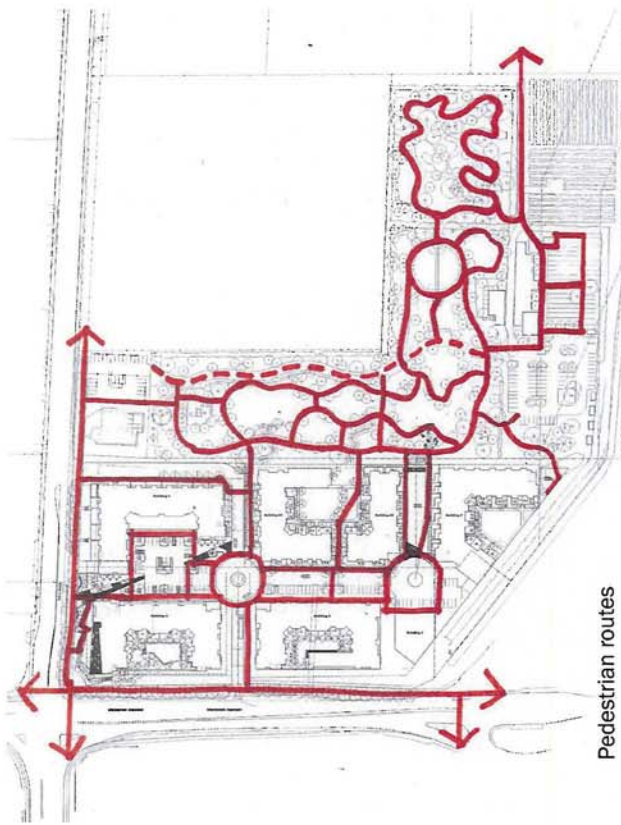
Acorus gramineus Ogon



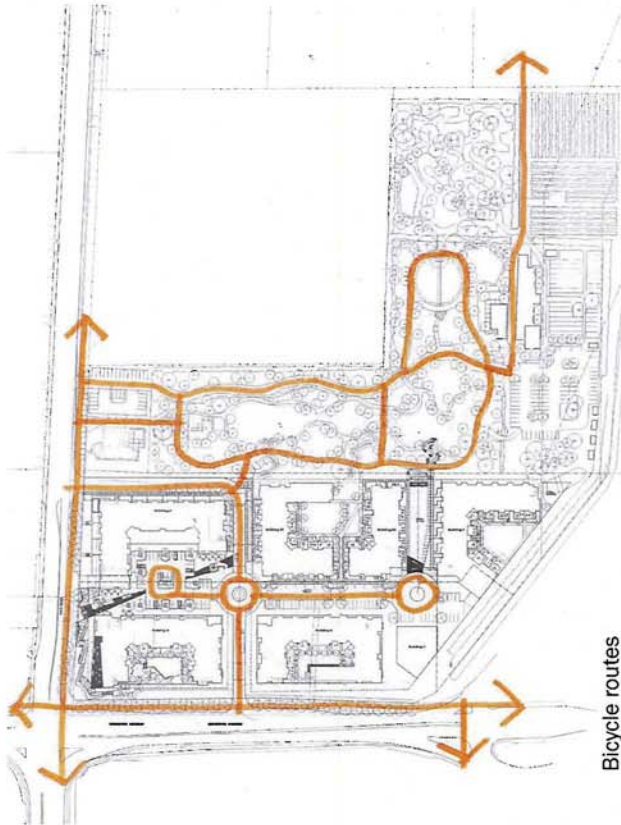
Comus serica

TAB 4

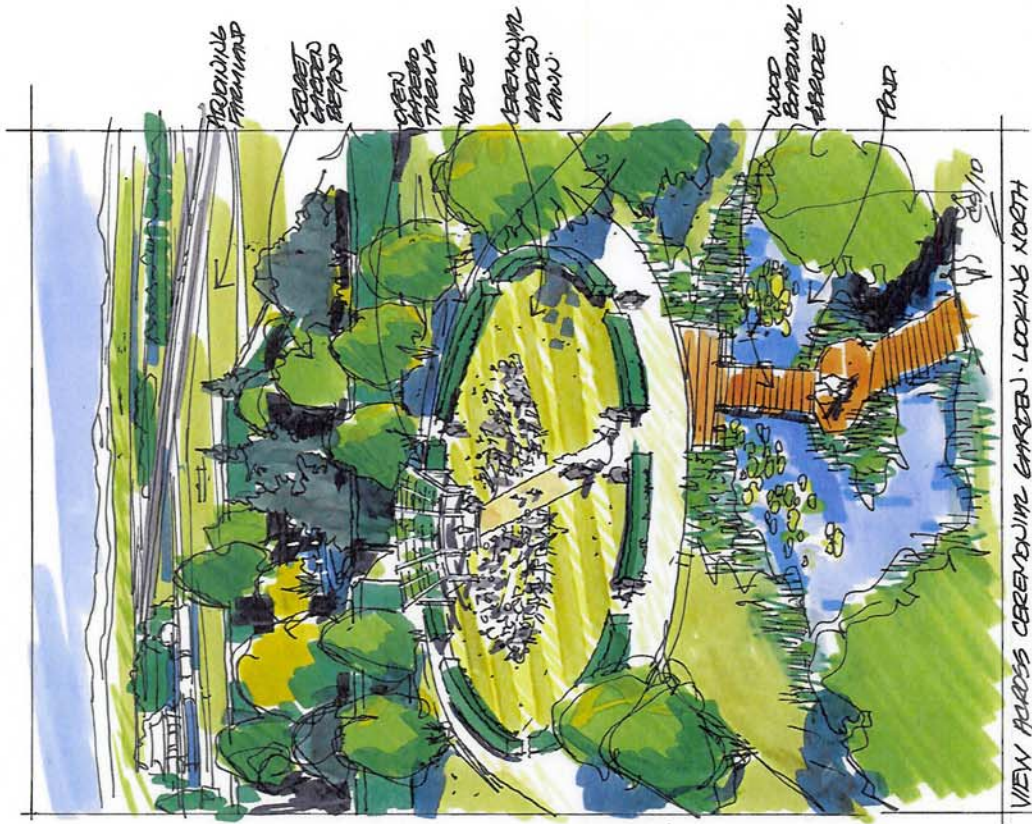
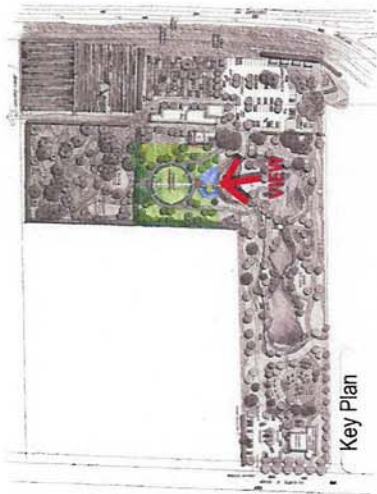
CONNECTIVITY



Pedestrian routes



Bicycle routes



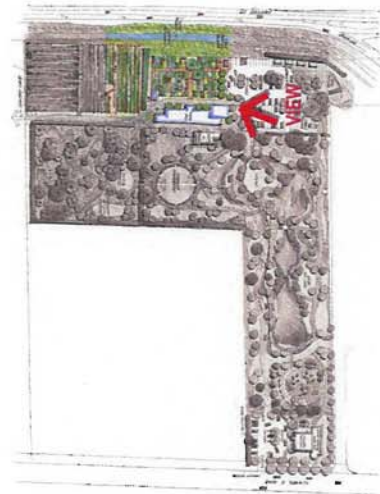
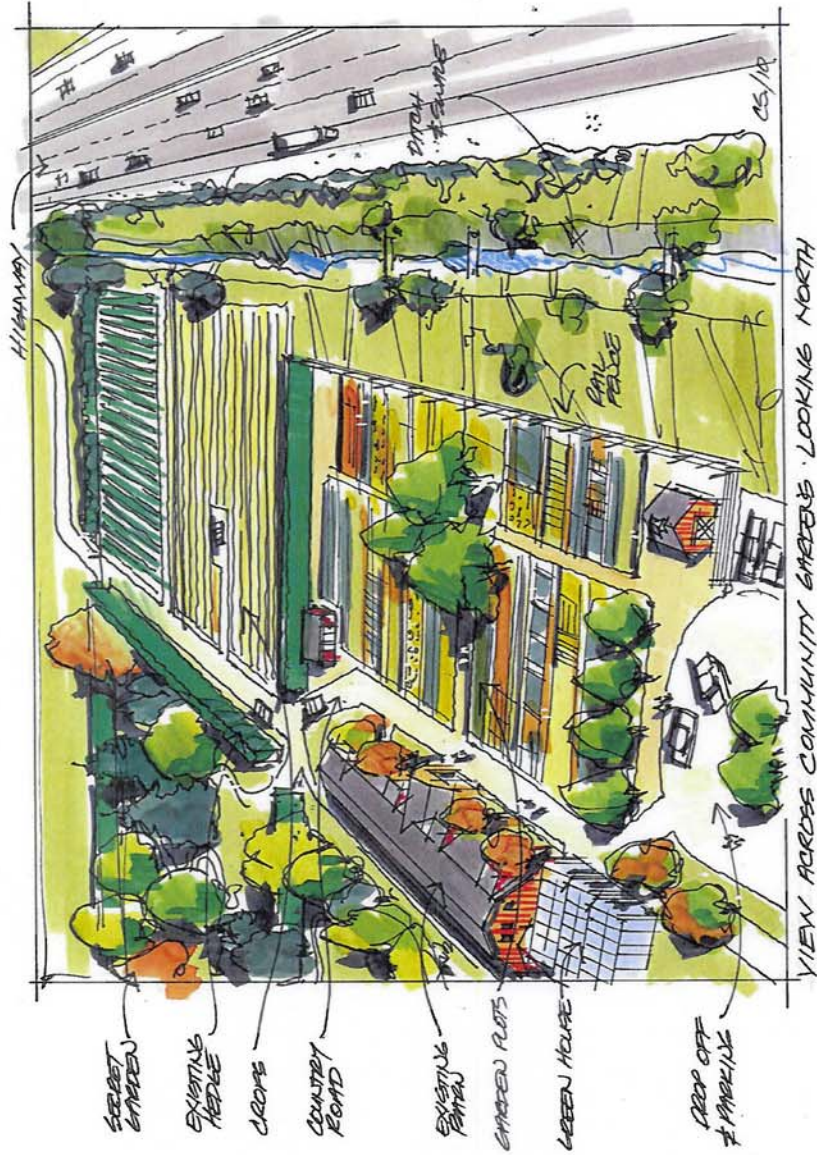
CEREMONIAL GARDEN

NOVEMBER 12TH, 2010

P+A

Perry + Associates
Landscape Architecture
Site Planning

THE GARDEN



THE FARM GARDENS

NOVEMBER 12TH, 2010

P+A

Perry + Associates
Landscape Architecture
Site Planning



PLAY FARM IN THE PLAY + DISPLAY GARDENS

NOVEMBER 12TH, 2010

P+A
Perry + Associates
Landscape Architecture
and Planning

TAB 5

Community Directives & Design Responses in the Plan

Theme: Return the Gardens to the Community

***Objective:** To respect and address the ideas and directions provided by the public for the agricultural gardens park during the public process conducted by Townline for the development of the overall plan for The Gardens neighborhood.*

The number one desire that the community had during the public process conducted by Townline in 2008 was to allow public access to the gardens, but this time at no charge. Many participants at the last workshop also requested that Townline participate with the City in the development of a parks plan, so that the ideas generated from the public process could be addressed and that the park could be connected with the mixed use village. Many participants also wanted to see community gardens and urban agricultural education and demonstrative activities on the site. Although some people wanted to see community gardens, others felt they are too messy and would prefer to see formal display gardens. As part of the rezoning application, Townline Homes agreed to dedicate the past botanical garden lands to the City for use as an agricultural park for the community in exchange for forgiveness on park DCC credits for the overall development. Townline also agreed to work with the City in the development of the parks plan.

Community Directive

Design Response

Free public access to the Gardens & no pay parking	Townline will give the lands to the City for public park purposes in exchange for park DCC credits
Respect the ideas & directions provided by the community	The plan is based on treading softly with nature and building on the strong foundation of what is already there. The ideas and directions provided by the community are reflected in this document.
Create a seamless transition between the mixed use village and the agricultural park.	The plan provides access points from the mixed use neighborhood into the gardens and the theme of the gardens will be seamlessly integrated through the mixed use village. Cross sections are provided in this document illustrating how access will be provided to the park.
Return the gardens to its roots	The plan for the gardens provides an exciting opportunity to: (a) return the lands to the community only this time with no admission charge; (b) for returning the lands back to community gardens by creating an agricultural parks plan; (c) build on the memories by working with the mature landscape, waterways, and pathways that exist on the site.
Community Gardens vs display gardens, urban agricultural education and demonstrative activities	The plan provides opportunities for all of these activities. The more formal gardens are on only a small portion of the site, and are more organic so that they are sustainable. Although some people did not like community gardens because they are "messy", they are included in the plan as community gardens are part of the history of the site, and fit well with the overall theme of an agricultural parks plan.
Garden should be secured at night	The "country lane" is strategically located to link the parking lots, the places of worship to the north as well as to help provide a physical separate between the character areas of the park allowing for the more densely landscaped "contemplative & secret garden" areas to be closed at night. The park is designed in such a way that the access to Country lane from the mixed use village and the No. 5 Road parking lot can also be closed at night if desired. A care taker's house is also proposed at the entrance to the contemplative & secret garden.

Theme: Remove the Fantasy & Respect & Renew the Gardens

Objective: To respect the history, and context of the site, by working with and enhancing the site's existing garden features and assets while addressing modern needs.

Objective: To reuse infrastructure where possible and add new where necessary

Many people at the workshops talked about their fond memories of the site. For the most part, their memories do not centre around the buildings, but rather the gardens and their desire to bring them back to meet today's needs. Some of the desires expressed included: "start new-honor the past-forget the buildings; work with and do not destroy the building blocks of the gardens as those are the history; bring back the community gardens; be true to the zoning – have gardens and agriculture and not just one of those uses; make the gardens more sustainable this time".

Some people at the workshops also wanted to see the conservatory, chapel, large barn and red barn and castle saved. As discussed in the building inventory located in section x of this report, given the years of neglect and vandalism, the old barns and the castle are the only buildings worth salvaging and upgrading to public assembly standards. Along with the buildings falling into disrepair, so has the infrastructure. A new irrigation system and water circulation system will need to be installed. Townline removed the benches and garden chairs from the park and has them in storage in the event that the City would like to reuse them as a memory of the past.

Community Directive

Design Response

Build on history	<ol style="list-style-type: none"> (1) Retaining, upgrading & enhancing the building blocks of the gardens including the pathways, landscape features, retaining walls, bridges, bell tower, ponds waterways, and the bible planter. (2) Retaining and incorporating the old barn as place to store tools, meet, and learn. (3) Bringing back the community gardens & agricultural uses along with a new potential educational component, so that it is a park for everyone. (4) Bringing back a system of walkways where people can once again stroll and enjoy the gardens only this time in a more modern sustainable form. (5) Bringing back access to the gardens only this time it is free and the theme is urban agricultural and related activities as well as passive open space uses that people of all faiths and ages can find harmony connecting with each other and nature as opposed to an amusement park. (6) The retaining, upgrading and moving the castle to the front of the park and using it as a day care is under investigation. (7) The other buildings are in very poor states and are not worth salvaging. (8) The only item designated heritage on the entire site is a sequoia tree. The tree is incorporated into the parks plan.
Re-use old infrastructure	Unfortunately all the old irrigation systems and water pumps and electrical systems have been removed or vandalized and will need to be replaced. The park benches and garden chairs are in storage. The benches

	along with the lamp standards could be reused in the park.
Make them authentic & be true to the zoning	The plan creates an authentic agricultural park and does not add uses that are contrary to the zoning. It also builds on the garden and sustainability theme while creating a park that is for everyone.

Theme: A new Front door with an authentic Garden Theme

Objective: To build on Richmond's garden city roots and transform this backdoor into a front door entrance into Richmond by celebrating, enhancing and promoting urban agricultural opportunities at this key gateway to Richmond.

Participants at the community workshops and Townline all agreed that the old Fantasy Gardens site with its lush gardens, agricultural roots and strategic location at a very visible gateway to Richmond from the highway is an ideal place to realize and show case Richmond's garden city character.

Community Directive

Design Response

Seamlessly blend the garden theme throughout the development.	The garden theme is being developed throughout the mixed use village, and along its edges. The greenway developed along the mixed use village will be extended along the frontage of the park. As well, seamless connections to the park are also be developed including a programmable open space. A buffer strip between the two uses, will be developed as well as part of the Development Permit process for the buildings in the Village.
The "garden city" theme as the unifying character. The gardens become the heart and soul.	
Bring the gardens into the village & the outer edges of the development	The site's visible location on Highway 99, provides an exciting opportunity to promote urban agriculture in Richmond. The retention of the old barn and reintroduction of community gardens, demonstration gardens work together to create exciting opportunities to celebrate agriculture and other programming around growing food and gardens. It is proposed that a portion of the hedge along the highway be removed so that the gardening and plots becomes more visible.
Programming opportunities to celebrate agriculture	
Rebuild the park with phase 1 so that people have confidence it will be done.	The gardens will be cleaned up by Townline so that they can be opened up in phases as the City becomes ready.

Theme: Food Production is part of the Community Infrastructure – The 100 Metre Diet



The role of energy, water and air quality has on the health and sustainability of cities is well documented. However, the role that food has on the environment, our social relationships, health, community and the local economy is often either taken for granted or overlooked. The Gardens Agricultural Park and mixed use village provides a very exciting opportunity for Richmond residents to celebrate, produce and maybe even distribute food at this southern gateway to Richmond. The Gardens Mixed Use village does not turn its back on the agricultural gardens. Instead it embraces it! This and other green initiatives in the mixed use village build on Richmond's garden city roots to transform this southern gateway of Richmond from a black top back door into a green front door.

Seamless connections from the Mixed Use Village to the agricultural park, roof top gardens, perimeter greenways, a riparian area, coop cars, creation of a transit oriented environment, and the inclusion of edible landscaping and food production extending from the agricultural gardens into the mixed use village all work together to create a new type of garden community. It is a community with food production incorporated as an integral part of the infrastructure. The Gardens Agricultural Park contributes not only to the 100 mile diet but also to the 100 metre diet. Both residents in the surrounding neighborhoods and the new mixed use village will be able to enjoy a variety of fresh and nutritious food within walking distance. As a result, people of all ages are given the opportunity to reconnect with each other and where food comes from.

The Agricultural Gardens not only contains opportunities for food production but also food distribution and celebration. The **Farm Gardens** with **The Barn** provides an exciting venue and opportunity for a seasonal farmer's market, classes and demonstrations, seed exchanges, and community supported agriculture where people can pay a share upfront for fresh produce throughout the season. The integration of food in an urban environment also provides an exciting opportunity to develop a culture that celebrates food through dinners and special events.

Water plays a key role in food production and sustainability. The Gardens Agricultural Park and Mixed Use Village benefit from an innovative new storm water system which creates a treatment train storing and cleaning water to be used for irrigation of the **Farm Gardens**.

At the public workshops, requests were given by some in attendance to consider green initiatives such as: grey water management; edible landscaping; food production including community gardens & a farmers market; wild life rehab; open spaces that provide opportunities for socializing, ecology and food production. Although some people wanted community gardens, others were concerned that they would take away from the natural beauty of the park.

Community Directive

Design Response

Farmers market & / or Community Supported Agriculture programs	If desired there is an opportunity to hold a farmers market/distribution place within the gardens by the old barn or food production and gardening celebrations.
Consider green initiatives (ie. grey water management, edible landscaping, food production including community gardens & a farmers market, wild life rehab, & open spaces for socializing, wind power, ecology & food production.	<ol style="list-style-type: none"> (1) Utilizing the ponds for storm water management including irrigation for the Farm Gardens. (2) Edible landscaping is proposed on the plan. (3) Community gardens, agricultural plots and opportunities for socializing and connecting around food production are addressed in the plan. (4) The plan also retains the hedgerows in the northern portion (The Secret & Contemplative Garden) of the site for people to peacefully connect with nature but also as habitat for birds and insects. (5) The plan treats food production as part of the infrastructure.

Theme: A tranquil and beautiful park for everyone

Objective: To create a plan that provides an opportunity for people of all faiths, ages and cultures to unify and find a sense of harmony by reconnecting with the land and nature in a beautiful natural setting.



At the community workshops, all in attendance wanted to see free public access to a well maintained park. Some people raised concerns that the City similar to Asian World would not be able to maintain the originally planted formal ornamental gardens over the long term. As a result, many people asked that the gardens be more sustainable working with the existing landscapes and the adding more native plantings. While everyone shared the maintenance concerns, some people still wanted to see as a memory of the past including some formal display gardens. Everyone wanted the remaining hard landscape features and landscape features retained to create a natural setting that could provide an oasis to escape to at this busy entrance to Richmond.

Desires were expressed that the park should be for everyone of all ages, cultures and beliefs. A place where people can either connect with nature by strolling through the gardens, or connect with the earth by gardening or participate in events that celebrate food and gardening. A place where kids can play and learn about where their food comes from. Desires were expressed for educational and demonstrative gardening and farming opportunities for adults and children.

It was raised at several of the meetings, that the old botanical gardens have a special spiritual significance and healing powers particularly with its location at the entrance to the Highway to Heaven. Some people wanted to see the biblical garden recreated and the chapel brought back as place of worship. Other people felt that given it will be a public park located along a corridor of many different faiths, that the park should be non-denominational.

Community Directive

Design Response

More sustainable gardens vs more formal gardens	The plan has been designed to work with the landscape (hard & soft) that is there. In order to address the concerns for a more sustainable natural park and the inclusion of some display gardens, a planting strategy has been developed which includes a series of transitions with more formal planting within the park along the edge closest to the mixed use village, and more natural plantings heading north towards the No. 5 road lands agricultural backlands.
A park for everyone including play grounds for kids	The park includes opportunities for older adults to stroll, garden and learn. It also provides a place for kids to play and learn in a play farm garden. In addition the castle is under investigation as a possible daycare.
A park for one faith vs all faiths A place for prayer and spirituality	The park is designed for places for all people of all faith to enjoy along with quiet places for people to pray or contemplate. It is designed as a place that promotes harmony with nature and all religions at this symbolic location at the entrance to the highway to highway.

Theme: A retreat to learn, discover, connect & contemplate

Objective: To build on Richmond's legacy of being the healthiest community in Canada by creating a park that serves both as symbolic entrance to the City as well as a retreat for promoting healthy lifestyles that are good for the soul, body and mind blended together as a harmonious whole to promote a healthy life style.

Creating a place that provides an oasis from the black top and busyness at this location with desired by all. Several people were excited about the possibility of having demonstrative and educational elements as part of the park tied to the overall garden and agricultural theme. People saw it as a very desirable place to learn, discover and connect with neighbors and nature. Discussion ensued at one workshop about the success of Terra Nova park and its value to the community particularly for children, and how this area of Richmond needs something similar.

Community Directive

Design Response

Places to stroll and meet neighbours	A pathway system with seating areas through the gardens provides places to stroll and learn, garden, discover and people watch.
Places to celebrate life events	The past circular garden is retained which provides an ideal location for weddings and other life events in a beautiful location under a new gazebo.
Christian prayer and outreach facilities	The garden plan provides spaces ideal for peaceful contemplation and prayer. If the country lane concept eventually extends north through the No. 5 Road backlands, a prayer route can be established that could be used by all the places of worship. The goal of the plan as mentioned earlier in this document is to create a park for people of faiths to enjoy together particularly at this significance location at the Highway to Heaven. It is for this reason, that religion specific facilities are not included in the plan.
Liberal arts learning centre, community police station, community centre, senior centre, live theatre stage , mini golf and skate board, healing arts and wellness centre , lawn bowling	Facilities for these uses have not been included as they would require an amendment to the Agricultural Land Reserve
Gardening classes	These could be accommodated in the barn, as well as in the community gardens, secret garden area or farming plots.
Central gazebo and grand stand for community events	A gazebo is included within the circular garden. A grand stand would likely not be supported by the Agricultural Land Commission
Demonstration and learning gardens	The Barn, Community Gardens, Plots, Kids gardens, Secret Gardens. There is an opportunity label all the significant trees for self guided tours
Exercise circuit	A walking path is including in the plan. An exercise circuit has not been included at this time in the plan, but could always be added later.
Off leash park	Is not included, but could be addressed later once the City has ownership of the land.
Bike trails vs no bike trails	Same as above
Children's play ground & activities so kids can understand where food comes from and make healthy food choices	A children's play area has been included in the plan. It is envisioned that the play equipment should resemble farming equipment, and provides places to dig.

	The plan also includes a children's garden which provides the opportunity to grow fun gardens such as a pizza garden so that they learn where the ingredients for pizza come from. Or a corn maze could be planted for hide and seek. A tractor and bronze statues of farm animals for climbing on all add to the farm theme. An interactive water feature adds to the learning and discovery.
Community Education facility	The Barn can serve this purpose. A code consultant would need to be retained by the City if a partnership is reached with an education institute and indoor classrooms are created.
Places to contemplate	Many special spots are included in the plan to contemplate. The original building blocks of the original gardens are there in an attempt to preserve these special places.
Community Gardens	Included along with farming plots that could be programmed or leased.
Day care	Investigating the possibility of utilizing the castle for day care.

Theme: Connecting People to the Farm

Objective: To create a plan that provides existing and future connections with the surrounding neighbours.

Just as the history of the site is important in the planning of the park, the context also presents many opportunities. To the west, is the well established Shellmont area. To the south, there are commercial users, and employment centres. To the north, there are the places of worship, and schools and their agricultural backlands located along the "Highway to Heaven" all very visible from Highway 99.

Community Directive

Design Response

Seamless connections from the mixed use village	Entry points are planned into the park with the gardens theme blended throughout.
Connections to the neighbourhood to the west.	A signalized intersection & Cross walk is being developed across No. 5 Road that residents to the west can use to access the park.
Connections along the edges	A multiuse greenway will replace the unfriendly sidewalk next to curb along the entire development and park edge.
The "Country Lane"	A park road with a country lane character is proposed in the plan to provide access to the community gardens and separate gardens. The country lane has an unobtrusive rural feel. In the future there is an exciting opportunity to extend the country lane and urban agricultural activities north through the backlands along No. 5 Road connecting to the Williams bike path.
Recreation & Education Opportunities – A place to connect socially	The collection of gardens provides an exciting opportunity for people of all ages to connect with each other and the earth whether it be gardening in the community gardens, exchanging seeds at the barn, participating in a gardening workshop, strolling through the play and display garden, watching a wedding in the ceremonial garden, or meditating in the secret garden while the kids play in the Play Farm.

TAB 6

Maintenance & Implementation Strategy:

The following will be undertaken by Townline as part of the Implementation & Maintenance Strategy:

Phase 1

- (1) Fence the park site so that it is protected during construction of the mixed use village.
- (2) Remove the years of debris that have been dumped and left on the entire site from the various special events and the old amusement park.
- (3) Remove the dangerous structures that are situated where the **Farm Gardens** are going to be located.
- (4) Remove the vast asphalt surfaces and replace with top soil so that the **Farm Gardens** are ready for farming.
- (5) Clean up the **Play and Display Gardens** so that if the City chooses, this garden can be opened upon handover of the lands to the City. The Cleanup will be to Level 4 standards of the BC Landscape standard. It will include weed removal and the placing of mulch for weed control. Reinstall and mow lawns. Prune trees and shrubs. Mulch wood and re-use in beds on site. Remove and dispose from property all garbage, organic matter other than wood chips that can be used for mulching. Remove dead and dying material.
- (6) Clean up and Fence off the **Secret and Contemplative Garden and Ceremonial Garden** so that it can be secured until a caretaker's suite is developed and the more remote gardens can be safely opened.
- (7) Board up and secure **The barn** and the remaining buildings in the Ceremonial and Secret & Contemplative Gardens. Remove all the contents of The Barn.
- (8) Remove the perimeter hedges as per the plan if the City chooses.
- (9) "Rough-in" the Country Lane if the City chooses.
- (10) Extend Sanitary, Storm and Water into the park to service the future washroom and provide water to irrigate the **Farm Gardens**. A right of way will need to be secured for this.
- (11) The Ponds in the **Play and Display Gardens** and in the **Ceremonial Garden** will be cleaned and prepared for installation of the pumps, etc for the Storm Water Management System.
- (12) The parking lot along No. 5 Road will be created with a ground asphalt base.
- (13) The perimeter greenway system along the No. 5 Road edge will be developed.
- (14) A temporary sales centre will be built which Townline will renovate in the next phase as part of the day care in conjunction with the castle.

Implementation: Phase 2:

- (1) The storm water retention ponds will be completed.
- (2) Along the southern edge of the Play and Display Garden, the temporary construction road for the mixed use village and the park will be replaced with the following upon completion of the last phase of the mixed use development:
 - New plantings to supplement the agricultural buffer to create a transition zone between the mixed use village and the agricultural park.
 - Replacement of the previous walkway as per the parks plan.
 - Swales to access the ponds. Crossings over the swales as necessary.
 - New landscape directly around the ponds.
 - Development of the accesses to the park.
- (3) Removal of the sales Centre and construction of the Day Care prior to Occupancy of Phase 3 as per the Zoning requirements of the mixed use village.

Townline will continue to maintain the park to Level 4 standard as described in the 7th edition of the BC Landscape Standard until 8 months after the City takes ownership of the lands.

TAB 7

Building & Structure Inventory.

Display Structure – Given its missing panels and lattice as well as the large holes in the roof, recommend that there is no reason to save this structure.



Chapel - The old chapel (31 area m2 building area/ 1000 unit rate m2) was the home to many weddings in the old fantasy gardens. Although the old benches in the chapel are in good condition, the structure has extensive dry rot to the exterior wall assemblies, particularly the east wall. There are also extensive holes in the roof structure. Given its poor shape, it does not make sense to preserve it and bring it today's code requirements. Interest has been expressed from a few people in the community who would like to move the chapel on to their property, which is what is recommended. Alternately the chapel could stay as a memory point without public access.





Light Standards: There are approximately 30 lights that have not been completely vandalized. All the lamp standards are in good condition and could be reused if the City chooses to. In total they are valued at approximately \$90,000.00. A new electrical system is needed due to vandalism.



Benches: There are some Francis Andrew benches left in the park. They are in good condition and could be reused.



Concrete Bench: Although the statues have been stolen or vandalized, there are a couple of concrete benches remaining within the old circular garden (Proposed Ceremonial Garden). These benches are in good shape and could be reused.

Old Exotic bird cage – The roof is rotten, and there are large cracks in the foundation. An exotic bird cage also does not fit with the theme of the park. Recommendation is to remove.





Wooden bridge – The decking and some of the structure needs to be replaced.
Recommendation is to remove and replace.



Retaining walls in the "Secret & Contemplative Garden" are in good condition with some small patch repairs needed.

Old washrooms - The old building housing the washrooms is located in the proposed "Contemplative and Secret Garden". The building has extensive dry rot and the inside has been vandalized. All the plumbing and wires in the house have been removed. Removal of the building is recommended.



Old tea house and Train building- All of these structures have fallen into extreme disrepair and have been extensively vandalized. Recommendation is to remove them.



Old broken bridge – Unlike the other two bridges, this bridge is structurally unsound and should be removed.



Small Red barn- This barn is located in the proposed parking lot For the community gardens in the “agricultural garden”. Similar to the other buildings on site it has fallen into complete disrepair and has been extensively vandalized. It is recommended that it be removed and that the larger red barn be retained instead.



Old train station building - Does not fit with the agricultural/garden theme. More of an amusement park use.



Ticket booth – Does not fit in a public park.



Pony Barns- Given their agricultural character, and the need for garden sheds these barns have been incorporated into the plan.



Old Market/Fort Structures – These buildings/structures are for the most part just Facades. They are hazardous and in very poor condition. These structures and the asphalt below them will be removed as part of the process of transforming the gardens back to farming in order to create the Farm Gardens.

Entrance trellis - This trellis is located between the proposed

Ceremonial Garden and the Contemplative and Secret Garden. The walkways and the landscape surrounding this

Trellis make the ideal entrance to the Contemplative and Secret Garden.

The trellis is of poor construction and should be replaced.

The big red barn - It is recommended that this building stay and become the central hub (The barn) in The Agricultural Gardens.

the barn could be used for storing equipment, a distribution centre, a meeting place, a class room, etc. if a partnership with a college or university transpired. To "mothball"

this structure a budget of approximately \$15,000.00 is needed to clean out the debris and other stored materials. As well as to repairs to the insulation, vapour barrier;

weather tight exterior walls and roof, and board/secure & cover all exterior wall openings.

All electrical services would need to be decommissioned.

Depending of the type of

Partnership or use the City would like to pursue with The barn, a code consultant would need

To be required to estimate upgrades.





Castle Garage – This old remains of a castle are located within the future agricultural plots. It is poorly constructed and in serious disrepair. It is recommended that if a castle is restored and incorporated that it be the Coevorden castle.



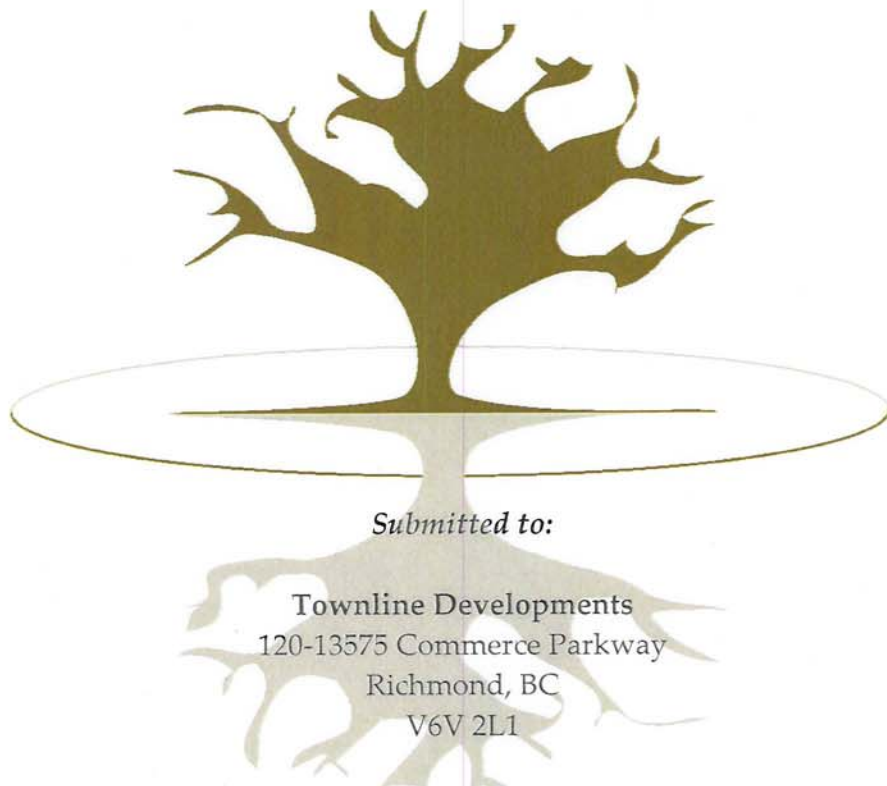
Conservatory- Only a portion of this building is located on the future park. Given that the mixed use village site will be raised and that the building does not meet current standards, removal is recommended.

The Bible Planter – The old bible planter is located inside the entrance of the proposed Contemplative and Secret Garden. It is a concrete planter shaped like a bible. It appears to be in good condition, but this will need to be confirmed once the overgrown landscape is removed from it.

Clock & Bell Tower & Bridge: The Bell tower valued at approximately \$17,400.00 (11.6 m2 bldg area) is in good repair and structure condition. Some of the bells have been stolen. It is estimated that it will cost \$500 to remove, store and re-install the bells. Without electrical power to the bell tower, it was impossible to determine if the clock is still working.



**Tree and Shrub Appraisal for
Fantasy Gardens,
Richmond BC**



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Background

Diamond Head Consulting Ltd. was asked to create an inventory and map of the trees and shrubs at Fantasy Gardens for appraisal purposes. The site is proposed for development and plans to retain the botanical garden as a City of Richmond park and community garden are being considered. The site was visited on October 5 & 7, 2009. The trees and shrubs on the site were inventoried, including: species, diameter at breast height (dbh) measured to the nearest 1 cm at 1.4 m above tree base, estimated height and general health. Each tree was numbered and their locations illustrated on the accompanying map. Plant appraisals were calculated for the trees using the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal* 9th edition. Evergreen and deciduous shrubs were not appraised using this manual but rather given a replacement cost based on larger plant stock available at local nurseries.

Methodology

Using the *Guide for Plant Appraisal* 9th edition manual, published by the International Society of Arboriculture (ISA), an appraised value was given to each tree as represented in the attached tables. Tree values were calculated using the **Trunk Formula** method which considers the tree cannot feasibly be replaced with like sized plants from local nurseries to provide equal amenity. Alternatively, evergreen and deciduous shrubs were given a replacement cost based on local available nursery stock which can provide near equal amenity due to their smaller sizes and role in the landscape.

Trunk Formula Method

This appraisal method considers the cost of the largest commonly available transplantable tree and its cost of installation plus the increase of value due to the larger size of tree being appraised. The Pacific Northwest Chapter (PNW) of the ISA has compiled **Species** ratings and average **Unit Cost** ratings based on industry standard for use with the Trunk Formula appraisal method. As of December 2007, the unit costs calculated for deciduous trees are \$13.19 per cm² and \$12.56 per cm² for coniferous species.

The **Appraised Value** of each tree is arrived at by multiplying the **Basic Tree Cost** by **Species%**, by **Condition %**, and by **Location %**.

Location is arrived at by finding the average of **Site%**, **Contribution%** and **Placement %**. The basic tree cost value is arrived at by multiplying the **Trunk Area Increase** (TA or ATA) of the appraised tree by the **Unit Tree Cost**.

Four factors are considered in arriving at the appraised value using the Trunk Formula appraisal method including Species, Condition, Size and Location. **Size** is determined by measurement while the other three factors are determined by the appraiser. Tree species is identified within the site inventory and given a **Species** rating (%) based on values provided by the PNW chapter of the ISA. A near perfect rating could be given to an indigenous native tree tolerant of a site's environment. The **Condition** of a plant is



determined by evaluating its current state of health and structural integrity. For the basis of this inventory and valuation the plant was rated as poor, fair, good or excellent.

- Poor ratings were given to plants exhibiting low vigor, declining health containing major structural defects. Trees rated Poor are considered to be hazardous and should be removed at some point in the future.
- Fair health plants were exhibiting symptoms of decline but were not yet in decline. Fair rated trees may have moderate structural defects that are not imminently hazardous.
- Good ratings were reserved for plants exhibiting good health and vigor. These plants had minor defects or symptoms of stress that were not readily noticeable.
- Excellent ratings were given to plants with no defects and excellent health. Only a handful of plants on the site received this rating.

Size rating is a value where the diameter of the tree is converted to represent the cross sectional area of the trunk. Numerical tables provided in the guide convert trunk diameters to trunk area (**TA**). **Trunk Areas** are converted to adjusted trunk area (**ATA**) for trees greater than 75cm dbh whose value would not increase in relation to increase size and age.

Location rating is an average (%) of Site, Contribution and Placement of the given plants in the context of their aesthetic, function and location within the site or landscape. The Fantasy Gardens site is unique in that it was designed as a botanical garden. The intensive use of the future site and its current market value would rate the Site as high (80-89%) but the current rundown, overgrown condition of the garden reduces the rating to 75%. The layout and placement of plants using varying degrees and contrast of texture, height and color is well designed to create interest and mood giving a high Contribution rating of the site at 83%. The layout and placement of plants in terms of function and aesthetic is best achieved when used as focal points within the site. In many areas of the site plants are visually lost or overcrowded due to their placement in the group or as well by the lack of maintenance and pruning. A Placement rating of 73% was given for the site. An overall **Site** rating of 77% was given to the Fantasy Gardens site.

Replacement Cost

Replacement costs for the site's shrubs were arrived at using pricing of plant stock available from local nurseries including Specimen Trees, Peels Nursery and Picketts Nursery. Rhododendrons and azaleas were priced separately from the remaining shrubs on site due to their large numbers and value within the landscape. Rhododendrons have the potential to grow to the size of small trees and therefore larger ball and burlap (B&B) field stock were considered for replacement. Generally, varying sizes of rhododendrons were matched with stock suitable of replacement size. The condition of the plant was given a low or high value for the available stock within that size range.



The largest replacement found for rhododendrons was 1.75 meters (field stock) ranging in price from \$339.00 to \$787.00. The smallest pot size used for this valuation method was a #5 pot priced at \$27.00. The following table shows the ranges of plant sizes and prices used in the cost of replacement for rhododendrons. Please note rhododendrons were not identified to species and therefore replacement values are estimates based on size and not species of plant.

Rhodo height	Replacement size	Condition	Price
> 2 m	1.75 m (b &b)	Good	787.00
		Fair	339.00
1 – 2 m	1.0 m (b &b)	Good	193.00
		Fair	111.00
1 – 3m	.5 m (b &b)	Poor	78.00
< .5 m	7 gallon pot	Good	34.00
< .5 m	7 gallon pot	Fair	27.00

The largest replacement found for azalea plants was a 15 gallon pot priced at \$41.00. Azaleas are smaller sized plants are therefore can be replaced at near equal amenity with available nursery stock of similar size. The following nursery stock was chosen as replacement for the site's azaleas.

Azalea height	Replacement size	Condition	Price
.5 – 2.5 m	15 gallon pot	Good	41.00
>1 – 3m	5 gallon pot	Fair	21.00
.3m - < 1m	2 gallon pot	Fair	12.00
1- 2m	1 gallon pot	Poor	6.00

All remaining deciduous and evergreen shrubs were grouped together within the inventory for appraisal purposes. The largest available nursery sizes for each plant type were selected as replacements. Due to the varied availability the pot sizes ranged from one to 15 gallon and into ball and burlapped (B&B).



Assumptions

Staff of Diamond Head Consulting responsible for performing Fantasy Garden's inventory and appraisal have many years of forestry and arboriculture field experience. Due to the large number of plants on site, various measures were taken to complete the inventory and appraisal in an efficient and cost effective manner. Heights of the plants were estimated and comparisons were made to fine tune the estimates using laser measuring instruments. Diameters of the trees and shrubs were estimated in the field and plants with multiple stems (ms) were inventoried as such in the database. Once the valuation was undertaken adjusted diameter values were calculated for the plants. Diameters of similar species of similar health and size were referenced and adjustments were made (decrease or increase) based on the overall growth rate for that genus or species. Where multiple plants of the same genus or species were grouped together one database entry was made for the group and a multiplying factor recorded. These additional plant numbers have been included in a separate column in the attached appraisal tables.

Final Remarks

This report summarizes the plant inventory and appraisal methods conducted for Fantasy Gardens in Richmond BC. If there are any questions or concerns as to the contents of this report, please contact us at any time.

Sincerely,

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ISA Certified Arborist (PN1920A)
Certified Tree Risk Assessor (43)
BC Parks Wildlife and Danger Tree Assessor

Project Staff:

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Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
3	Rosa ssp.	Rose	n/a	1.5	Fair	18.00		\$ 18.00
5	Rosa ssp.	Rose	n/a	1.5	Fair	18.00		\$ 18.00
17	Euonymus fortunei	Euonymous	ms	0.3	Good	5.00		\$ 5.00
21	Hedera colchica	Variegated ivy	vine	n/a	Good	6.00	2	\$ 12.00
25	Buxus sempervirens	Boxwood	ms	1	Good	37.00		\$ 37.00
33	Viburnum ssp.	Viburnum	20	4	Good	55.30		\$ 55.30
35	Cornus stolonifera	Red twig dogwood	ms	2.5	Fair	18.00		\$ 18.00
54	Cotoneaster horizontalis	Bearberry	ms	4	Good	6.00		\$ 6.00
61	Photinia x fraseri	Photinia	ms	4	Fair	14.00		\$ 14.00
62	Photinia x fraseri	Photinia	ms	3	Fair	14.00		\$ 14.00
65	Cotoneaster dammeri	Bearberry	ms	0.6	Good	6.00		\$ 6.00
72	Platyclusus orientalis	Chinese arborvitae	ms	1.5	Good	35.00		\$ 35.00
102	Rhus typhina	Staghorn sumac	ms	10	Good	43.00		\$ 43.00
103	Juniperus chinensis	Juniper	ms	2	Good	21.00		\$ 21.00
104	Euonymus fortunei	Euonymous	ms	0.5	Fair	5.00		\$ 5.00
109	Cornus stolonifera	Variegated red twig dogwood	ms	2	Good	18.00		\$ 18.00
115	Camellia ssp.	Camellia	10	2.5	Good	18.00		\$ 18.00
121	Cotoneaster horizontalis	Bearberry	ms	3	Good	6.00		\$ 6.00
126	Juniper ssp.	Juniper	ms	0.5	Good	21.00		\$ 21.00
137	Hamamelis mollis	Witch hazel	ms	5	Fair	53.00		\$ 53.00
145	Pieris japonica	Japanese andromeda	ms	30	Poor	27.00		\$ 27.00
147	Juniper ssp.	Juniper	ms	2	Good	21.00		\$ 21.00
149	Fatsia japonica	Variegated fatsia	ms	2	Good	14.00		\$ 14.00
150	Viburnum rhytidophyllum	Leather leaf viburnum	ms	6	Fair	55.30		\$ 55.30

Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
153	Forsythia ssp.	Forsythia	ms	3	Fair	85.00		\$ 85.00
157	Bamboo	Bamboo	ms	3	Good	178.00	2	\$ 356.00
161	Fatsia japonica 'Variegata'	Vaiegated fatsia	ms	2.5	Fair	14.00		\$ 14.00
166	Phyllostachys niga	Black stem bamboo	ms	3	Good	178.00		\$ 178.00
169	Juniper ssp.	Juniper	ms	1	Fair	21.00		\$ 21.00
170	Camellia grandiflora	Camellia	8	4	Good	18.00	3	\$ 54.00
176	Juniper ssp.	Juniper	ms	0.5	Good	21.00		\$ 21.00
177	Pieris japonica	Japanese andromeda	ms	2	Fair	27.00		\$ 27.00
185	Berberis thunbergii	Japanese barberry	ms	2	Good	25.00		\$ 25.00
191	Euonymous planipes	spindle tree	ms	5	Good	150.00		\$ 150.00
195	Pieris japonica	Japanese andromeda	ms	2	Fair	27.00		\$ 27.00
196	Prunus laurocerasus	English/ Cherry laurel	ms	2	Fair	103.00		\$ 103.00
212	Pieris japonica	Japanese andromeda	ms	2	Fair	27.00		\$ 27.00
217	Crocosmia	Crocosmia	ms	0.5	Good	5.00		\$ 5.00
219	Prunus laurocerasus	English/ Cherry laurel	ms	4	Good	131.00		\$ 131.00
223	Forsythia ssp.	Forsythia	ms	3	Good	85.00		\$ 85.00
227	Bamboo	Bamboo	ms	7	Good	178.00		\$ 178.00
229	Pyracantha ssp.	Firethorne	10	3	Good	14.00		\$ 14.00
231	Rosa ssp.	Climbing rose	ms	3	Fair	18.00		\$ 18.00
233	Pieris japonica	Japanese andromeda	ms	1.5	Fair	27.00		\$ 27.00
234	Unknown 'Variegata'	Variegated plant	ms	1.5	Good	18.00		\$ 18.00
235	Cotinus coggygia	Smoke bush	ms	2	Good	63.00		\$ 63.00
238	Juniper ssp.	Juniper	ms	1	Good	21.00		\$ 21.00
239	Philadelphus virginialis	Mock orange	ms	3	Good	10.00		\$ 10.00

Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
240	Euonymus alatus	Burning bush	ms	2	Good	43.00		\$ 43.00
246	'Compactus'	Viburnum	ms	4	Good	55.30		\$ 55.30
254	Viburnum ssp.	Viburnum	ms	4	Good	55.30		\$ 55.30
257	Juniper ssp.	Juniper	ms	2.5	Fair	21.00		\$ 21.00
260	Forsythia ssp.	Forsythia	ms	3	Fair	85.00		\$ 85.00
263	Photinia x fraseri	Photinia	ms	10	Good	14.00		\$ 14.00
278	Pieris japonica	Japanese andromeda	ms	5	Fair	27.00		\$ 27.00
281	Spiraea ssp.	Spiraea	ms	1	Good	17.00		\$ 17.00
282	Forsythia ssp.	Forsythia	ms	2	Good	85.00		\$ 85.00
283	Viburnum ssp.	Viburnum	ms	2.5	Fair	19.00		\$ 19.00
285	Callicarpa bodinieri	Beauty berry	ms	3	Good	39.00		\$ 39.00
288	Sambucus racemosa	Elderberry	ms	2	Good	10.00		\$ 10.00
289	Euonymus planipes	spindle tree	ms	3	Good	150.00		\$ 150.00
292	Euonymus alatus	Burning bush	ms	2	Good	43.00		\$ 43.00
296	'Compactus'	Sambucus racemosa	ms	4	Good	10.00	2	\$ 20.00
298	Euonymus alatus	Burning bush	ms	1	Fair	43.00		\$ 43.00
304	'Compactus'	Elderberry	ms	2	Good	10.00		\$ 10.00
314	Pieris japonica	Japanese andromeda	ms	4	Good	27.00		\$ 27.00
320	Prunus laurocerasus	English laurel	ms	3	Good	131.00		\$ 131.00
321	Camellia ssp.	Camellia	10	2	Fair	18.00	2	\$ 36.00
322	Pieris japonica	Japanese andromeda	ms	2	Good	27.00		\$ 27.00
325	Buxus sempervirens	Boxwood	ms	0.3	Fair	25.00		\$ 25.00
326	Unknown	Unknown	ms	3	Fair	18.00		\$ 18.00
327	Berberis ssp.	Barberry	ms	2	Good	25.00		\$ 25.00
328	Prunus laurocerasus	English laurel	ms	2	Fair	103.00		\$ 103.00
329	Viburnum ssp.	Viburnum	ms	2.5	Good	19.00		\$ 19.00
339	Euonymus japonica	Variegated euonymus	ms	2	Good	5.00		\$ 5.00

Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
340	Bamboo	Bamboo	ms	2	Fair	178.00		\$ 178.00
342	Viburnum ssp.	Viburnum	ms	1.5	Good	19.00		\$ 19.00
346	Mahonia aquifolium	Oregon grape	ms	4	Fair	8.00		\$ 8.00
350	Buxus sempervirens	Variegated boxwood	ms	1	Fair	37.00		\$ 37.00
354	Camellia ssp.	Camellia	ms	3	Fair	18.00		\$ 18.00
356	Viburnum rhytidophyllum	Leather leaf viburnum	ms	6	Good	55.30		\$ 55.30
357	Camellia ssp.	Camellia	ms	3	Good	18.00		\$ 18.00
359	Symphoricarpos alba	Snowberry	ms	1	Good	18.00		\$ 18.00
361	Buxus sempervirens	Boxwood	ms	0.5	Good	25.00		\$ 25.00
362	Buxus sempervirens	Boxwood	ms	0.5	Good	25.00		\$ 25.00
363	Prunus laurocerasus	English/ Cherry laurel	ms	2	Fair	103.00		\$ 103.00
365	Sambucus racemosa	Elderberry	ms	4	Good	10.00		\$ 10.00
369	Euonymus japonica	Variegated euonymus	ms	2	Good	5.00		\$ 5.00
377	Cotoneaster ssp.	Cotoneaster	ms	4	Fair	6.00		\$ 6.00
382	Camellia ssp.	Camellia	10	3	Good	18.00	2	\$ 36.00
384	Fatsia japonica	Variegated fatsia	ms	2	Good	14.00		\$ 14.00
389	Spiraea ssp.	Spiraea	ms	0.5	Fair	17.00		\$ 17.00
393	Rosa ssp.	Rose	ms	2	Fair	18.00		\$ 18.00
397	Viburnum ssp.	Viburnum	ms	0.5	Good	19.00		\$ 19.00
408	Juniper ssp.	Juniper	ms	2	Poor	12.00		\$ 12.00
416	Prunus laurocerasus	English laurel	ms	4	Fair	103.00		\$ 103.00
421	Cotoneaster dammeri	Cotoneaster	ms	0.3	Good	6.00		\$ 6.00
427	Cotoneaster ssp.	Cotoneaster	ms	1.5	Good	6.00	2	\$ 12.00
431	Viburnum ssp.	Viburnum	ms	2.5	Fair	19.00		\$ 19.00
433	Sambucus racemosa	Elderberry	ms	3	Fair	10.00	2	\$ 20.00
438	Rosa ssp.	Rose	ms	2	Fair	18.00		\$ 18.00
451	Forsythia ssp.	Forsythia	ms	1.5	Good	85.00		\$ 85.00

Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
454	Pieris japonica	Japanese andromeda	ms	0.5	Fair	27.00		\$ 27.00
459	Ligustrum ssp.	Privet	ms	2	Good	19.00		\$ 19.00
464	Wisteria ssp.	Wisteria	ms	6	Good	67.00		\$ 67.00
472	Viburnum plicatum	Viburnum	10	2	Fair	35.00		\$ 35.00
476	Rosa ssp.	Rose	ms	2	Fair	18.00		\$ 18.00
482	Rosa ssp.	Rose	ms	2	Good	18.00	37	\$ 666.00
483	Pieris japonica	Japanese andromeda	ms	2	Fair	27.00		\$ 27.00
485	Mahonia aquifolium	Oregon grape	ms	3	Good	8.00		\$ 8.00
486	Cornus stolonifera	Variegated red twig dogwood	ms	2	Good	18.00		\$ 18.00
489	Viburnum plicatum	Viburnum	ms	2	Good	19.00		\$ 19.00
490	Skimmia japonica	Skimmia	ms	1	Good	19.00	2	\$ 38.00
501	Buxus sempervirens	Boxwood	ms	0.5	Good	25.00		\$ 25.00
503	Fatsia japonica	Variegated fatsia	ms	2.5	Good	14.00		\$ 14.00
505	Sambucus racemosa	Elderberry	ms	3	Good	10.00		\$ 10.00
509	Rosa ssp.	Rose	ms	0.5	Good	18.00		\$ 18.00
515	Juniperus ssp.	Juniper	ms	0.3	Fair	21.00		\$ 21.00
525	Skimmia japonica	Skimmia	ms	1	Good	19.00	2	\$ 38.00
526	Pieris japonica	Japanese andromeda	ms	2	Good	27.00		\$ 27.00
531	Leucothoe fontanesiana	Leucothoe	ms	1	Fair	19.00		\$ 19.00
538	Phyllostachys nigra	Blackstem bamboo	ms	3	Good	178.00		\$ 178.00
540	Juniperus ssp.	Juniper	ms	1	Fair	21.00		\$ 21.00
545	Viburnum plicatum	Summer Snowflake	ms	2	Good	55.30		\$ 55.30
548	Viburnum ssp.	Viburnum	ms	2	Poor	19.00		\$ 19.00
565	Platycladus orientalis	Chinese arborvitae	ms	1.5	Good	35.00		\$ 35.00

Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
571	Juniperus ssp.	Juniper	ms	1	Good	21.00		\$ 21.00
573	Rosa ssp.	climbing rose	ms	2	Good	18.00		\$ 18.00
574	Choisya ternata	Mexican orange blossom	ms	1	Good	5.00		\$ 5.00
576	Juniperus chinensis 'Pfitzeriana'	Juniper	ms	0.75	Good	21.00		\$ 21.00
577	Pieris japonica	Japanese andromeda	ms	1	Good	27.00		\$ 27.00
581	Berberis ssp.	barberry	ms	2	Fair	25.00		\$ 25.00
595	Cotoneaster dammeri	Bearberry	ms	0.3	Good	6.00	2	\$ 12.00
596	Prunus ssp.	laurel	ms	1	Good	62.00		\$ 62.00
597	Juniperus ssp.	Juniper	ms	0.3	Good	21.00		\$ 21.00
600	Pieris japonica	Japanese andromeda	ms	2.5	Fair	27.00		\$ 27.00
603	Potentilla fruticosa	Shrubby cinquefoil	ms	1	Fair	22.00		\$ 22.00
604	Camellia chinensis	Camellia	ms	2.5	Good	18.00	3	\$ 54.00
619	Prunus ssp.	Laurel	ms	1.5	Good	76.00		\$ 76.00
627	Juniperus ssp.	Juniper	ms	0.3	Poor	12.00		\$ 12.00
629	Pieris japonica	Japanese andromeda	ms	2	Fair	27.00		\$ 27.00
634	Pieris japonica	Japanese andromeda	ms	2.5	Good	27.00		\$ 27.00
637	Fatsia japonica	Fatsia	ms	1	Fair	14.00		\$ 14.00
640	Juniperus chinensis 'Pfitzeriana'	Juniper	ms	2	Good	21.00		\$ 21.00
642	Rosa ssp.	climbing rose	ms	4	Good	18.00		\$ 18.00
645	Yucca filamentosa	Yucca	ms	1	Good	11.00	2	\$ 22.00
650	Prunus ssp.	Laurel	ms	1	Fair	55.00		\$ 55.00
657	Rosa ssp.	rose	ms	2	Fair	18.00	3	\$ 54.00
658	Potentilla fruticosa	Shrubby cinquefoil	ms	2	Good	22.00		\$ 22.00
659	Spiraea ssp.	Spiraea	ms	1	Good	17.00		\$ 17.00

Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
662	Viburnum ssp.	Viburnum	ms	2.5	Good	19.00		\$ 19.00
674	Euonymous fortunei	Euonymous	ms	0.3	Good	5.00		\$ 5.00
677	Skimmia japonica	Skimmia	ms	0.5	Fair	19.00		\$ 19.00
682	Yucca filamentosa	Yucca	ms	0.3	Good	11.00	2	\$ 22.00
685	Viburnum ssp.	Viburnum	ms	2	Good	19.00		\$ 19.00
686	Prunus ssp.	Laurel	ms	2	Good	131.00		\$ 131.00
687	Pieris japonica	Japanese andromeda	ms	2.5	Good	27.00	2	\$ 54.00
691	Cornus sericea	Red osier dogwood	ms	2.5	Good	18.00		\$ 18.00
693	Choisya ternata	Mexican orange blossom	ms	1	Good	5.00		\$ 5.00
703	Berberis ssp.	Barberry	ms	1	Good	25.00		\$ 25.00
704	Hamamelis mollis	Witch hazel	ms	2.5	Good	53.00		\$ 53.00
711	Phyllostachus nigra	Black stem amboo	ms	3	Good	178.00		\$ 178.00
717	Prunus ssp.	Laurel	ms	1.5	Good	76.00		\$ 76.00
722	Juniperus chinensis	Juniper	ms	2	Good	21.00		\$ 21.00
730	Pinus mugho	Mugo pine	ms	1	Fair	35.00		\$ 35.00
731	Juniperus ssp.	Juniper	ms	2	Good	21.00		\$ 21.00
732	Platycladus orientalis	Chinese arborvitae	ms	2	Fair	35.00		\$ 35.00
733	Euonymous alatus	Burning bush	ms	2	Good	43.00		\$ 43.00
734	Pieris japonica	Japanese andromeda	ms	1	Good	27.00		\$ 27.00
739	Juniperus ssp.	Juniper	ms	1.5	Good	21.00		\$ 21.00
747	Erica ssp.	Heather	ms	0.5	Fair	5.00		\$ 5.00
748	Juniperus ssp.	Juniper	ms	0.75	Fair	21.00		\$ 21.00
756	Erica ssp.	Heather	ms	0.3	Fair	5.00	2	\$ 10.00
759	Yucca filamentosa	Yucca	ms	0.5	Good	11.00		\$ 11.00

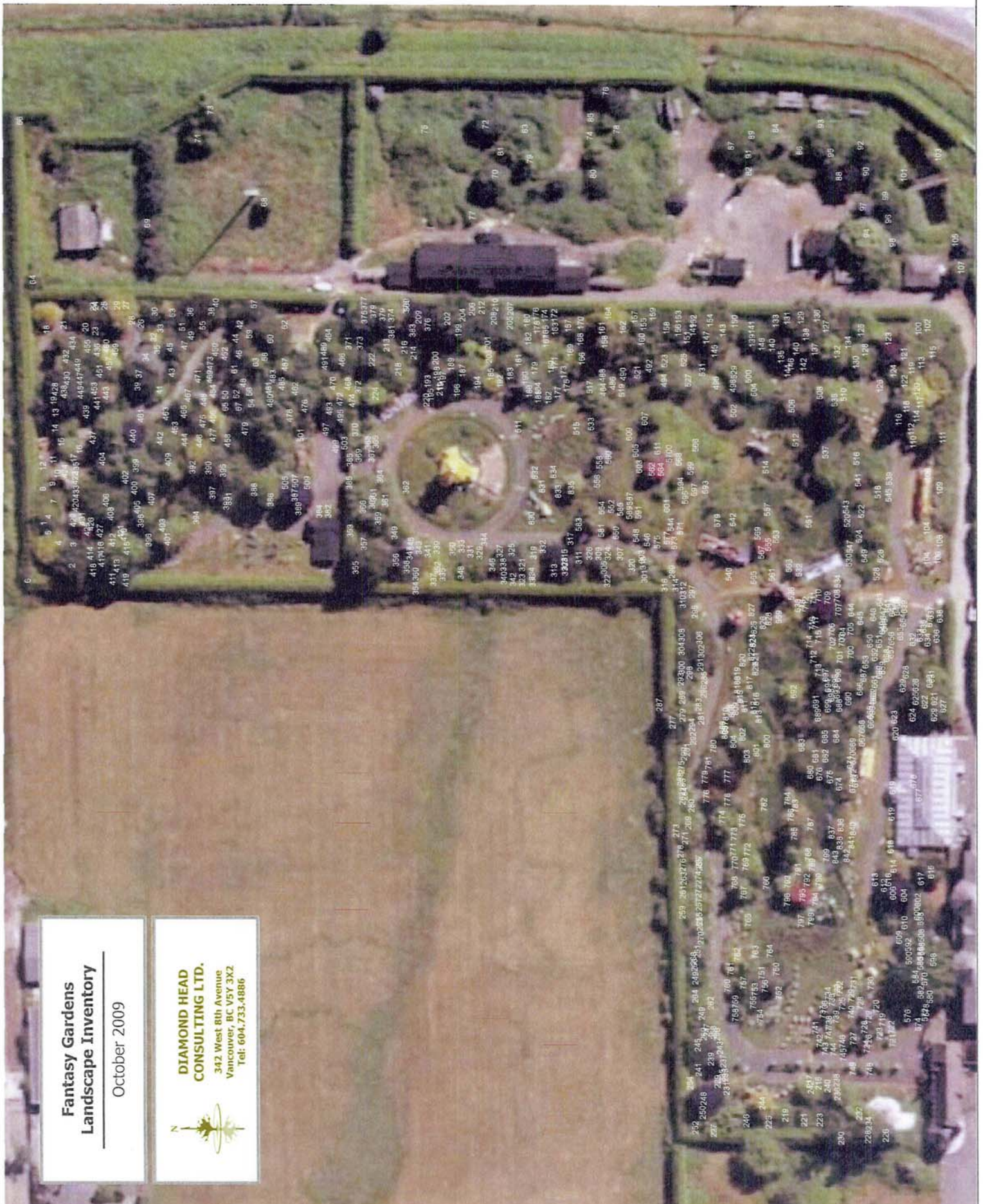
Tree #	Botanical Name	Common Name	Diameter (cm)	Height (m)	Condition	Replacement value	Multiplier # (add. #'s in field)	Total Value
762	Juniperus chinensis 'Pfitzeriana'	Juniper	ms	1	Fair	21.00		\$ 21.00
770	Cornus sericea 'Flaviramea'	Yellow twig dogwood	ms	2	Good	18.00	2	\$ 36.00
772	Pieris japonica	Japanese andromeda	ms	1	Good	27.00	2	\$ 54.00
782	Cornus sericea	Red oisier dogwood	ms	1.5	Good	18.00	3	\$ 54.00
785	Physocarpus capitatus	Pacific nine bark	ms	3	Good	33.00		\$ 33.00
791	Buxus ssp.	Boxwood	ms	2	Good	37.00		\$ 37.00
792	Cornus sericea	Red oisier dogwood	ms	3	Good	18.00		\$ 18.00
793	Bamboo	Bamboo	ms	3	Good	178.00		\$ 178.00
800	Erica ssp.	Heather	ms	0.5	Poor	5.00	2	\$ 10.00
804	Yucca filamentosa	Yucca	ms	1	Good	11.00		\$ 11.00
805	Pieris japonica	Japanese andromeda	ms	1	Good	27.00		\$ 27.00
817	Hydrangea petiolaris	Climbing hydrangea	ms	3	Good	35.00		\$ 35.00
820	Spiraea ssp	Spiraea	ms	1	Good	17.00		\$ 17.00
826	Cotinus coggygria	Smokebush	ms	2	Fair	63.00		\$ 63.00
829	Juniperus chinensis 'Pfitzeriana'	Juniper	ms	1	Fair	21.00		\$ 21.00
830	Euonymous ssp.	Euonymous	ms	1	Fair	5.00		\$ 5.00
831	Platycladus orientalis	Chinese arborvitae	ms	1	Fair	35.00	2	\$ 70.00
833	Pieris japonica	Japanese andromeda	ms	2.5	Good	27.00		\$ 27.00
837	Unknown evergreen	Tamarack - like	ms	1.5	Fair	15.00		\$ 15.00
								Grand Total
								\$ 7,963.80

Fantasy Gardens Landscape Inventory

October 2009



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Limitations

The assessments of the trees discussed in this correspondence have been made using acceptable arboricultural techniques. These include a visual tree assessment of the trees discussed for structural defects and the general condition of the tree(s). Except where specifically noted in this correspondence, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations were not undertaken.

Notwithstanding the recommendations and conclusions made in this correspondence, it must be realized that trees are living organisms, and their health and vigor constantly changes over time. They are not immune to changes in site conditions, or seasonal variations in the weather.

Although every effort has been made to ensure that this inventory and appraisal are reasonably accurate, the trees should be re-assessed for additional inventory or appraisal purposes. In accordance with standard practice, the assessment presented in this correspondence is valid at the time it was undertaken.

Approval and implementation of any recommendations made within this correspondence is the responsibility of the owner of the trees, and in no way implies any inspection or supervisory role on the part of Diamond Head Consulting Ltd. unless we have specifically been requested to examine said implementation activities, and have been able to do so. In the event that inspection or supervision of all or part of the implementation plan is requested, said request shall be in writing and the details agreed to in writing by both parties. Any on site inspection or supervisory work undertaken by Diamond Head Consulting Ltd. shall be restricted to the items requested, and shall be recorded in written form and submitted to the client as a matter of record.

Sketches, diagrams and photographs contained in this report, being intended as visual aids, should not be construed as engineering reports or legal surveys.

Fantasy Gardens Landscape Inventory

October 2009



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