



To: Parks, Recreation & Cultural Services Committee

Date: June 6, 2011

From: Dave Semple
General Manager, Parks and Recreation

File: 06-2345-20-
TNRP1/Vol 01

Re: Terra Nova Rural Park 2004-2011 Update

Staff Recommendation

That the future plans for Terra Nova Rural Park, as outlined in the staff report dated June 6, 2011 from the General Manager of Parks and Recreation be endorsed.

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

Att. 2

FOR ORIGINATING DEPARTMENT USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Arts, Culture and Heritage		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>			
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
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Staff Report

Origin

In 2004, Council approved the Terra Nova Rural Park Master Plan. Since then, the City together with many partners and volunteers, has planned, constructed, and programmed a variety of projects and events in the park. This report is to provide Council with an overview and update on both completed projects and current 2011 initiatives in the park.

Findings Of Fact

The development of former farm lands east of No. 1 Road and north of Westminster Highway into a 63 acre park is the result of community and Council commitment over many years starting in the late 1980's. The citizen action group, Save Richmond Farmland Society and many others, were instrumental in raising awareness of the environmental and cultural values of the land. As a result, in 1996 a referendum item was approved during the municipal election that allowed the City to begin purchasing the lands for public park purposes.

2004-2010 Park Development

While land was being assembled for park use, an inventory and analysis of the biophysical, heritage and landscape assets was completed. This information was invaluable in forming the background for the park planning process that began in 2004. The three open houses were very well attended and the support for the park plan was the highest at that time that the City had received for a park plan. 98% of the people attending supported the planning principles, the park features, and the Vision.

The Vision approved by Council in 2004 is:

"To preserve the unique rural character while providing a balance between agricultural heritage, wildlife conservation, and recreational uses."

In 2005, construction commenced in the park with an initial \$1.2 million in capital funding and a provincial government grant of \$2 million. The intent was to distribute this funding equitably over key components of the vision - heritage, agriculture, environment and recreation - while "treading lightly" (an Open House comment). The following is a summary of development projects and programs in the park under each of these components. Further detailed information is provided in Attachment 1.

Heritage

- **Research and Due Diligence** -To ensure that any park construction did not impact on archaeological sites and the cultural landscapes further research was conducted and a series of reports were produced.
- **Parson/ Shimano House 1880's** - In 2006, the house was raised, a concrete foundation built, and the roof replaced. In 2010, the siding and windows were restored.
- **Edwardian House 1930's**- Basic cleaning and repairs were conducted to allow the house to be used as a caretaker suite.

Agriculture

- ***Community Gardens*** –In 2005, 100 individual community garden plots were constructed as part of the Farm Centre. Terra Nova Schoolyard Society formed in 2006.
- ***Sharing Farm*** -The Richmond Fruit Tree Sharing Farm (RFTSF) Project and Richmond Food Security manages a 2.5 acre Sharing Farm that delivers produce to the Food Bank.
- ***Healing Garden and Cob Oven*** - In 2009, Richmond Fruit Tree Sharing Farm partnered with Terasen Gas and constructed a Healing Garden. Last year, volunteers built a cob oven.
- ***The Barn, Offices and Auxillary buildings*** - In 2008, a former car garage was retrofitted into a community teaching kitchen with a large meeting room. The following year, the ‘Buemann’, a former residential house, was upgraded to allow for offices and meeting space.

Environment

- ***Daylighting the Slough*** – A historic buried slough was daylighted and expanded.
- ***Reconstruction of Crabapple Ridge*** -Excavated material from the slough was used to symbolically reproduce the crabapple ridge.
- ***Old-Field Management*** - To minimize impact on fields trails were cut across fields only in a few areas. In addition, the park is a No Dogs zone and Purple loosestrife was managed through a mowing regime.
- ***Demonstration Garden*** - This area is used for educational purposes.
- ***The Owl Barn*** -A whimsical but functional owl barn was placed in the midst of an old-field.
- ***Earth Day Events and Volunteer Plantings*** -A number of successful events were held in Terra Nova attracting over 1000 volunteers.

Recreation

- ***Trails and Boardwalks***- A series of trails have been constructed in the park over the last five years connecting to the dyke trails and Terra Nova Natural Area to the south.
- ***Programs and Events***- Nature Walks, the Richmond Raptor Festival, Chefs to Field, yoga, community potlucks, and a variety of cooking and gardening classes are offered. A section on Terra Nova park programs has been recently added to the leisure guide.

Awards

The City, by taking a sustainable approach to the planning, construction, and management of the park, has been able to preserve the former agricultural landscapes, heritage buildings and cultural landscape and at the same time enhance the ecological functioning of the land. This has led the City to win a number of awards for Terra Nova Rural Park including:

- Canadian Parks and Recreation Association Award of Excellence for Innovation 2007;
- Canadian Association of Municipal Administrators: Environment Award 2008;
- UBCM Community Excellence Awards 2009, Leadership and Innovation: Environmental Excellence; and
- BC Parks and Recreation Environmental Leadership Award 2009.

Current Park Initiatives - 2011

A number of planning and construction projects are underway this year. As in previous years, funding is being allocated to restoring and enhancing a range of park assets. These projects support both the strategic team goal of Placemaking- the creation of great spaces and great experiences- and the recently endorsed Parks and Open Space Strategy pillars. Further information is provided in Attachment 1.

Terra Nova Rural Park and Natural Area Habitat Management Plan

The original bio-inventory of 2002 was conducted prior to acquisition of a number of large tracts of land and before public access and use of the park. Environmental consultants have been hired to review the existing data and fill in the gaps; identify those highly sensitive areas that need protection vs. those that can be developed for public access, and ultimately provide an operations manual for the parks maintenance staff.

'Mount Terra Nova'- Viewing Area

In 2007, excavation material from the daylighted slough was deposited both in the symbolic crabapple ridge and in an area adjacent to the West Dyke. This mound of soil is raised approximately 2.5 meters above the dyke and provides excellent 360 degree views. A design competition is underway to create a landform of this deposited soil that will provide interpretation of the site and maximize the views.

Site Furnishings

Wayfinding signage and new park benches will be installed this year to provide ease of access and comfort for users. To add an element of interpretation, six unique benches have also been designed by artists as part of the Public Art Program and will be installed in July.

Parson/Shimano Homestead Landscape and Interpretation

A landscape and interpretation plan has been developed to increase the public's awareness and understanding of the many stories inherent but not obviously visible in the land surrounding the Parson/Shimano House. Elements to be installed this year include a fruit orchard, a symbolic representation of the Japanese bunkhouse and vegetable garden, and interpretation signage.

Heritage Building Restorations and Potential Revenue Generating Uses

There are two main stories to the settlement in Terra Nova, one being the agricultural uses and the other less known is the cannery and fishing industry. The extant Cannery Store, visible from River Road, is unique in BC as the only other store is located in Prince Rupert/Port Edward. Behind the store and adjacent to the Edwardian Cottage is a small 1911 residential building likely used by cannery support staff. Of all the buildings on site this one needs immediate restoration or will be permanently lost.

In 2010, a memo was written to Council outlining the urgency to stabilize and restore these buildings. Since restorations cannot be funded through Parks Development Cost Charges, it was determined that the best and once in a lifetime use of the remaining provincial government grant funds, \$1 million, would be to restore these buildings. Other projects related to landscape and park enhancements can be funded through future Parks Capital budgets.

Restoration Plans and Market Analysis of Potential Uses:

To guide the restoration while ensuring maximum historic integrity of the buildings, a heritage architect and land economic consultants were hired to:

- Assess and rank uses for the cluster of four (4) heritage buildings with respect to revenue potential;
- Evaluate relative merits, risks, and demand potential for each use;
- Recommend short and long term redevelopment strategies for the four (4) heritage buildings; and
- Develop full architectural construction drawings and specifications.

An overview of potential revenue generating uses that were determined to best match the vision of the park and protect/interpret the historic integrity of the buildings are outlined in Attachment 2.

The key findings of the consultants report were:

- There is a definite potential to generate revenue from these buildings and retain the heritage value and 'fit' in the park.
- However, maximum revenue potential will not be realized for 5-10+ years as presently there is not the critical mass of users needed to make it viable. This will change as the Oval neighbourhoods and City Centre neighbourhoods are developed bringing more people to the Middle Arm waterfront and Terra Nova.
- Immediate uses such as live/work, farm or park caretaker, and seasonal store/information kiosk can be realized by restoring the Cannery House, Edwardian House, and Cannery Store.
- Parson House would need the greatest capital investment in restoring the interior and constructing an addition to make it viable as e.g. a boutique restaurant. Market testing of this type of use is required, however, again it is not considered a viable use for 5-10+ years.
- Best investment of the remaining Grant Funds is to restore and, thereby, enable immediate use of three (3) of the cluster of four (4) buildings.

The main goal of this exercise was to provide the understanding and confidence to *prioritize* the projects within the given budget and commence with the *appropriate* restoration that would allow for a range of uses as demand changes in the park. Non-revenue uses such as non-profit organization meeting space, educational and or gallery/museum display uses were not considered at this time.

Next steps include commencing with restoration of the heritage buildings this summer; continuing to develop an overall short term and long term use strategy for the buildings (including other buildings in the park); and preparing a landscape plan that sensitively integrates the Historic District into the more active uses in the park.

Destination Waterfront and Play Area Master Plan

Two critical properties have been acquired recently that now allow the City to develop the north side of the park. The goal is to integrate the waterfront, the popular Middle Arm dyke trail, the Historic District, and the slough with the newly acquired parkland immediately behind the dyke.

The 2004 concept plan identified this area as a more active and formally manicured landscape within the park that will allow for a unique play experience and larger gathering areas e.g. picnicking.

A detailed plan is now required to identify the elements and experiences that will build upon the uniqueness of Terra Nova Rural Park and create a great destination waterfront park while ensuring that practical amenities such as the parking, circulation and washrooms are considered. The Master Plan process will commence in late Fall 2011.

Financial Impact

There are no additional financial implications as a result of this report. The current 2011 construction and planning initiatives are funded through the existing 2005 Provincial Grant and Terra Nova budgets.

Conclusion

Terra Nova Rural Park reflects a unique and non-traditional use of city park land by combining urban agriculture, heritage, and a variety of habitats, and recreational uses. Multiple sustainability goals have been considered through the planning, construction and programming of spaces and activities and have resulted in the City winning a number of national and provincial awards. With the recent acquisition of key properties, it is now time to develop a more detailed master plan for the north edge of the park that will sensitively integrate the Historic District, slough environment, and dyke trails, ultimately creating another great destination waterfront experience in Richmond.



Yvonne Stich
Park Planner
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YS:ys



TERRA NOVA RURAL PARK 2004 - 2011 UPDATE

June 2011



introduction

Respecting the Past and Living our Future...

Terra Nova Park, a 63 acre site, is located in the northwest corner of Richmond bordered by Sturgeon Banks, a 22,000 acre estuary, the Middle Arm of the Fraser River, and a 35 acre Nature Park, and is directly across from the Vancouver International Airport. It is easily accessed by the local community and is adjacent to a regionally significant dyke trail system.

This park has become a special place for people to experience Richmond's natural and cultural landscape. As park users walk, roll or cycle through the park they will find remnants of First Nations fishing camps, 1880's pioneer settlers homes, gardens and orchards, fallow fields, hedgerows, waterways, woodlots, and examples of modern urban agriculture including community garden plots, a non-profit farm growing produce for the local food banks.

What makes Terra Nova Park so unique is that it is a story about individual and community aspirations and values and a City dedicated to making a vision happen. That vision is one of sustainability where we respect the past and live our future through linking people, nature, heritage and urban agriculture all in one very special city park.



Birdwatching

Heritage

The whole of Terra Nova Rural Park is a cultural landscape reflecting the aspirations, values and stories of many people including First Nations, pioneer families, farm and cannery workers, and subsequent farming and non-farming families. While the focus was on land acquisition for a park, with it came a midden and five heritage buildings and multiple auxiliary buildings and landscape elements such as fences and mailboxes. The heritage buildings are located on the north side of the park closer to the river and constitute the Heritage Precinct in the master plan. The focus for this area was emergency stabilization and protection of the heritage houses with some preliminary restoration.

Research and Due Diligence

To ensure that any park construction did not impact on archaeological sites and the cultural landscapes further research was conducted and a series of reports were produced. These included: Archaeological Inventory 2004, Evaluation and Adaptive Reuse of the Parsons House and Mellis House; Heritage Assessment Terra Nova Cannery Property 2005; Oral History – Ontario based former Terra Nova Japanese residents; and Cultural Landscape Report 2007.

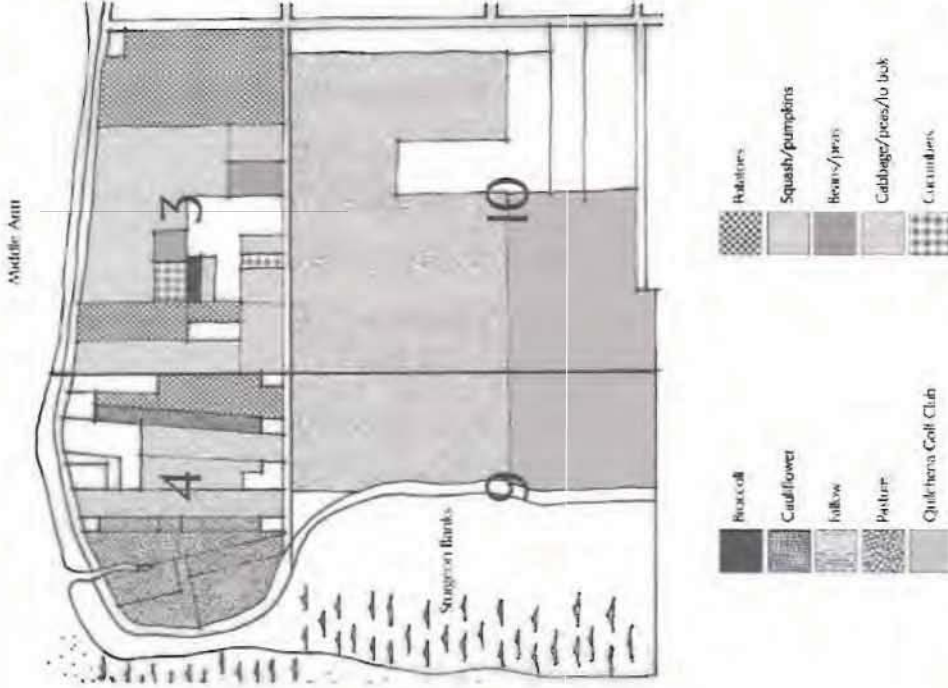
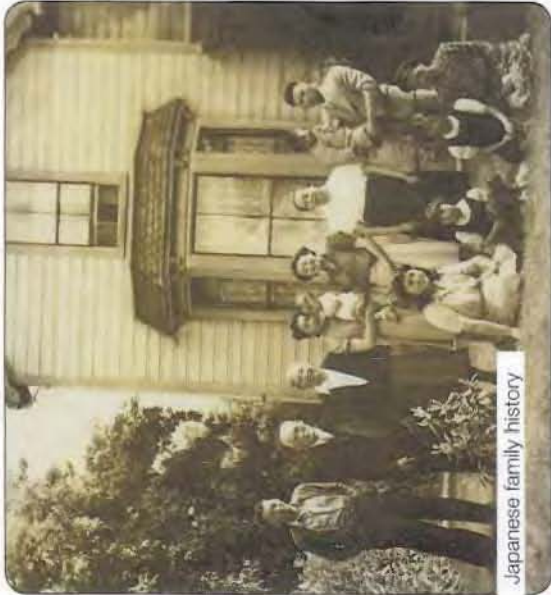


Figure 12. Land use and crops in Terra Nova in the 1960s (Agricultural Land Commission)

Pruning was thick and high particularly in the neighborhood of the crab-apple and willow thickets - on the south

1859 survey notes



Japanese family history



Parson / Shimano House 1880's

Working with the Heritage Branch of the provincial government, it was determined that the values in this house were predominately from the original pioneer family (1880's) to the Japanese family (early 1940's). An 1960's addition that was impacting the integrity of the building was removed while maintaining some elements such as stained glass windows reflecting both the era and the artist owners. In 2006, the house was raised, a concrete foundation built, and the roof replaced. In 2010, the siding and windows were restored and painted and preliminary landscaping established.

Edwardian House 1930's

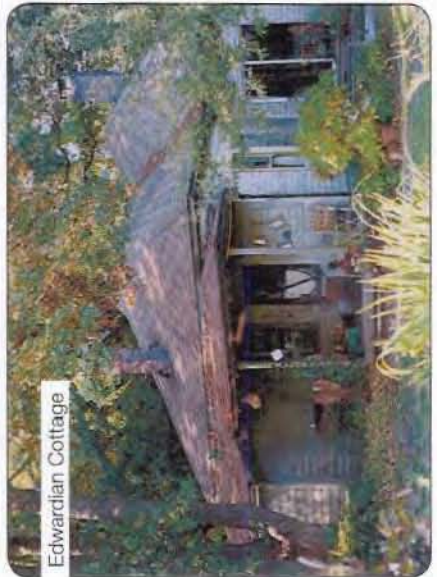
In 2006, the former resident vacated the house and some basic cleaning and repairs were conducted to allow the house to be used as a caretaker suite. It was determined that it was important to have "eyes" on the heritage precinct and this house lent itself to be used as a residence compared to the other buildings that were in disrepair.



PRCS - 108



House restoration



Edwardian Cottage

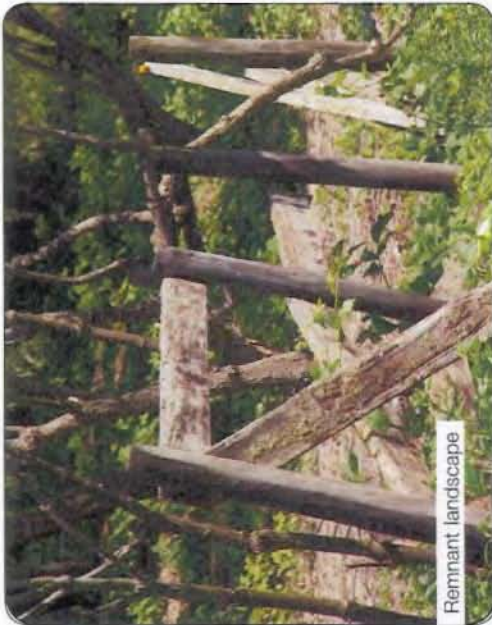




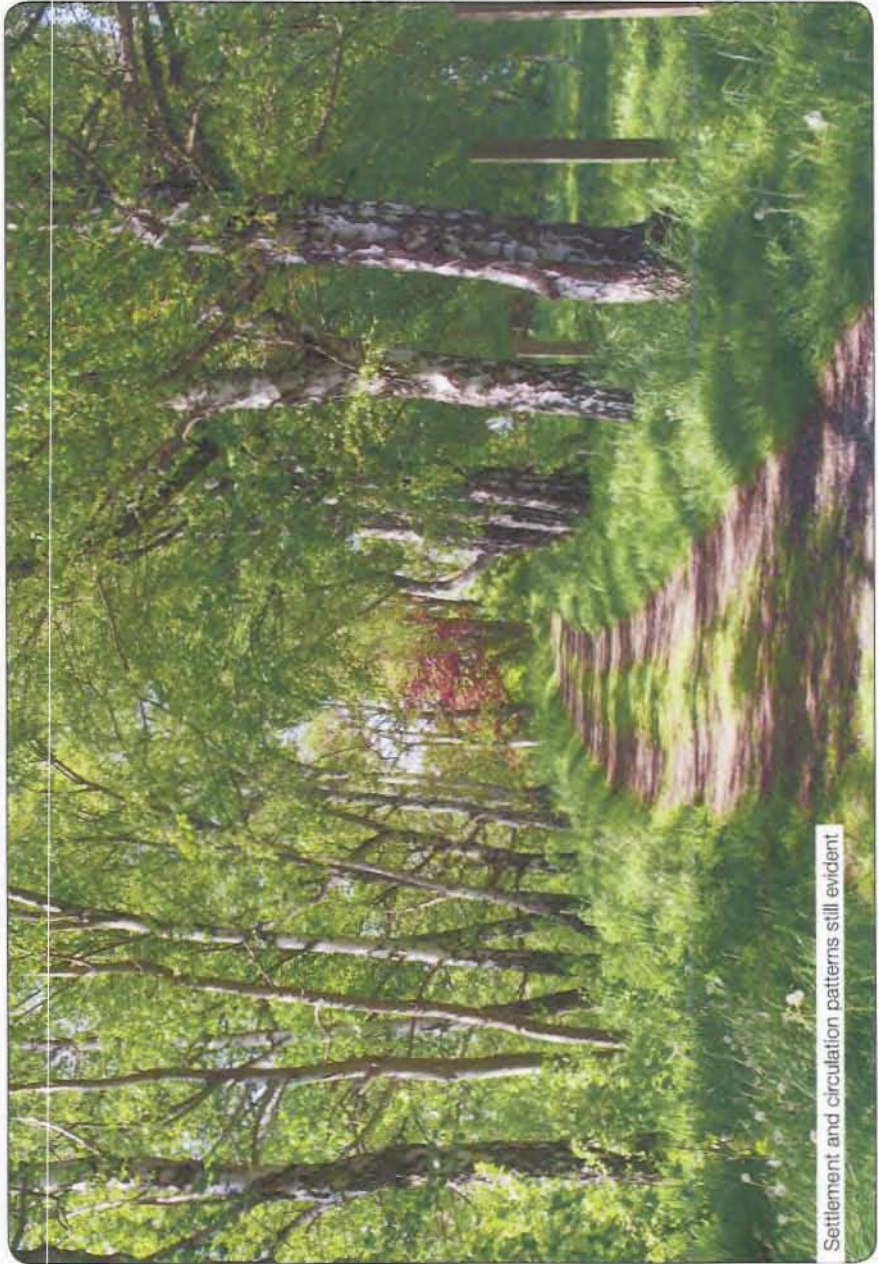
Driveway today



Driveway before



Remnant landscape



Settlement and circulation patterns still evident

agriculture



Agriculture

The agricultural character and landscape of over 125 years of active farming is still very evident on the site . Preserving it and recreating a modern day interpretation – urban agriculture – was the intention behind the Farm Centre feature in the 2004 park master plan.

Community Gardens

The first construction project in the park was the 100 individual community garden plots as part of the Farm Centre. In 2006, the Terra Nova Schoolyard Society (now called the Richmond Schoolyard Society) formed to involve children in organic gardening. Their vision is “kids + gardens + healthy food = healthier communities”. Over 500 children have grown produce on 5000 square feet of gardening space constructed on the south side of the Demonstration Garden. Fruiting trees have also been planted along the paths.

Sharing Farm

The Richmond Fruit Tree Sharing Farm (RFTSF) Project has been a partner in planning the development of the park since its inception. The non-profit society together with Richmond Food Security now manages a 2.5 acres Sharing Farm built by volunteers that also includes a hazelnut orchard and a greenhouse with solar panels. Providing locally grown food to the Richmond Food Bank and other charitable agencies, implementing educational programs for people of all ages, and fostering responsible stewardship of the land are some of their goals supported by the City.



Healing Garden and Cob Oven

In 2009, Richmond Fruit Tree Sharing Farm partnered with Terasen Gas who funded and volunteered to construct a Healing Garden that focuses on medicinal plants. The Healing area also includes two large harvest tables, and a trellis gathering area. In 2010, volunteers built a cob oven and are now enjoying homemade pizzas and bread using grains, vegetables and herbs grown in the gardens.



Cob Oven



Healing garden

The Barn, Offices and Auxillary buildings

A number of buildings were acquired as part of the assembly of the park land. To support the Farm Centre and reduce carbon footprint of building new facilities, adaptive reuses were considered. In 2008, a former car garage adjacent to the Demonstration Garden was retrofitted into a community teaching kitchen with a large meeting room. Cooking and nutrition classes are now taught in the 'Barn'.

In 2009, a residential house at 2771 Westminster Highway was retrofitted to allow for offices and meeting space.

Three non-profit groups have offices in former bedrooms and Nature Park staff have an office that allows them to run outreach programs in the park. Auxilliary buildings such as sheds and former garages are being used for storage, herb drying, refrigeration of picked produce, and seed germination.



The Barn



Buemann house offices



Building the slough

Environment

The ecological value in the park lies with its variety of habitats and adjacency to the Fraser River and estuary. Projects included construction as well as programs to protect, enhance and increase awareness of the site values. Every effort has been made to preserve the former agricultural landscape as a heritage/cultural landscape and at the same time enhance the ecological function of the land.

Daylighting the Slough

To meet both historic interpretation goals of a pre-dyking landscape and to add biodiversity to the site, a historic buried slough was daylighted. The original slough area was expanded and deepened to allow for future fish habitat. Marsh and riparian plantings completed the edge treatment.



No Dogs Allowed signage program

Reconstruction of Crabapple Ridge

Over 1200 trucks of material were excavated from the slough. To reduce the carbon footprint of trucks travelling through the neighbourhood, the material was used to symbolically reproduce the crabapple ridge that went from Terra Nova to Steveston. This meant that the travel distance was reduced to within 250 meters of the slough. The ridge has been planted and will continue to be improved to create a thicket of crabapples with a trail on top of the ridge.



Completed slough



Planting slough

Old-Field Management

In order to ensure that the larger tracts of fallow fields would remain open and undisturbed for wildlife, recreational trails were built that followed the line of the existing hedgerows and cut across fields only in a few areas. In addition, Council recently passed a by-law making the park a No Dogs zone to protect the wildlife especially the migrating and nesting birds. Purple loosestrife, an invasive weed, in one of the large fields was managed through a mowing regime. Areas that were disturbed during construction were replanted with a native grass mix.

Demonstration Garden

This area is used for educational purposes and contains a signed composting area, a medicinal garden, and a series of landscape beds to showcase a variety of waterwise landscapes for home gardens.

The Owl Barn

A whimsical but functional owl barn perched on a pole was constructed and placed in the midst of an old-field. These barns encourage safe owl nesting and rearing, as well as access to small prey in the old-field.

Earth Day Events and Volunteer Plantings

A number of successful Earth Day events were held in Terra Nova attracting over 1000 volunteers to remove invasive plants and to plant new areas such as the slough. Programs and booths at the events provide information from GHG reduction to cooking with edible 'weeds' to identifying water insects. In addition, corporations and other non-profit groups provide volunteer services in the park.



Demonstration Garden



Owl Barn



Earth Day - Honda Motors





Earth Day planting events



After planting



Living Seat



Managing access



Heron along slough



Falcon in trees



Owl



Composting in demonstration garden

Recreation

The Guiding Principles for design and management of the park included providing and managing appropriate public access and uses in order to conserve the ecological and heritage values of the site. As the park is developed more people are beginning to discover it on their own and through programming.

Trails and Boardwalks

A series of trails have been constructed in the park over the last five years. Some are open and follow the edges of the open fields and others traverse through woodlots. Each trail opens up new vistas in the park and connects to Terra Nova Natural Area and the West Dyke and Middle Arm trails. In 2007, boardwalks were built along the edge of the newly excavated slough.

Programs and Events

For a number of years, the Nature Park staff have been conducting Nature Walks and even a Night Watch walk in the park for the public. Terra Nova was included in the 2008 walkRichmond map and signage program. The Richmond Raptor Festival started in 2008 and provides birds of prey and falconry displays and has become a popular event . In general, the park together with Terra Nova Natural Area is considered a destination for avid birdwatchers. Other programs in the park include yoga, community potlucks, and a variety of cooking and gardening classes.

recreation





Yoga in the park



Chefs to Field



PRCS - 116



THIS WEEK!

5 lb Potato (the blackie)	1 SWISS CHARD
2 CARROT	1 BEET
1 GREEN BEAN	1 BASIL
1 SALAD MIX	1 GARLIC
1 ONION	1 SWEET PEAS

ENJOY!



Chefs to Field

Awards

The City has won a number of awards for Terra Nova Rural Park including:

- Canadian Parks and Recreation Association Award of Excellence for Innovation 2007;
- Canadian Association of Municipal Administrators: Environment Award 2008;
- UBCM Community Excellence Awards 2009, Leadership and Innovation: Environmental Excellence; and
- BC Parks and Recreation Environmental Leadership Award 2009.



Current Park Initiatives - 2011

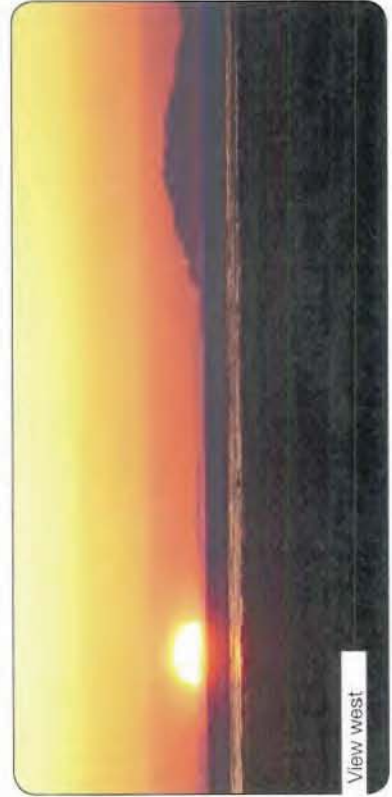
A number of planning and construction projects are underway this year. As in previous years, funding is being allocated to restoring and enhancing a range of park assets.

Habitat Management Plan

The original bio-inventory of 2002 was conducted prior to acquisition of a number of large tracts of land and before the public access into the now public lands. Environmental consultants have been hired to review the existing data and fill in the gaps; identify those highly sensitive areas that need protection vs. those that can be developed for public access, and ultimately provide an operations manual for the parks maintenance staff. The Natural Area to the south was included in the Management Plan and together the two adjacent parks equal 100 acres. Preliminary results suggest that the parks will be predominately managed for raptors, songbirds and waterfowl. Over 142 species of birds have been observed in the park.

'Mount Terra Nova' - Viewing Area

A design competition is underway to create a landform of this deposited soil that will provide interpretation of the site and maximize the views.



View west



View east to Parson House



Mt. Terra Nova



View west



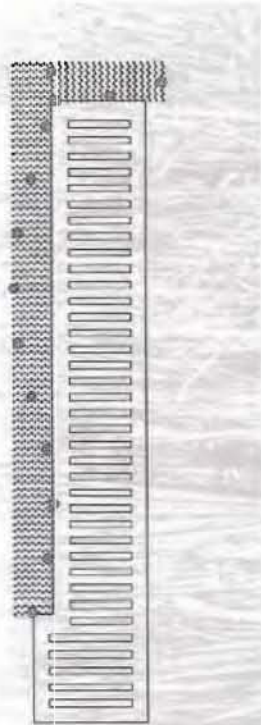
Site Furnishings

Wayfinding signage and new park benches will be installed this year to provide ease of access and comfort for users.

Parson/Shimano Homestead Landscape and Interpretation
A landscape and interpretation plan has been developed to increase the public's awareness and understanding of the many stories inherent but not obviously visible in the land surrounding the Parson/Shimano House.

Heritage Building Restoration

The focus for restoration will be on completing the exterior of Parson House; upgrades to the Edwardian Cottage; complete restoration of the residential Cannery House, and the Cannery Store. Potential revenue generating uses are currently being explored.



Site furnishings - Public Art bench

8' x 8' wood post (typical)

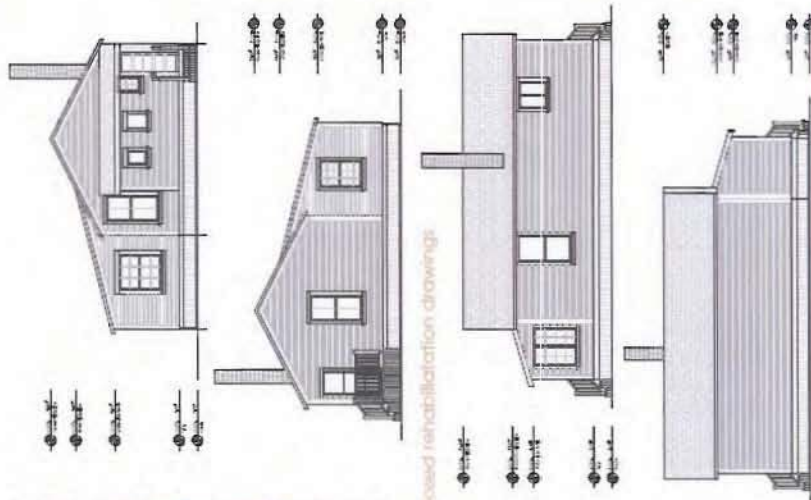
Homestead Interpretation signage posts



Parson House - Completed exterior



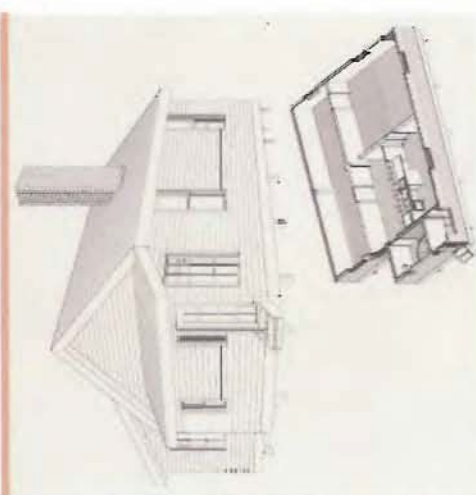
Cannery Store visible from River Road



proposed rehabilitation drawings



existing condition



TERRA NOVA PARK
CANNERY HOUSE
LIVE WORK/B&B



McGinn Engineering
& Preservation Ltd.
Barry McGinn, Architect

Heritage Restoration Plan



Masterplan to integrate waterfront and park

PRCS - 121



Shoreline indentation from former cannery buildings

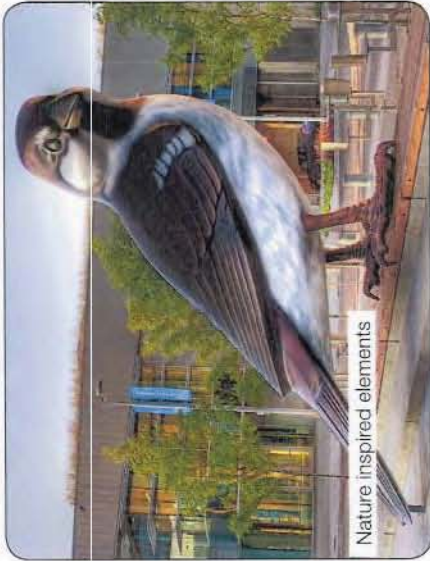
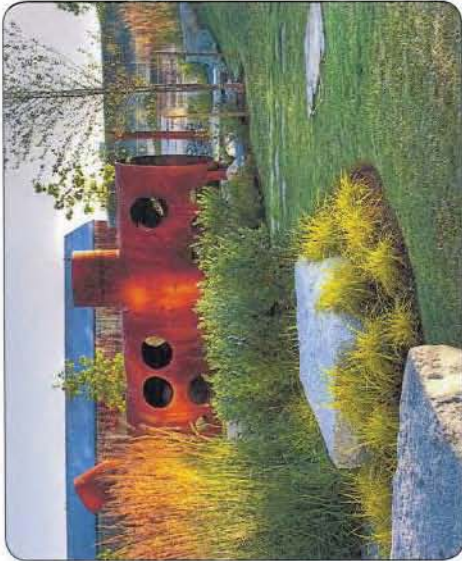
Destination Waterfront and Play Area Master Plan
Two critical properties have been acquired recently that now allows the City to develop the north side of the park and integrate the waterfront, the Middle Arm greenways, and the park lands behind the dyke together as one park. The 2004 concept plan identified this area as the only formal manicured part of the park that will allow for play areas and picnicking. A master planning process will start in Fall 2011.



Recent land acquisition adjacent to waterfront



Farm inspired play



Nature inspired elements



Picnic area / lawn



Waterplay elements

**Terra Nova Heritage Buildings
Potential Uses of Buildings**

Building	Uses	Comments
Parsons House	Restaurant	Good location and opportunity to pursue successful restaurant along the lines of La Belle Auberge in Delta, or Le Garvoche in Vancouver. Strong potential for branding with locally grown organic foods/zero mile diet menu Potential to cross market with other uses at TN, sales, courses. Good long-term potential for success.
	Bed and Breakfast	Waterfront location, trails, views and proximity to CBD make this a good location for B&B. Fits with long term vision for TN lands. Can be successful but have limited revenue generating potential for Richmond.
Edwardian Cottage	Bed and Breakfast	Different character but good ambience for B&B. Again good location, fits with long term vision for TN lands, potential to be part of a larger B&B complex of three heritage buildings, limited revenue potential for Richmond.
	Live Work	Best live-work opportunity of 4 buildings, strong demand for live-work space, long term prospects for many uses to link to TN lands, good revenue potential for Richmond.
Cannery House	Bed and Breakfast	Part of larger B&B of three heritage buildings, good fit with long term vision of TN lands, limited revenue potential for Richmond.
	Live Work	Good opportunity for incubator LW business, produces revenue for Richmond, fits with short term and long term vision of larger TN lands.
Cannery Store	Seasonal Cafe/Store	Attracts outdoor enthusiasts, visitors and tourists; opportunity to feature fishing and agricultural history of TN lands and Richmond; high profile use exposes visitors to other heritage buildings. Limited revenue potential for first 5-10 years for Richmond, but stronger thereafter

**Terra Nova Heritage Buildings
Potential Uses of Buildings**

Building	Uses	Comments
Parsons House	<p>Restaurant</p> <p>Bed and Breakfast</p>	<p>Good location and opportunity to pursue successful restaurant along the lines of La Belle Auberge in Delta, or Le Garvoche in Vancouver.</p> <p>Strong potential for branding with locally grown organic foods/zero mile diet menu</p> <p>Potential to cross market with other uses at TN, sales, courses.</p> <p>Good long-term potential for success.</p> <p>Waterfront location, trails, views and proximity to CBD make this a good location for B&B. Fits with long term vision for TN lands.</p> <p>Can be successful but have limited revenue generating potential for Richmond.</p>
Edwardian Cottage	<p>Bed and Breakfast</p> <p>Live Work</p>	<p>Different character but good ambience for B&B. Again good location, fits with long term vision for TN lands, potential to be part of a larger B&B complex of three heritage buildings, limited revenue potential for Richmond.</p> <p>Best live-work opportunity of 4 buildings, strong demand for live-work space, long term prospects for many uses to link to TN lands, good revenue potential for Richmond.</p>
Cannery House	<p>Bed and Breakfast</p> <p>Live Work</p>	<p>Part of larger B&B of three heritage buildings, good fit with long term vision of TN lands, limited revenue potential for Richmond.</p> <p>Good opportunity for incubator LW business, produces revenue for Richmond, fits with short term and long term vision of larger TN lands.</p>
Cannery Store	Seasonal Cafe/Store	<p>Attracts outdoor enthusiasts, visitors and tourists; opportunity to feature fishing and agricultural history of TN lands and Richmond; high profile use exposes visitors to other heritage buildings.</p> <p>Limited revenue potential for first 5-10 years for Richmond, but stronger thereafter</p>

Market Demand for Uses

Use	
Restaurant	Opportunity exists for higher end destination restaurant in Richmond. Location, views and ambience of Parsons House will attract patrons, key to success is finding well known operator.
Bed and Breakfast	One of best locations in Richmond for B&B will translate into demand for B&B operation. Economics of B&B will translate into limited revenue potential for City of Richmond.
Live Work	Very strong demand from diverse uses; will be no difficulty leasing space to users; opportunities to pursue affordable and market housing.
Seasonal Cafe/Store	Good demand in summer and shoulder seasons, especially weekends and holidays. Should be sufficient demand to justify A satellite operation of restaurant or other F&B business. Likely not viable from October to March except on limited part time weekends and holidays.