

THE GARDENS

HOME LOCATION COMMUNITY RESIDENCES TEAM CONTACT

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THE GARDENS

IT'S IN YOUR NATURE

NOW PREVIEWING **MAGNOLIA AT THE GARDENS**

One bedroom homes starting at **\$218,800** Two bedroom homes starting at **\$298,800**

Magnolia at The Gardens, the first release of 92 stylish west coast homes resting beside one of the most splendid backyards in Richmond, designed to create a lively lifestyle community that brings you the best of nature and the city. Twelve acres of trees, fields and flowers will reflect the vibrant community, aptly named The Gardens, right next door.

Presentation Centre located at **10640 No.5 Road, Richmond**

Open Daily 12-5pm, except for Fridays

T. **604.271.3311**

E. info@liveatthegardens.ca

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THE GARDENS

LOCATION

Located in the Shellmont neighbourhood of South Richmond, The Gardens is still close to everything you love about city life. In fact, just across the street from The Gardens you can take advantage of the remarkable array of shops and services at Ironwood Plaza and Coppersmith Mall. Riverport is nearby for movies, bowling, skating and swimming, while downtown Richmond offers incredible shopping, restaurants, cafés, and karaoke bars, all within close reach.



Features & Finishes

Magnolia at The Gardens

Fully-Loaded Kitchens

- Clean and contemporary U-shaped kitchen with generous counter space
- Luxurious 1 1/4" quartzite slab countertops
- Blanco stainless steel drop-in sink
- GreenGuard Certified and Eco-Friendly Greenlam cabinets doors and drawer fronts
- Sleek, modern, brushed nickel hardware
- Soft close cabinet doors
- Under cabinet puck lighting
- Stainless Steel appliances
 - Samsung counter depth Energy Star bottom mount refrigerator
 - Frigidaire range with gas cooktop and oven
 - Energy Star Frigidaire Precision dishwasher
 - Sakura deluxe range hood with turbo fan
- Samsung high efficiency front loading washer with stackable dryer
- Solid, rectified porcelain floor tiles
- Matte white backsplash tiles for a clean, minimal look
- Rough-in for waste disposal system

Soothing Bathrooms

- Polished chrome Taymor bathroom hardware
- American Standard 4.8Lpf/1.28gpf high efficiency toilet with elongated bowl
- Ceramic rectangular drop-in white sink
- High gloss soaker tub with clean modern lines
- Faux marble ceramic tub splash tile
- Polished chrome Moen Level Collection faucets

Inviting Interiors

- Three warm, modern, and neutral colour palettes to choose from to personalize your space
- Metropolitan Evoke laminate flooring throughout living and dining
- Stain-resistant and recyclable 100% BCF Nylon carpet
- Masonite Saddlebrook 1 panel door with V-Groove Planks with Taymor satin nickel hardware

Peace of Mind

- 2-5-10 Travelers Gurantee Home Warranty
- Modern rainscreen technology

The Developer reserves the right to make changes to the floorplans, project design, appliances, specifications, and features. E.&O.E.





COMMUNITY

Let your path take you towards The Gardens, a single place to live, eat, gather and grow. A community that mixes nature and city like never before, with 12 acres of lush greenery and brightly coloured flowers neighbouring luxurious, new condominiums. The Gardens is a place where you'll keep finding reasons to mingle with neighbours, friends, and the larger community, without venturing too far from home.

Here, nature is not a majestic, faraway land or a place to visit someday; it's right here, an essential part of everyday well-being, for contemplation, celebration and even dining. Just a short walk from every doorway lies the Farm Garden, where you have the opportunity to mind your own garden and pull fresh food straight from the earth and onto your plate. A major grocery store will also be here, providing a bounty of culinary options.

In each thoughtfully-designed, residential building, a variety of shops & services will be located on the main floor to meet your daily needs, whether it's a latte, freshly baked bread or a doctor's appointment. This life-style approach not only provides extraordinary convenience, it attracts visitors from near and far, adding to a lively, bustling neighbourhood.

Located in the Shellmont neighbourhood of South Richmond, The Gardens is still close to everything you love about city life. Riverport is nearby for movies, bowling, skating and swimming, while downtown Richmond offers incredible shopping, restaurants, cafes, and karaoke bars, all within close reach.



NATURAL GARDENS

Bursting with decades of growth, the well-established natural gardens will soon be rejuvenated for every resident of Richmond and their neighbours to enjoy. The 12-acre public park, with thoughtful input from the community, was carefully and cooperatively designed by local area residents, Townline and the City of Richmond. Renowned for its award winning Parks & Recreation team, the City of Richmond will ensure the community park is carefully maintained for all to enjoy. Nowhere else can you have access to a professionally landscaped 12-acre garden without having to lift a finger.

1 The Play Gardens

An open, green patch for your children to discover, play games, and run free to your heart's content.

2 The Farm Gardens

The City will provide Garden plots for Richmond residents who want to grow their own fresh, organic food.

3 The Contemplative Secret Garden

The simple beauty of doing nothing at all, just thinking, meditating, reading or admiring the lush scenery.

4 The Celebration Garden

Birthdays, picnics, anniversaries or the arrival of Summer – celebrate anything and everything here.

5 The Country Lane

A quaint, scenic road, perfect for leisurely walks towards the natural gardens and beyond.

FLOORPLANS



Features & Finishes

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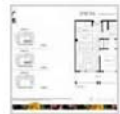
MAGNOLIA AT THE GARDENS



UNIT A1

Junior 1 Bedroom
485-491 sf

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UNIT A2

1 Bedroom
522 sf

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UNIT A3

1 Bedroom
588-590 sf

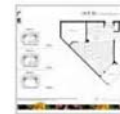
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UNIT A6

1 Bedroom
555-560 sf

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UNIT B2

Junior 2 Bedroom
715 sf

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UNIT C1-ALT

2 Bedroom
794-745 sf

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UNIT C1

2 Bedroom
796-745 sf

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UNIT C2-ALT

2 Bedroom
904 sf

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UNIT C2

2 Bedroom
842-844 sf

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UNIT C3-ALT

2 Bedroom
889-884 sf

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UNIT C8

2 Bedroom
919 sf

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SUSTAINABILITY



DOWN TO EARTH

If we can do something and we don't, then we're acting irresponsibly. The challenge has been issued within the walls of Townline to reduce the company's carbon footprint by 30%. There was no specific directive as to what or how that would be done for a very good reason. It caused staff to think and begin talking about how that might be achieved. Consequently, all sorts of ideas have come to the fore from a variety of sources. And many of those ideas have now been implemented. Things like using demolition companies who actively sort, separate and recycle reclaimed materials; developing an innovative burn pit to deal with waste materials in Squamish; using Low VOC paints in every Townline home. Where we can make the responsible choice, we will. And when there is no apparent choice, we will design a solution.



THE GARDENS

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TOWNLINER HOMES



The Townline Group of Companies is a Richmond based company with a proven track record of working with communities in the Lower Mainland and Vancouver Island. Our portfolio includes single-family homes, market and non-market multi-family housing, urban in-fill, heritage restoration, mixed use and commercial/retail developments.

We pride ourselves for our ability to deliver well-designed, unique projects by being proactive with the community and its stakeholders. By initiating consultation early, we are able to tailor our projects to incorporate the needs of the community, the City and the market.

We believe in creating neighbourhoods that have a sense of place rather than a collection of buildings.

Townline is at the forefront of the industry in developing sustainable solutions for the way we live. We look at each project individually to determine the best way to achieve sustainability through a Triple Bottom Line framework by improving the social, environmental and economic well being.

Please refer to our website at www.townline.ca to find out more about The Townline Group of Companies.



THE GARDENS

HOME

LOCATION

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TA GROUP



TA Global Berhad (TA Global) is a global organization that constantly sets new benchmarks for quality lifestyle and living. It is one of the top property developers in Malaysia, and through its wholly-owned subsidiary TA Properties Sdn Bhd, TA Global has over 15 years of experience in a wide range of property services including property investment, property development, property management, hospitality operations and construction. In its 15 years, it has successfully acquired a substantial portfolio of landed properties in much sought after locations in Malaysia and overseas, as well as ventures into other significant business activities such as property investment and hospitality operations. TA Global's portfolio of investment properties in Malaysia includes its headquarters Menara TA One in Kuala Lumpur, as well as shop offices at USJ Taipan and Subang Business Center. Its international property investment portfolios include Australia, Canada and Singapore; namely, Radisson Plaza Hotel in Sydney; The Westin Melbourne Hotel; Terasen Center in Vancouver, Aava Whistler Hotel; and the Swissôtel Merchant Court, in Singapore. The Gardens will be TA Global's maiden mixed-development project in Canada, and this will be carried out through its wholly-owned subsidiary, TA Group of Companies in collaboration with Townline Group of Companies.



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DESIGN TEAM



RAYMOND LETKEMAN ARCHITECTS INC.

A full service architectural firm, Raymond Letkeman Architects Inc. is a multiple award winning industry leader in resort village design and comprehensive residential community developments.

With 30 years of international experience, Ray and his team at RLA specialize primarily in master planning and design architecture for mixed-use communities throughout North America and in locales such as Mexico, New Zealand and Hawaii.

i3 DESIGN

With expertise in design, drafting, construction management and 3-D rendering, the i3 Design team is driven by three pivotal words: inspiration, intuition and innovation.

From show homes and presentation centres, to retail, community spaces and custom residential design-build, i3 Design has earned both awards and a solid reputation.

www.i3design.ca

PERRY - ASSOCIATES

Landscape designers and architects, Kim Perry and Associates, have been recognized with more than 30 awards over the past 30 years. Their projects are located around the world in places such as Greater Vancouver and Squamish/Whistler regions, the interior of British Columbia, Alberta, California, Texas, Arizona, China, and Mongolia. And now, Richmond.

www.perryandassociates.ca



CONTACT



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Open Daily 12-5pm, except for Fridays

T. **604.271.3331**

E. info@liveatthegardens.ca

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LIVE WHERE LIFE IS FULL



The Gardens - 182 homes, 2 4-storey buildings 10640 No.5 Road, Richmond

LIFESTYLE COMMUNITY WITH RESIDENTIAL FRIENDLY AMENITIES, SHOPS, STORES AND RESTAURANTS

Sun

Monday, January, 23, 2012



The appliance and home decor package for The Gardens clearly shows Townline's environmental considerations

With thousands of hectares of fertile soil set aside for farming thanks to the Agricultural Land Reserve, it's entirely fitting that Richmond is known as the Garden City. And in the 1980s, Richmond's biggest tourist attraction was the Biblical theme park known as Fantasy Gardens.

Located close to Highway 99 and Steveston Road, Fantasy Gardens has gone through two ownership changes since that time, with Richmond-based Town-line Homes purchasing the property in 2006. The 22 acre site has been renamed The Gardens and is



GreenGuard Certified Greenlam cabinets and doors, with high efficiency Energy star stainless steel appliances.



starting to attract a lot of positive attention.

Chris Colbeck, Vice-President of Sales and Marketing for Townline says, "One of the very exciting aspects of this project was the extensive and cooperative community participation in the planning process to create a vision for this very unique South Richmond community. From the thoughtful input in the 12 acre natural gardens to the overall site plan, local involvement by the residents was great."



That's not to say that all of the old Fantasy Gardens will be removed from the site. The famous castle entrance - a replica of the Couverdon castle that was given to British Columbia as part of the Expo 86 celebration and later moved to Fantasy Gardens - will be turned into a Richmond city-owned community day care facility that will serve young families living in The Gardens and the surrounding neighbourhood.

Perhaps the most exciting aspect of the Gardens is that more than half of the site - 12 out of 22 acres - will be transformed into a combination of parkland and gardens that has been officially turned over to the city of Richmond for the enjoyment of everyone. Over 800 mature trees have been liberated from the coarse underbrush and will be lovingly landscaped by the City of Richmond's award-winning Parks and Recreation department team.

There will be a total of five gardens on-site. Influenced by Richmond's rich farming heritage, the Play Gardens will be an open, green space specifically built for children to discover, play games, and run free. The agricultural theme is expanded on the Farm Gardens, an acreage that has been set aside for lo-cal area residents who want to try their hand at cultivating their own fresh, organic food. The Secret Garden is perfect for the simple beauty of doing nothing at all, just thinking, meditating, reading or admiring the lush scenery, while the Celebration Garden will host birthdays, picnics, anniversaries and other special occasions. A refurbished barn will offer program space for gardening classes and workshops, and the garden will be irrigated using stormwater run-off.

There are many other attractions to living at The Gardens as well. Colbeck continues: "The uniqueness of this South Richmond location is wonderful. This is one of the least congested parts of Richmond, but it has all the conveniences a resident could ever need. In addition to The Gardens being its own lifestyle community with residential friendly amenities, shops, stores and restaurants, it is also close to major roads and emerging shopping centres and the Richmond Public Library, which has become a real community gathering place. South Richmond has never seen a master plan community quite like this and we are finding many of our future residents are moving from other areas of Richmond."



Homeowners will also have exclusive access to the 6,000 square foot Gardens Club that will feature a fitness centre, gymnasium for badminton and basket-ball, plus a meeting room.

Ironwood Plaza and Coppersmith Mall are just across the street, with Riverport multiplex entertainment centre only a short drive away. To the north, downtown Richmond offers incredible shopping, restaurants, caf 閔, and karaoke bars. kingswood, daniel Woodward, and the Richmond Christian School are close by.

The Gardens is being constructed to the very highest standards by Town-line, a Richmond based company with a proven track record of working with communities in the Lower Mainland and Vancouver Island. Their portfolio includes single-family homes, market and non-market multi-family housing, urban in-fill, heritage restoration, mixed use and commercial/retail developments. Townline's partner TA Group is a global organization that constantly sets new benchmarks for quality lifestyle and living.

Townline is at the forefront of the industry in developing sustainable solutions and creating communities that have a sense of place as opposed to merely being a collection of buildings. The appliance and home decor package for The Gardens clearly shows Townline's environmental considerations. kitchens feature GreenGuard Certified Greenlam cabinets and doors, with high efficiency Energy Star stainless steel appliances. The interior space floor covering utilizes stain-resistant and recyclable 100% BCF nylon carpet. Quartzite slab counter-tops, a stainless steel drop-in sink, and brushed nickel hardware, and solid, rectified floor tiles round out the kitchen feature set.

The first phase of housing at the Gardens consists of 182 homes in two four storey buildings-Magnolia (only 20 percent remain) and Azalea in addition to approximately 60,000 square feet of neighbourhood-friendly commercial and retail space. One bedrooms start from \$238,800 and two bedrooms from \$309,800, including the net sales (HST/GST) tax.

Presentation Centre located at 10640 no.5 road, richmond open daily 12-5pm, except for fridays t. 604.271.3331 E. info@liveatthegardens.ca

A refurbished barn will offer program space for gardening classes

◆ Copyright (c) The Vancouver Sun



GVHBA puts home renos on display

new local
home.com



Renovators and their clients from throughout the Lower Mainland came out to strut their stuff last month.

The Greater Vancouver Home Builders' Association (GVHBA) held its 18th annual Parade of Renovated Homes on June 12, which saw 12 homes with recently completed projects opened to the public. GVHBA President and CEO Peter Simpson describes the event as a big success, with each home averaging between 180 and 200 visits and some receiving as many as 265.

Contractors were on hand to explain the projects to prospective clients, while homeowners got a chance to show off their snazzy new digs.

"They enjoyed it as much as the folks who were touring," Simpson says. "Everybody

seemed to be quite happy, they got lots of ideas."

With Lower Mainland homeowners set to spend \$4.4 billion on renovations this year, Simpson says the parade was a great way for homeowners to find inspiration for their own houses and also meet contractors.

"I view it as a great success as an awareness event, where people can see how renovations should be done," he says.

Simpson says the visitors left with lots of ideas for renovations in their own homes.

"They could see that their dreams for their homes are quite doable," he says. "They left enthused to go home and start their process."

Those who missed the event can visit www.gvhba.org for information on the projects and tips on starting your own renovation.

'The interest from the public has been phenomenal'

Magnolia is growing in Richmond

by Kerry Vital

If you're looking to get away while still being in the middle of everything, Townline's The Gardens in Richmond will be just the place for you.

The development's first residential project, Magnolia, is only the beginning of this amazing space.

"The Gardens is unique in the sense that you will be away from it all, but ... everything you will need is at your door step," says Townline's Vice-President of Sales and Marketing Chris Colbeck.

Magnolia will be a four-storey building with three levels of residential, anchored by retail space on the bottom floor. A total of 92 apartment homes will be released, and sales will be starting soon. Colbeck is expecting a great turnout.

"Based on the the unique purchasing opportunity that The Gardens provides, the interest from the public has been phenomenal," he says. "The fact the purchasers will essentially have a 12-acre natural garden at their doorstep is an amazing attraction that (they) will not find elsewhere."

Floorplans range from 485 to 919 square feet, and are available in a variety of one-bedroom and two-bedroom floorplans.

While each home has its own unique



Everything you will need is at your doorstep," says Townline's Vice-President of Sales and Marketing Chris Colbeck.



charm, all of them have a plethora of amazing features. Prospective homeowners who have stopped into the presentation centre have no shortage of compliments. "(They) are loving the suite layout and the stylish West Coast homes and architecture," Colbeck says.

Every kitchen will be built in a modern U-shape, which gives homeowners a large amount of counter space so you'll never need to worry about where to put anything. Luxurious quartzite slab countertops and matte white backsplash tiles combine for a sleek, contemporary look, as if a splash of sauce will never mar the cool perfection. A stainless-steel appliance suite is ready for all your cooking needs, and soft-close cabinets with brushed nickel hardware and under-cabinet puck lighting are seamlessly integrated into the entire design.

Bathrooms at Magnolia are built to be soothing and serene. Soaker tubs are included, and faux marble ceramic tub splash tiles are the perfect complement.

Polished-chrome faucets by Moen are standard, in addition to the hardware by Taymor and a ceramic drop-in white sink that brings to mind a luxury hotel bathroom.

Buyers at The Gardens will have access to The Gardens Club, which will hold a badminton court, ping pong, basketball hoops, a meeting room and fully equipped gym.

Situated on the site of the former Fantasy Gardens, only a castle is still standing at The Gardens. The castle, a replica of Coevorden Castle in the Netherlands that was given to the city for Expo 86, will be turned into a daycare centre.

The Gardens is impossibly close to everything a homeowner will need, from shopping to restaurants. Across the street from the Ironwood and Coppersmith shopping centres, The Gardens is also close to excellent public and private schools, and is minutes away from the Canada Line. Residents looking for entertainment will find it at Riverport, where they will discover the SilverCity movie theatres, The Zone bowling alley and WaterMania pool, just a few minutes away by car.

Homes at Magnolia start at \$218,800 for a one-bedroom. For more information visit liveatthegardens.ca or call 604-271-3331.



Submitted photos

Homeowners at Townline's Magnolia at The Gardens will always be surrounded by luxury, from the laminate flooring in the living and dining areas to the soft elegance of the master bedrooms.



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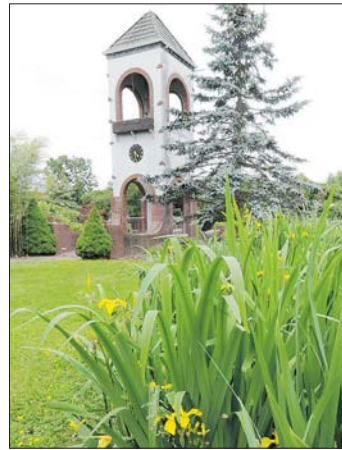


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 be happy, be."
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WESTCOAST HOMES

SATURDAY, JUNE 25 | 2011 | EDITOR BARBARA GUNN 604.605.2179 | HOMES@VANCOUVERSUN.COM

NEW-HOME PROJECT PROFILE: MAGNOLIA AT THE GARDENS



The Gardens, a mixed-use development taking shape on the former Fantasy Gardens site in Richmond, will eventually include about 575 homes, a childcare centre and some 12 acres of public park space. The first 182 homes – the neighbourhood's first phase – will be in two four-storey buildings facing Steveston Highway.

PHOTOS BY WAYNE LEIDENFROST/PNG

Gardens set to blossom

Townline Homes has set forth to revise and revive a distinct part of The Garden City's landscape

BY FELICITY STONE

Sleeping Beauty's castle was surrounded by thorns for 100 years. Happily, it took a lot less time for the castle at the former Fantasy Gardens in Richmond to emerge from the brambles. Purchased by Townline Homes in 2006, it has been preserved as part of The Gardens mixed-use development

going on sale in early July. When Townline obtained the former amusement park and botanical gardens at Steveston Highway and No. 5 Road, the property was in a sorry state of disrepair. Although many buildings could not be saved, the castle, a replica of Coevorden Castle in the Netherlands given to Vancouver for Expo 86, will be refurbished as part of a 37-child daycare centre.

Born and raised in Richmond, Townline Homes president Rick Ilich and planning and development manager Lauren Ilich knew first-hand the significance of the gardens to local residents. They held numerous public information sessions and worked with the community to develop the vision for the site. "The whole theme of it is Richmond being the garden city," says Lauren Ilich. "Part of it, too,

is people wanted the name The Gardens because it represented the garden city." Fantasy Gardens is best known as the one-time home of Bill Vander Zalm while he was the colourful premier of B.C. from 1986 to 1991. He and his wife, Lillian, who had bought the gardens in 1984 and turned it into an eclectic amusement park with medieval building facades and Biblical-

themed gardens, sold to Asiaworld (Canada) Development Corp. of Taiwan in 1991. Richmond residents had fond memories of the old botanical gardens and wanted the trees and the greenery to remain. Some also hoped the castle would be saved.

STORY CONTINUES, H7
 PHOTO GALLERY, H6

<p>STRATIFIED H4</p> <p>Efficiencies for strata Suzanne Morphet questions why StrataDocs – software that allows property managers to upload strata documents on line so realtors can download paperwork instantly – is not yet the industry standard.</p>	<p>OUT OF TOWN PROPERTIES H11</p> <p>Luxurious lakefront living Located on the west shore of Lake Osoyoos and at the foot of Main Street in the Okanagan town, centre, Watermark Beach Resort offers strata-titled full ownership in a luxury resort-hotel.</p>		<p>REAL ESTATE MATTERS H10</p> <p>Affordability factor Bob Ransford looks at the high cost of housing in the Lower Mainland and the factors that may influence future decisions that affect affordability.</p>
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NEW-HOME PROJECT PROFILE: MAGNOLIA AT THE GARDENS



PHOTOS BY WAYNE LEIDENFROST/PNG



Magnolia at The Gardens
Project size: First release of 92 apartment homes
Residence size: 1 bedroom, 1 bath; 2 bedrooms, 1 bath; 2 bedrooms, 2 baths; 4B1 — 920 sq. ft.
Price: From the low \$200,000s
Developer: Townline Group of Companies and TA Development One (Canada) Ltd.
Architect: Raymond Letkeman Architects Inc.
Interior Design: I3 Design
Sales Centre: 10640 No. 5 Road, Richmond
Hours: noon — 5 p.m., Sat — Thur
Telephone: 604-271-3331
Email: info@liveatthegardens.ca
Warranty: 2/5/10 Travelers Guarantee
Web: www.liveatthegardens.com
Occupancy: December 2013



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NEW-HOME PROJECT PROFILE: MAGNOLIA AT THE GARDENS

Castle moves to a new location

Townline has moved the castle to a new location next to No. 5 Road. A modern addition is being used as The Gardens sales centre, but the complete 5,000-square-foot space will eventually be equipped as a child-care centre and given to the City of Richmond to operate. The castle itself is still undergoing restoration.

Townline will also give the city 12 acres of the almost 22-acre site for a public park. The company, which is devoting \$1.239 million to park improvements, has cleared away mountains of brambles to reveal the bones of the garden, including more than 800 mature trees. The park will become a series of gardens; a play and display garden, a children's play area based on farm themes reflecting Richmond's agricultural roots, a formal yet secluded ceremonial garden, and a contemplative and secret garden.

Another area, the farm garden, will have allotments for growing food and flowers. "This is a place where, if you lived here, you could actually go and pick your carrots out of the ground," says Lauren Ilich. "It's building on the 100-mile diet, but really with this development it'll be the 100-metre diet." An old red barn will offer program space for gardening classes and workshops. A pond will be enlarged to collect stormwater run-off for use as garden irrigation.

"One of the things that makes us different than any other site in Richmond is you've got the gardens next door, but it's not a hard edge," says Ilich. "The gardens are seamlessly integrated into the development." There will be a landscaped greenway around the edge, a multipurpose trail, plazas, pocket parks and a Christmas tree that can be lit up.

The remaining 9.7 acres will accommodate several low-rise mixed-use buildings and a free-standing restaurant serving as a gateway to the community. "The city really wanted to see some prominent architecture on the key corner to make sure that this was something that really welcomed the city into this south Richmond area," says Townline's vice-president of development, Steve Jedreich.

The corner section of the building at No. 5 Road and Steveston Highway will have floor-to-ceiling windows with panes of coloured glass overlooking a plaza with water features, benches and public art. Architect Ray Letkeman's creative use of windows — coloured glazing, glass walls, staggered placement and clerestories under raised roof sections — adds interest and sophistication throughout the contemporary building design. The roof pop-ups also mean 11-foot ceilings in some top-floor homes.

The first 182 homes — the neighbourhood's first phase — will be in two four-storey buildings with commercial space and amenities on the ground floor, including a 35,000-square-foot grocery store in one building and a 5,605-square-foot fitness centre in the other. The glass-fronted fitness centre, which will include a large indoor gym with basketball and badminton courts, will add vibrancy and visual interest along Steveston Highway. There will also be showers and bicycle storage for commercial workers who bike to work and a couple of co-op car spaces so residents will need fewer cars.

The residential units start on the second floor, where the garden theme is carried onto a roof garden above the retail floor. This will be a secure common area with lawns and patio furniture for the building's residents, as well as providing private patios for second-floor homes facing the courtyard. Homes on the two top floors will have balconies, like the one in the display suite.

The one-bedroom, one-bath display suite packs a lot into its 585 square feet. Like all homes in Magnolia at The Gardens, the first building to go on sale, it has a U-shaped kitchen with quartzite slab countertops, Greenlam cabinet doors, cabinet underlighting, tiled backsplash and floor, and stainless steel appliances, including a gas range. The bathroom, accessible from the main living area and the bedroom via a walk-through closet, includes a laundry area with a front-loading washer and dryer.

Smart space-stretching ideas from I3 Design include underlit cabinets above the bed and shallow cabinets used as nightstands either side of the bed. In the living area, shelving units provide storage while defining the dining and sitting areas.

The ultimate plan is for about 575 homes at build-out. "We start with a couple of buildings, and then slowly but surely, the whole neighbourhood really starts to come together," says Steve Jedreich.



An illustration of The Gardens, Townline Homes' new community in Richmond. This building on Steveston Highway is Magnolia at The Gardens, the first building to go on sale.



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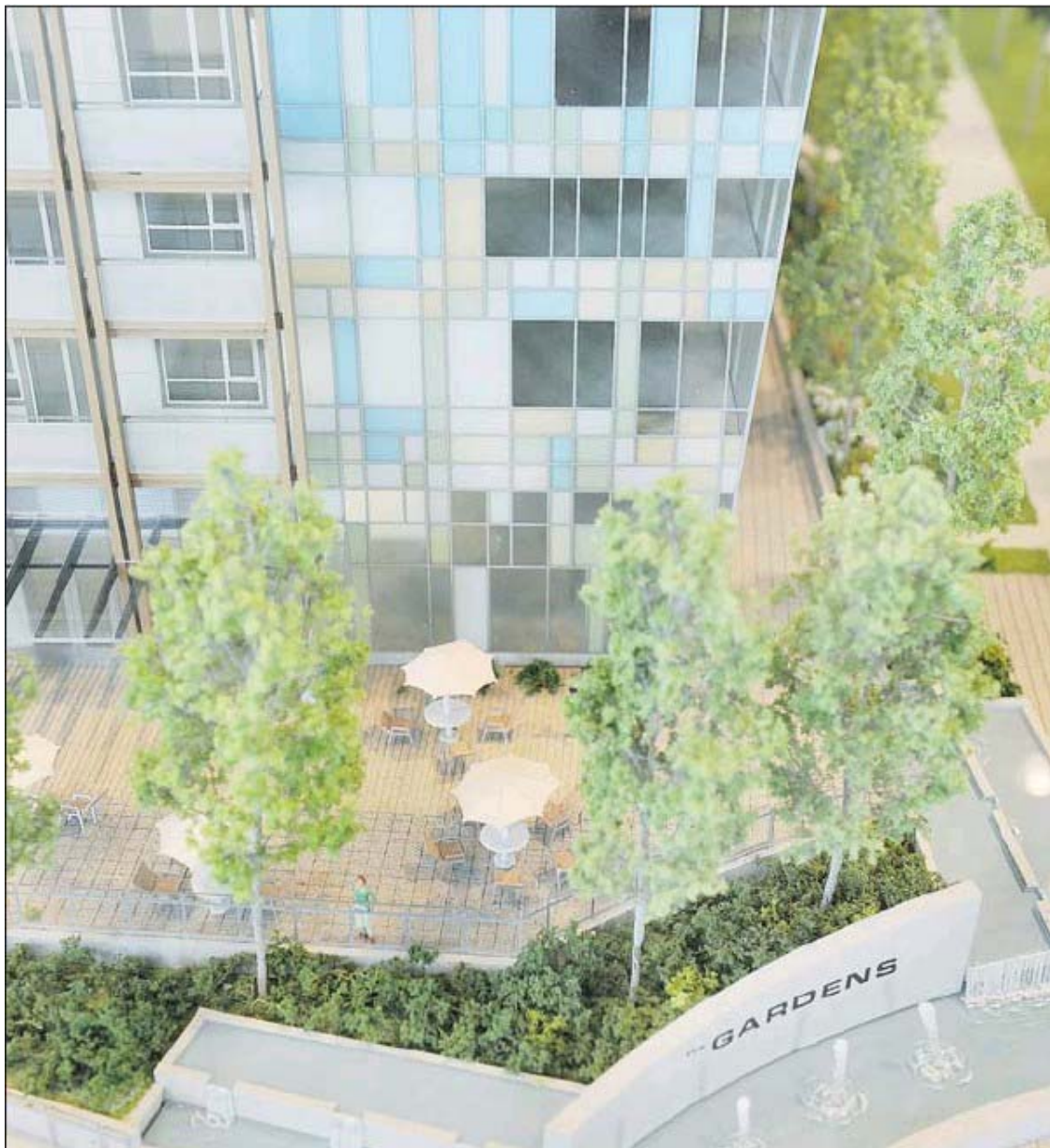
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Magnolia at The Gardens - former Fantasy Gardens in Richmond - by Townline Group

Townline Homes has set forth to revise and revive a distinct part of The Garden City landscape **Felicity Stone**

Sun

Saturday, June, 25, 2011



The Gardens, a mixed-use development taking shape on the former Fantasy Gardens site in Richmond, will eventually include about 575 homes, a childcare centre and some 12 acres of public park space. The first 182 homes - the neighbourhood's first phase - will be in two four-storey buildings facing Steveston Highway.

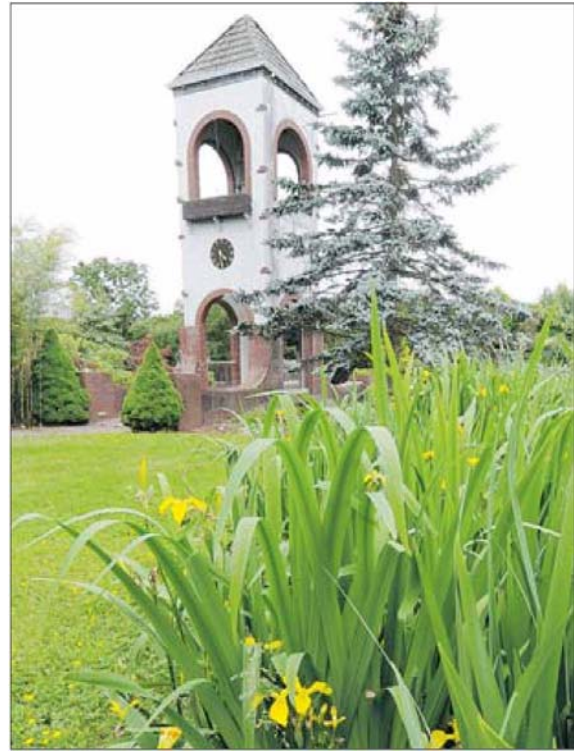


Project size: First release of 92 apartment homes
Residence size: 1 bedroom, 1 bath; 2 bedrooms, 1 bath; 2 bedrooms, 2 baths; 481 – 920 sq. ft. Price: From the low \$ 200,000s
Developer: Townline Group of Companies and TA Development One (Canada) Ltd. Architect: Raymond Letkeman Architects Inc. Interior Design: I3 Design Sales Centre: 10640 No. 5 Road, Richmond Hours: noon – 5 p. m., Sat – Thur Telephone: 604-271-3331 Email: info@liveatthegardens.ca Warranty: 2/ 5/ 10 Travelers Guarantee Web: www.

liveatthegardens.com Occupancy: December 2013
Sleeping Beauty castle was surrounded by thorns for 100 years. Happily, it took a lot less time for the castle at the former Fantasy Gardens in Richmond to emerge from the brambles. Purchased by Townline Homes in 2006, it has been preserved as part of The Gardens mixed-use development going on sale in early July. When Townline obtained the former amusement park and botanical gardens at Steveston Highway and No. 5 Road, the property was in a sorry state of disrepair. Although many buildings could not be saved, the castle, a replica of Coevorden Castle in the Netherlands given to Vancouver for Expo 86, will be refurbished as part of a 37-child daycare centre. Born and raised in Richmond, Townline Homes president Rick Ilich and planning and development manager Lauren Ilich knew first-hand the significance of the gardens to local residents. They held numerous public information sessions and worked with the community to develop the vision for the site. The whole theme of it is Richmond being the garden city, says Lauren Ilich. Part of it, too, is people wanted the name The Gardens because it represented the garden city. Fantasy Gardens is best known as the one-time home of Bill Vander Zalm while he was the colourful premier of B. C. from 1986 to 1991. He and his wife, Lillian, who had bought the gardens in 1984 and turned it into an eclectic amusement park with medieval building facades and Biblical-themed gardens, sold to Asiaworld (Canada) Development Corp. of Taiwan in 1991. Richmond residents had fond memories of the old botanical gardens and wanted the trees and the



greenery to remain. Some also hoped the castle would be saved. Townline has moved the castle to a new location next to No. 5 Road. A modern addition is being used as The Gardens sales centre, but the complete 5,000-square-foot space will eventually be equipped as a child-care centre and given to the City of Richmond to operate. The castle itself is still undergoing restoration. Townline will also give the city 12 acres of the almost 22-acre site for a public park. The company, which is devoting \$ 1.239 million to park improvements, has cleared away mountains of brambles to reveal the bones of the garden, including more than 800 mature trees. The park will become a series of gardens; a play and display garden, a children play area based on farm themes reflecting Richmond agricultural roots, a formal yet secluded ceremonial garden, and a contemplative and secret garden. Another area, the farm garden, will have allotments for growing food and flowers. This is a place where, if you lived here, you could actually go and pick your carrots out of the ground, says Lauren Ilich. It building on the 100-mile diet, but really with this development it be the 100-metre diet. An old red barn will offer program space for gardening classes and workshops. A pond will be enlarged to collect stormwater run-off for use as garden irrigation. One of the things that makes us different than any other site in Richmond is you 拏 e got the gardens next door, but it not a hard edge, says Ilich. The gardens are seamlessly integrated into the development. There will be a landscaped greenway around the edge, a multipurpose trail, plazas, pocket parks and a Christmas tree that can be lit up. The remaining 9.7 acres will accommodate several low-rise mixed-use buildings and a free-standing restaurant serving as a gateway to the community. The city really wanted



to see some prominent architecture on the key corner to make sure that this was something that really welcomed the city into this south Richmond area, says Townline vice-president of development, Steve Jedreicich. The corner section of the building at No. 5 Road and Steveston Highway will have floor-to-ceiling windows with panes of coloured glass overlooking a plaza with water features, benches and public art. Architect Ray Letkeman 拏 creative use of windows coloured glazing, glass walls, staggered placement and



clerestories under raised roof sections adds interest and sophistication throughout the contemporary building design. The roof pop-ups also mean 11-foot ceilings in some top-floor homes. The first 182 homes the neighbourhood first phase will be in two four-storey buildings with commercial space and amenities on the ground floor, including a 35,000-square-foot grocery store in one building and a 5,605-square-foot fitness centre in the other. The glass-fronted fitness centre, which will include a large indoor gym with basketball and badminton courts, will add vibrancy and visual interest along Steveston Highway. There will also be showers and bicycle storage for commercial workers who bike to work and a couple of co-op car spaces so residents will need fewer cars. The residential units start on the second floor, where the garden theme is carried onto a roof garden above the retail floor. This will be a secure common area with lawns and patio furniture for the building residents, as well as providing private patios for second-floor homes facing the courtyard. Homes on the two top floors will have balconies, like the one in the display suite. The one-bedroom, one-bath display suite packs a lot into its 585 square feet. Like all homes in Magnolia at The Gardens, the first building to go on sale, it has a U-shaped kitchen with quartzite slab countertops, Greenlam cabinet doors, cabinet underlighting, tiled backsplash and floor, and stainless steel appliances, including a gas range. The bathroom, accessible from the main living area and the bedroom via a walk-through closet, includes a laundry area with a front-loading washer and dryer. Smart space-stretching ideas from I3 Design include underlit cabinets above the bed and shallow cabinets used as nightstands either side of the bed. In the living area, shelving units provide storage while defining the dining and sitting areas. The ultimate plan is for about 575 homes at build-out. We start with a couple of buildings, and then slowly but surely, the whole neighbourhood really starts to come together, says Steve Jedreicich. Castle moves to a new location Townline has moved the castle to a new location next to No. 5 Road. A modern addition is being used as The Gardens sales centre, but the complete 5,000-square-foot space will eventually be equipped as a child-care centre and given to the City of Richmond to operate. The castle itself is still undergoing restoration. Townline will also give the city 12 acres of the almost 22-acre site for a public park. The company, which is devoting \$ 1.239 million to park improvements, has cleared away mountains of brambles to reveal the bones of the garden, including more than 800 mature trees. The park will become a series of gardens; a play and display garden, a children's play area based on farm themes reflecting Richmond's agricultural roots, a formal yet secluded ceremonial garden, and a contemplative and secret garden. Another area, the farm garden, will have allotments for growing food and flowers. This is a place where, if you lived here, you could actually go and pick your carrots out of the ground, says Lauren Ilich. building on the 100-mile diet, but really with this development it will be the 100-metre diet. An old red barn will offer program space for gardening classes and workshops. A pond will be enlarged to collect stormwater run-off for use as garden irrigation. □ One of the things that makes us different than any other site in Richmond is you got the gardens next door, but it's not a hard edge. says Ilich. The gardens are seamlessly integrated into the development. There will be a landscaped greenway around the edge, a multipurpose trail, plazas, pocket parks and a Christmas tree that can be lit up. The remaining 9.7 acres will accommodate several low-rise mixed-use buildings and a free-standing restaurant serving as a gateway to the community. The city really wanted to see some prominent architecture on the key corner to make sure that this was something that really welcomed the city into this south Richmond area, says Townline vice-president of development, Steve Jedreicich. The corner section of the building at No. 5 Road and Steveston Highway will have floor-to-ceiling windows with panes



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It used to be called Fantasy Gardens... It has been renamed The Gardens... What's this about?

- As the new owner of the Fantasy Gardens site, the Townline Group of Companies spent last year working with the community to develop a vision and plan for the old Fantasy Gardens site. As part of the process, the site was renamed The Gardens. The resulting plan for The Gardens neighborhood can be viewed by clicking [here](#).
- In December 2008, Townline officially applied to the City of Richmond for a rezoning of the site with the plan that had developed as a result of the community workshops.
- On October 14, 2009, Townline hosted another Community Workshop that everyone could attend and see the modifications to the plan that resulted from the City review process and technical studies.
- As part of the plan we were pleased to announce that Townline will be returning the botanical gardens back to the community by giving them to the City of Richmond. The details of this, and some of the other amenities and proposed traffic improvements to enhance the performance and appearance of the intersection of No. 5 Road and Steveston Highway were all discussed at the October 14, 2009 Community Workshop. **Click here** to see the changes to the plan and the community amenity package that was presented at the workshop
- We've created this website to open a dialogue. It is intended to:
 - a. provide community updates, and
 - b. provide an opportunity for you to ask us any questions and to share your comments with us on The Gardens plan. We encourage you to participate on this website to connect with us and have your comments heard by clicking [here](#).

A big thank you to all the participants that attended the October 14, 2009 Community Workshop!



THE GARDENS

Where on earth is Fantasy Gardens?



Fantasy Gardens

A horticultural theme park established by Bill Vander Zalm, a former premier of British Columbia, and garden centre owner. Fantasy Gardens once celebrated a European village theme park and botanical show gardens.

But, in April 2007 it was described by the Vancouver Sun as a "tattered theme park" that is "decaying and crumbling".

We believe that as an important gateway to Richmond, it deserves to be something more. What that 'more' is will partly be determined by your comments and involvement.

Fantasy Gardens is designated for "mixed use development" in the City of Richmond's Official Community Plan.

[GET INVOLVED](#)



THE GARDENS

CHINESE 中文



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On Monday city council endorsed a developer's park plans for a portion of the former Fantasy Gardens theme park site. Townline Homes will dedicate the land, which is locked in the Agricultural Land Reserve, to the city as part of a large mixed-use development approved in principle in 2009. Continue reading →

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DIRECTIONS

Once known as Fantasy Gardens or Fantasy Garden World, this site stood as a privately operated natural garden for many years at the corner of Steveston Highway and No. 5 Road in Richmond, B.C. Coming in June of this year, The Gardens will transform into a brand new west coast community with a 12-acre natural garden open to the public. Given the site's rich natural history, and the fact that there will still be a 12-acre gardens adjacent to the new homes, it seemed only fitting that a site at the gateway to the Garden City retain the name The Gardens. And, it's also surrounded by a vibrant, growing neighbourhood. With direct bus routes to the Canada Line, in the most central location for getting to the Vancouver Airport, the Canada-US Border, and the Tsawwassen Ferry Terminal, and conveniences and entertainment pockets directly across the street, it's one of the most desirable locations in Richmond.

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TOWNLINE HOMES

The Townline Group of Companies is a Richmond based company with a proven track record of working with communities in the Lower Mainland and Vancouver Island. Our portfolio includes single-family homes, market and non-market multi-family housing, urban in-fill, heritage restoration, mixed use and commercial/retail developments.

We pride ourselves for our ability to deliver well-designed, unique projects by being proactive with the community and its stakeholders. By initiating consultation early, we are able to tailor our projects to incorporate the needs of the community, the City and the market.

We believe in creating neighbourhoods that have a sense of place rather than a collection of buildings.

Townline is at the forefront of the industry in developing sustainable solutions for the way we live. We look at each project individually to determine the best way to achieve sustainability through a Triple Bottom Line framework by improving the social, environmental and economic well being.

Please refer to our website at www.townline.ca to find out more about The Townline Group of Companies.



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TA MANAGEMENT

TA Global Berhad (TA Global) is a global organization that constantly sets new benchmarks for quality lifestyle and living. It is one of the top property developers in Malaysia, and through its wholly-owned subsidiary TA Properties Sdn Bhd, TA Global has over 15 years of experience in a wide range of property services including property investment, property development, property management, hospitality operations and construction. In its 15 years, it has successfully acquired a substantial portfolio of landed properties in much sought after locations in Malaysia and overseas, as well as ventures into other significant business activities such as property investment and hospitality operations. TA Global's portfolio of investment properties in Malaysia includes its headquarters Menara TA One in Kuala Lumpur, as well as shop offices at USJ Taipan and Subang Business Center. Its international property investment portfolios include Australia, Canada and Singapore; namely, Radisson Plaza Hotel in Sydney; The Westin Melbourne Hotel; Terasen Center in Vancouver, Aava Whistler Hotel; and the Swissôtel Merchant Court, in Singapore. The Gardens will be TA Global's maiden mixed-development project in Canada, and this will be carried out through its wholly-owned subsidiary, TA Development One (Canada) Ltd in collaboration with Townline Group of Companies.

Website: www.taglobal.com.my



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Raymond Letkeman Architects Inc.

A full service architectural firm, Raymond Letkeman Architects Inc. is a multiple award winning industry leader in resort village design and comprehensive residential community developments.

With 30 years of international experience, Ray and his team at RLA specialize primarily in master planning and design architecture for mixed-use communities throughout North America and in locales such as Mexico, New Zealand and Hawaii.

i3 Design

With expertise in design, drafting, construction management and 3-D rendering, the i3 Design team is driven by three pivotal words: inspiration, intuition and innovation.

From show homes and presentation centres, to retail, community spaces and custom residential design-build, i3 Design has earned both awards and a solid reputation.

www.i3design.ca

Kim Perry & Associates

Landscape designers and architects, Kim Perry and Associates, have been recognized with more than 30 awards over the past 30 years. Their projects are located around the world in places such as Greater Vancouver and Squamish/Whistler regions, the interior of British Columbia, Alberta, California, Texas, Arizona, China, and Mongolia. And now, Richmond.

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COMMERCIAL OPPORTUNITIES

The Gardens will feature a grocery store, a signature restaurant and many other street level services to meet your daily needs. As the newest mixed-use neighbourhood in a key gateway location in Richmond, there will be a variety of commercial leasing opportunities.

For more information, please contact: Chris Taylor at Christopher.taylor@cbre.com

About CB Richard Ellis: www.cbre.com



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NATURAL GARDENS

Of the original area that was Fantasy Gardens, 12 acres have been committed to be a natural garden park. It will be operated by the City of Richmond and will be open to the public. In the park, you will find a collection of multi-use gardens for all to play, discover, relax, garden and celebrate food and life. There will be three access points to the gardens from the village, and in the gardens you will find an abundance of ponds, verdant landscapes and over 800 significant trees. There will be distinct character areas within the gardens:

- The Play Gardens** – a place to stroll, play, discover
- The Farm Gardens** – a place to garden, learn, and celebrate food
- The Celebration Garden** – a place to celebrate special events, host picnics
- The Contemplative Secret Garden** – a place to retreat, meditate, learn & provide habitat for nature
- The Country Lane** – a farm road that links the gardens and the Highway to Heaven

These strictly passive, 12-acre natural gardens are the perfect place to relax, meditate, garden or take a quick break from life. With the community gardens in your backyard, you can stick to eating locally – You can follow the '100 metre diet' where you have the ability to get fresh veggies at your own doorstep.

You can also expect to find a restored castle from Holland at the entrance of the gardens, which will be transformed into a 37-child day care.



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IN THE MEDIA

Richmond Review Tuesday January 25, 2011
 Rebirth of Fantasy Gardens begins
[Download PDF](#) | [View Online](#)

Vancouver Sun Friday January 21, 2011
 Five-hectare public park to rise from Fantasy Garden ruins
[Download PDF](#) | [View Online](#)

Vancouver Sun Saturday September 26, 2009
 Housing, park considered for Fantasy Garden site
[Download PDF](#)

City Farmer News Blog Saturday September 26, 2009
 Half of 8.5 hectare housing development to be used for urban food gardens and botanical park
[View Online](#)

Richmond Review Thursday September 24, 2009
 New Fantasy Gardens development soon to be a reality
[View Online](#)

Richmond Review June 20, 2008
 Fantasy Gardens couldn't have a better owner
[Download PDF](#)

BC Business Friday June 1, 2008
 Falling in love with your work can be an occupational hazard if you're a real estate developer
[Download PDF](#) | [View Online](#)

The Richmond News Monday, May 9, 2008
 Fantasy Gardens Faces Reality
[View Online](#)

The Richmond News Monday, May 9, 2008
 Fantasy Gardens Make-Over
[View Online](#)

The Richmond Review Monday, May 2, 2008
 Finding a New Reality for Fantasy Gardens
[View Online](#)

The Richmond News Tuesday, March 18, 2008
 Condos for Fantasy Gardens?
[Download PDF](#)

The Richmond Review Thursday, March 13, 2008
 Wrecking ball could be a reality for Fantasy Garden
[Download PDF](#)

Vancouver Sun Tuesday, March 12, 2008
 Fantasy Gardens property sold
[Download PDF](#)

Business in Vancouver Tuesday, March 11, 2008
 Zalm's Fantasy Gardens property sold again
[Download PDF](#)

Media Release Tuesday, March 11, 2008
 Fantasy Gardens: Back on Firm Ground
[Download PDF](#)

The Vancouver Sun Tuesday, April 10, 2007
 Fantasy Garden site goes up for sale
[Download PDF](#)

The Richmond Review Thursday, December 21, 2006
 Fantasy Gardens on the block
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DEVELOPER

What other projects has Townline developed?

Townline Group of Companies is a real estate development company focused primarily in the Lower Mainland and Vancouver Island in British Columbia, Canada. Our portfolio is diverse, including market and non-market multi-family housing, single-family homes, heritage restoration, mixed use, commercial and retail developments. Some past and current projects developed by Townline include:

- 540 Beatty
- 1241 Homer
- The Hudson
- Clayton Rise
- Terra Nova
- Compass
- Heritage

How many homes are there in Phase 1 - Buildings A and B?

175 Homes

What stage of construction are we currently at?

Construction of the first phase of homes will commence in Summer 2011, and construction is due to be complete by Fall 2012. To view recent construction photos, check out the Updates section where photos are updated on a monthly basis.

What are the overall Project Amenities?

- Daycare facility on adjacent agricultural park
- 12 acre natural park
- Indoor amenity space in each building
- Coop cars & Parking
- Community Gardens Plots
- Commercial / retail / office facilities onsite

Is the 12-acre gardens ever going to be developed?

No. The 12-acre natural garden will be operated by the City of Richmond, and will be open to the public. This park will be a passive park, and will have no playing fields with lights. It will be a multi-use "Agricultural Gardens" for all to play, discover, relax, garden and celebrate food & life.

Homes & Finishes (Coming Soon)

For & About Realtors (Coming Soon)

Financial (Coming Soon)

News

March 24, 2011 | Vancouver Province: Fantasy Gardens' castle to become daycare centre
A new fantasy is becoming reality on the ruins of Fantasy Gardens in Richmond. [Continue reading →](#)

January 28, 2011 | Rebirth of Fantasy Gardens begins
On Monday city council endorsed a developer's park plans for a portion of the former Fantasy Gardens theme park site. TownlineHomes will dedicate the land, which is locked in the Agricultural Land Reserve, to the city as part of a large mixed-use development approved in principle in 2009. [Continue reading →](#)

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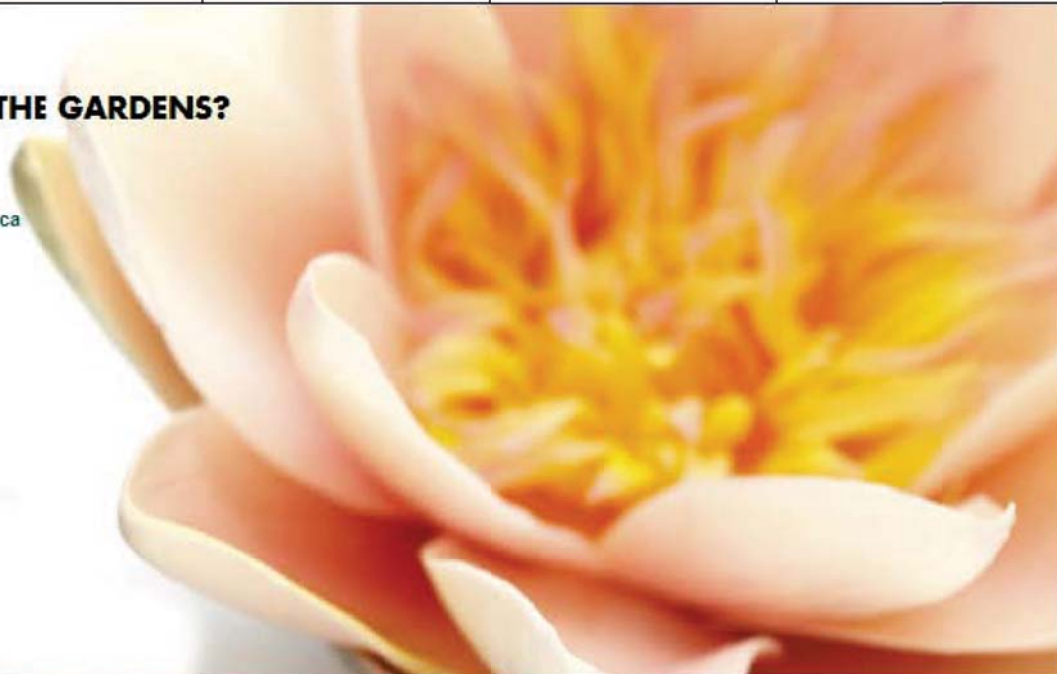
NEED MORE INFORMATION ABOUT THE GARDENS?

Contact a Townline sales representative at: [604.271.3331](tel:604.271.3331)

Alternatively, you can send an email to: info@liveatthegardens.ca

For more information, please fill out our registration form.

Visit our development website: www.gatewaytorichmond.ca



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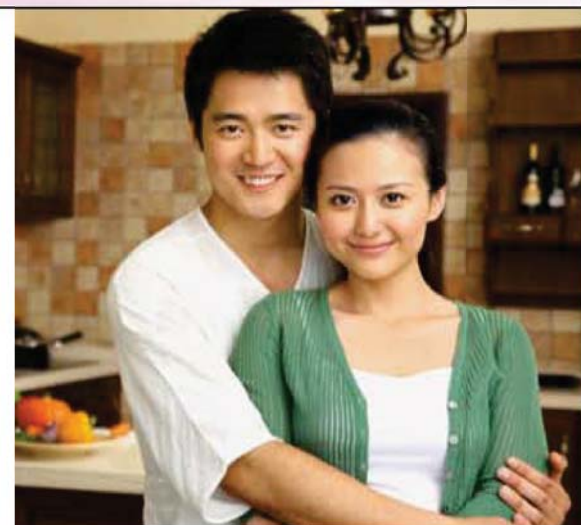
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From: The Gardens - Tower 1 [mailto:info@liveatthegardens.com]

Sent: June 8, 2011 5:23 PM

To: mml

Subject: Join us at The Gardens Realtors' Preview!





Join us for an exclusive realtors' preview June 15

Sales start June 18, 2011, but we want you to be the first to see our exciting new project: The Gardens. Stylish west coast homes rest beside one of the most splendid backyards in Richmond; designed to create a lively lifestyle community that brings you the best of the nature and the city. Twelve acres of trees, fields and flowers right next door will reflect the vibrant community.

Bob Rennie will be speaking on Richmond and the real estate industry. Realtor Incentive will be announced.

Snacks and refreshments will be served.

We are giving away an iPad every 15 minutes - be there to win!

Date: Wednesday, June 15th, 2011

Time: 12-2pm

Location: 10640 No. 5 Road, Richmond

RSVP: To Sabrina at 604.271.3331 or www.liveatthegardens.ca/realtor

We look forward to seeing you there!

The Gardens Sales Team
Presentation Centre Open Daily 12-5Pm, closed Fridays
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Fantasy Gardens: Back on Firm Ground

Famed Horticultural Theme Park Returns to Local Ownership, as Townline Completes its Purchase of the 22-acre "Richmond Gateway"

(March 11, 2008 — Richmond, B.C.) Fantasy Gardens, the landmark horticultural theme park established by former premier Bill Vander Zalm at No. 5 Road and Steveston Highway in Richmond, is back under local ownership. The 22-acre property was purchased in December by respected Richmond developer Townline. Once celebrated for its European village theme park and botanical show gardens, in recent years Fantasy Gardens has been described as "decaying and crumbling." Townline plans a series of community consultations starting this spring to help guide the redevelopment of what's widely considered "Richmond's Gateway."

"We are very excited about creating a new sustainable community at this key entrance to Richmond," says Rick Ilich, president of Townline Ventures. "We're committed to working with the community to determine Fantasy Gardens' future. Ultimately, our goal is to create a neighbourhood that provides real value for the larger community and sets an example of sustainable development for the region."

The City of Richmond's Official Community Plan designates the site for "mixed-use development." Half of it is currently contained within the Agricultural Land Reserve (ALR), with zoning that permits botanical gardens—the only such property in Richmond. Ilich says the site provides an exciting opportunity to showcase the agriculture heritage of Richmond and enhance its reputation as the Garden City. "By initiating open consultation early," adds Ilich, "we feel we'll be best able to incorporate the needs of the community, the city, as well as the market." After the series of community consultations and citizen feedback, Townline will submit a development application consistent with the property's existing mixed-use designation.

Townline has a proven track record of working with communities across the Lower Mainland and Vancouver Island, and is at the forefront of developing sustainable building solutions. Townline recently received unanimous support from Victoria city council, after working closely with the local community, to redevelop and restore that city's iconic Hudson's Bay building. In 2007, Townline won a prestigious Urban Development Institute Award for the best midrise multifamily development in Vancouver. For more information on the upcoming neighbourhood meetings to determine Fantasy Gardens' future, please visit the website at <http://www.gatewaytorichmond.ca/>.

For further media information, please contact:

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primer

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HIGH PROFILE

This old house

Townline's Rick Ilich develops a passion for heritage

Falling in love with your work can be an occupational hazard if you're a real estate developer. Just ask Rich Ilich, president of the Townline Group of Companies. "As a builder, I do tend to get excited about some of the things we build and end up moving," he admits with a laugh. "But I promised [my wife] Lauren we won't do that too much more."

For Ilich, who made headlines this spring with the announcement of plans to develop the Fantasy Gardens site in Richmond, a passion for development obviously goes beyond simply squeezing the most dollars out of a parcel of land. The quiet 50-year-old is reticent to talk about himself but comes to life when he describes a unique design element or an especially beautiful piece of remote waterfront property at another.

Ilich has a particular penchant for heritage buildings, as witnessed by Townline's purchase in 2004 of the iconic Hudson's Bay building in Victoria. He has also converted a couple of Yaletown heritage buildings to loft-style condos. "It's just a passion," Ilich says of heritage restorations. "There's a real

texture – tactile stuff you can experience at the pedestrian level. There are wonderful monuments all over the city to architects, but they often don't speak to the street. As a layman, I appreciate the 20-foot-down perspective of the city, and I think most of the heritage buildings have a lot to offer at that level."

Opportunities for heritage restoration, however, are limited in the Lower Mainland. Indeed, only about 25 per cent of Townline's work involves restoration; the bigger chunk involves townhomes, low-rise condos and single-family developments in suburbs such as Richmond, Burnaby, Surrey and Langley. That's not to say Ilich is averse to high-rise urban living. In fact, he

becomes animated when describing the open-floor plans slated for a new condo tower at the corner of Seymour and Nelson streets in Vancouver – and seems positively eager to fire up the barbecue as he describes the 200-square-foot decks. "Just because people live in a small space," he says, "it doesn't mean they want to go out every night. They do want to have friends over."

Ilich comes from a prominent Richmond family; his father, Milan, got his start in the paving business and has been a prominent member of the community, largely through the philanthropic work of the Milan and Maureen Ilich Foundation. Milan was at one time owner of the Vancouver 86ers soccer team and a part

owner of the Vancouver Giants hockey team. (No, former MLA Olga Ilich is neither Rick's mother nor sister; he laughs at the number of times he's had to correct that particular misunderstanding. She was formerly married to his dad's brother and remains a good friend of Rick's.)

Today Ilich lives in a new house in Richmond with his wife Lauren and three sons – two toddlers and a teen. However, when he starts describing a development underway just outside of Nanaimo, it's easy to imagine that this suburban idyll may be but one more stopover. Says Ilich wistfully: "It's one of the most fabulous little pieces of earth I've seen in a long time." □



Fantasy Gardens couldn't have a better owner

June 20, 2008



Fantasy Gardens couldn't have a better owner

As the vision and plan for Fantasy Gardens is being developed, I am very uplifted that this property's new owner is Rick Ilich, president of Townline Homes.

Here is a developer with sensitivities toward site impacts on people, traffic, heritage and the environment. If anyone is able to make it work from a business point of view, it is him. His thinking is way ahead of its time, and his company is known to be able to handle difficult sites with great consideration.



Rick Ilich is poised to redevelop the Fantasy Gardens site. *Mark Patrick photo*

B.C. Business issue June 2008 features Rick Ilich under "High Profile" as saying: "As a builder, I do tend to get excited about some of the things we build." It speaks about his passion to develop heritage buildings like the iconic Hudson's Bay building in Victoria. The magazine states: "For Ilich, who made headlines this spring with the announcement of plans to develop the Fantasy Garden site in Richmond, a passion for development obviously goes beyond simply squeezing the most dollars out of a parcel of land." This is a wonderful compliment coming from his business peers.

In the mid 1990s, Townline Homes received an award from the city for the successful townhouse development of a "most difficult site" at Dover Crescent, a site which borders the major intersections of No. 2 Road and Westminster Highway. Today, few people know that Rick Ilich's townhouses at Dover feature closets that fit elevator kits to make the second floor wheelchair accessible. Few people know that the view corridors that run through the development have linear textured stones installed to guide the seeing impaired.

Or that his townhouses were the first townhouses in Richmond, as far as I know in the Lower Mainland, to have a recycling facility installed. At the time there was no recycling available for townhouses or apartments.

I know this because I worked with him on a citizens committee for the Dover development.

Mr. Ilich has a real can-do attitude, he is innovative and co-operative. Plus he is a "home-grown" Richmondite we all should be proud of. At Fantasy Gardens, he has a variety of mixed uses and OCP guidelines to work with, and with his invitation of citizens' input, I trust him to make good and smart decisions.

Erika Simm

Richmond

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Fantasy Gardens faces reality

At first blush, Rick Ilich's plans to redevelop Fantasy Gardens look good. Fond though some of us may be of Bill Vander Zalm's quaint Dutch fantasyland, it has become a bit of an embarrassment.

BY RICHMOND NEWS MAY 9, 2008

At first blush, Rick Ilich's plans to redevelop Fantasy Gardens look good. Fond though some of us may be of Bill Vander Zalm's quaint Dutch fantasyland, it has become a bit of an embarrassment.

When the world arrives in 2010 for the Winter Olympics, is this really what Richmond wants to present to visitors arriving on our southern doorstep -- a kitschy Coombs-like ghost-town theme park? It's a bit like sending the senile old aunt to the door to greet important guests. Almost anything would be better than what is there now, some might say.

But Fantasy Gardens is truly a special needs piece of real estate. It stands at the corner of No. 5 Road and Steveston Highway, the bottleneck through which George Massey Tunnel traffic is squeezed. So there's that. And there's this: Half the land is in the Agricultural Land Reserve, and it stands right on the line the city has drawn between rural and urban Richmond.

The city is loath to allow residential development at this corner, for good reason. Apart from the traffic concerns it would generate, there are fears that it would be the thin edge of the wedge that would see high-density residential development creeping up No. 5 Road.

Ilich is well aware of the property's challenges, and has therefore offered what sounds like a pretty sweet deal. In most residential developments, the most the city gets for parkland is five per cent. Ilich is offering 50 per cent, although it's not clear whether this would be a straight trade for rezoning and density. Throw in some community gardens and fix some of the traffic problems, and he just might have the public sold on the project.

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Housing, park considered for Fantasy Garden site

Fantasy Garden World, the Richmond theme park once owned by former premier Bill Vander Zalm and now fallen into disrepair, could soon be redeveloped.

BY THE VANCOUVER SUN SEPTEMBER 26, 2009

Fantasy Garden World, the Richmond theme park once owned by former premier Bill Vander Zalm and now fallen into disrepair, could soon be redeveloped.

Rick Ilich's Townline Homes has received the unanimous support of Richmond's planning committee for first reading of a request to rezone the site, at No. 5 Road and Steveston Highway, from botanical garden and service station to comprehensive development.

The 8.5-hectare site would be developed for multiple uses, including 550 housing units.

More than half the site is agricultural land and would be developed as a public botanical park and urban gardens.

The potential also exists for a boutique grocery store, a pharmacy, medical/dental offices, one or two restaurants, and one coffee shop.

An estimated 25 to 50 affordable units would be included, along with a child-care facility.

Vander Zalm paid \$1.7 million in 1984 for the property and sold it for \$16 million in 1991 to billionaire Tan Yu's Asiaworld (Canada) Development Corp. The family of the late Tan Yu put the property up for sale in 2007.

Vander Zalm resigned as premier in 1991 after four and a half years in office when a provincial conflict-of-interest report found he had mixed private business with his public office in the sale of the gardens.

He was charged with criminal breach of trust but found not guilty in B.C. Supreme Court in 1992.

The court ruled that while Vander Zalm had put himself in a conflict of interest, he was not a criminal.

Richmond's planning committee has asked staff to see if the castle on the property, a replica of British-born Capt. George Vancouver's ancestral home in Coevorden in the northeastern Netherlands, which was donated by the Dutch for Expo 86, could be spared during the redevelopment.

Vander Zalm bought the castle and had it barged in 1987 to Fantasy Garden World.

Neither Vander Zalm nor Ilich could be reached Friday.

lpynn@vancouversun.com

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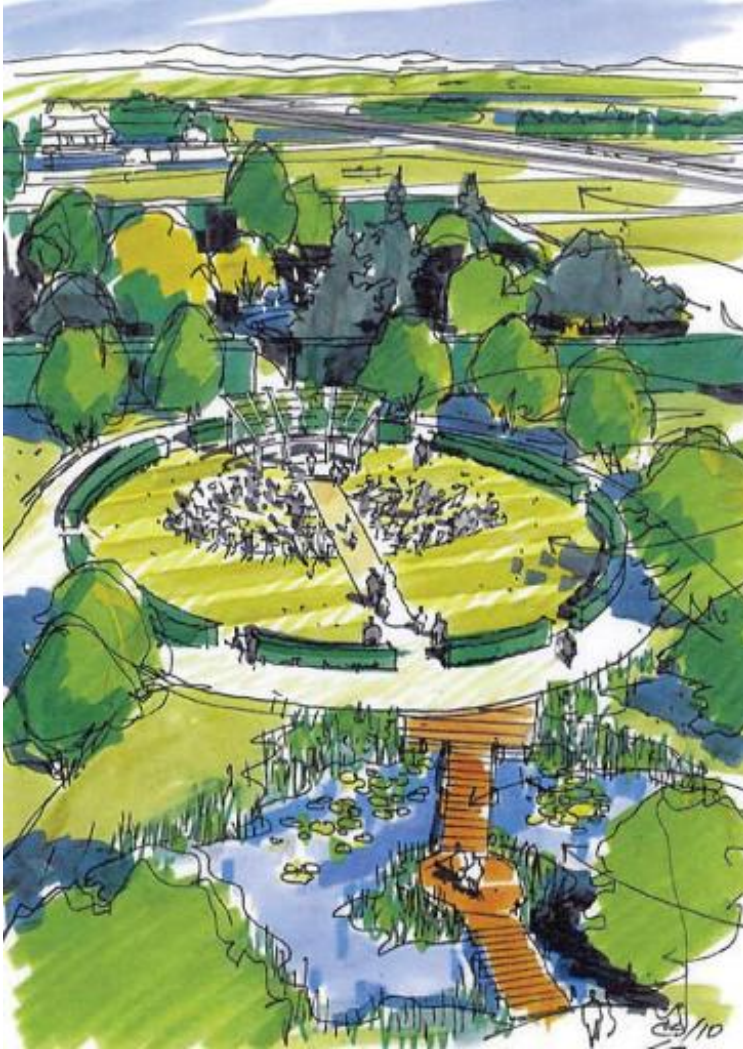


Rebirth of Fantasy Gardens begins | The Gardens

<http://www.liveatthegardens.ca/2011/01/rebirth-of-fantasy-gardens-begins/>

June 9, 2011

January 28, 2011



A five-hectare public park boasting trails through a botanical garden, community gardens and a preserved “heritage” castle will soon be a reality in Shellmont.

On Monday city council endorsed a developer’s park plans for a portion of the former Fantasy Gardens theme park site. Townline Homes will dedicate the land, which is locked in the Agricultural Land Reserve, to the city as part of a large mixed-use development approved in principle in 2009.

The future park will preserve features of an original botanical garden—including over 800 mature trees, shrubs, pathway and pond system. Community gardens and farm school plots are also included in the plan.

At the No. 5 Road entrance to the park will stand Coeverden Castle, a prominent architectural feature of the long-mothballed theme park. Townline will move the castle north from its current location and convert the building into a daycare for 37 children.

It will be used as a sales centre for the first phase of Townline’s development.

Coun. Harold Steves said the castle is a “heritage building” given that it’s a replica of the Coeverden Castle in the Netherlands, the ancestral home of Captain George Vancouver.

“That castle is quite appropriate because we have a tremendous history of Dutch farmers in Richmond. This will commemorate not just the Dutch farmers but the Dutch explorers as well.”

At Monday’s meeting, councillors praised Townline for consulting the Shellmont neighbourhood in developing the plan.

“This is the way to engage the community,” said Coun. Derek Dang.

Coun. Ken Johnston said nearby residents are “really looking forward to this development.”

“This will really add to the area. We really need something like that in the area, and for all of Richmond as well.”

Six multi-storey buildings with 450 residential units are planned to surround the park in a phased development. Townline also hopes to attract a grocery store and restaurant to the site.



Fantasy Gardens' castle to become daycare centre

BY GLENDA LUYMES, THE PROVINCE MARCH 24, 2011



The castle at Fantasy Gardens in Richmond is ready to move again to its new home.

Photograph by: wayne leidenfrost, PNG

A new fantasy is becoming reality on the ruins of Fantasy Gardens in Richmond.

And next week, an iconic part of the old gardens — the replica of the Netherlands' Coeverden Castle, the ancestral home of Capt. George Vancouver — will be moved 200 feet to a new site fronting No. 5 Road and welcoming visitors to a huge public park and townhouse development.

It will be the second time the castle, which was given to the people of Vancouver by the city of Coeverden, has been moved. In the wake of Expo 86, it was barged and transported to its current site in Fantasy Gardens.

The move will be nostalgic for some of the people in charge of transporting it, said Garry Hands, operations manager with Nickel Bros. House Moving. The company moved the castle to the gardens in March 1987. It remains one of the most unique buildings they've ever had a hand in transporting.

"We still have several employees who helped with the original move, so this will be pretty significant for them," Hands told The Province Thursday.

On March 31, the castle, which has already been jacked up and supported with 16 steel beams, will be placed on four dollies and pulled by a semi to its new home. It will eventually be lowered onto a new foundation.



Fantasy Gardens property sold

Vander Zalm's former theme park will become sustainable community, new owner says

Doug Ward

Vancouver Sun

Tuesday, March 11, 2008

Once upon a time, the premier of British Columbia lived in a brick Dutch castle in Richmond next to his windmill, a schooner-sized Noah's Ark, statues depicting the life of Christ, European-style cobbled streets, a gift shop - and rows of plants, which seemingly absorbed light from his mega-watt smile and irrepressible optimism.

The premier was Social Credit leader Bill Vander Zalm, his over-the-top home was called Fantasy Gardens and it was the mid-'80s. Fantasy Gardens came to symbolize Vander Zalm's Christian fundamentalism and unbridled commercialism - and its somewhat schlocky esthetic embodied for many the wacky nature of B.C. politics.

When Vander Zalm faced conflict-of-interest charges over the sale of his Oz to Taiwanese businessman Tan Yu in the early 1990s for \$16 million, Fantasy Gardens became identified with the drama of Vander Zalm's downfall and the subsequent death of the Socred dynasty.

The political memory of Fantasy Gardens endures, but the physical remnants of Fantasy Gardens - including the castle and the windmill - will soon be demolished to make way for what its new owner calls a sustainable community.

Richmond developer Townline bought the property at No. 5 Road and Steveston Highway in Richmond last year from the late Tan Yu's company for an undisclosed amount of money.

Townline president Rick Ilich announced on Tuesday his plans to redevelop the Fantasy Gardens site with a mix of retail and residential development.

Ilich acknowledges that Fantasy Garden carries some political baggage with it. "In some people's minds, the political history is a bit negative. I don't participate in that mindset but I do think that some people do."

The province's conflict-of-interest commissioner wrote a report in 1991 that found Vander Zalm had used his position as premier to facilitate the sale of Fantasy Gardens. The premier resigned and was later acquitted in a criminal trial.

Ilich said that Fantasy Garden fell into disrepair in the years after Vander Zalm sold



CREDIT: Ian Smith/Vancouver Sun files
Fantasy Garden World, formerly owned by former premier Bill Vander Zalm, occupies a prominent place in the B.C. political landscape.



the property. "I grew up in Richmond and saw what was the front door of the community looking more like the back door. It became run-down, dark and vacant."

Vander Zalm couldn't be reached for comment on Tuesday.

But developer Ilich said he talked to Vander Zalm a few years ago when his company first started thinking of purchasing the property. "It will be a sad day for him to see it ultimately demolished but he respects the need for there to be change."

Ilich plans on holding a series of public meetings to gauge community reaction before submitting a development permit application to Richmond city hall in July.

"Fantasy Gardens was a real icon and the premier spent a lot of time meeting the public there," said Bob Ransford, a Richmond real estate consultant and Vander Zalm's executive assistant when he was premier.

"He used to come back to the legislature on a Monday and he'd have a paper bag full of letters, business cards and phone messages that he had collected over the weekend at Fantasy Gardens.

"People knew they could access Vander Zalm there and they would go there to meet him."

Ransford said Fantasy Gardens was the "personal creation of Vander Zalm's and his wife, Lillian.

"A lot of the design was really their idea. It really became their fantasy."

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Five-hectare public park to rise from Fantasy Garden ruins

Former Fantasy Gardens castle finds new home, could become a daycare facility

BY ALAN CAMPBELL, RICHMOND NEWS JANUARY 21, 2011



METRO VANCOUVER -- A new five-hectare agricultural public park looks set to rise from the ruins of the old Fantasy Gardens in Richmond.

And the famous Dutch replica of Coeverden Castle -- which many feared might be lost when Townline Homes won approval to develop the site into a 550-unit mixed residential/commercial "village" -- could be relocated slightly to the north, becoming an integral part of the new park.

It has also been suggested that the castle be used on site as a daycare facility.

The "Garden Park Plan," as it's called, was proposed this week by Townline for the 12.2 acres of Agricultural Land Reserve property, as part of its agreement with the city to transform the dilapidated Fantasy Gardens site at No. 5 Road and Steveston Highway.

The new park, which the developer will pay around \$1.2 million to construct, will be located on the old Fantasy Gardens botanical garden, immediately north of the residential/commercial development.

Inside the park there are plans for:

- Enhancements to existing gardens and walkways;
- Restoring the bell tower; feature replacements (such as the bridges);
- A community agriculture hub with a large community garden and farm school program;
- A farm-themed children's play area;
- A parking lot;
- Relocating Coeverden Castle to the western edge of the park, fronting onto No. 5 Road;
- Park access from a new controlled intersection and internal road on No. 5 Road at the north edge of the development site.

City council's planning committee chair, Coun. Bill McNulty, said the plan, which passed unanimously on Tuesday evening, will "get great utilization out of the whole area."

"It's very well thought out and it's a very progressive one and all-inclusive," McNulty said.



"It provides the community with a whole lot of variety."

McNulty also lauded the move to incorporate the castle into the new public park.

"It gives it a great resting place," he said.

"I hope the public will get the chance to admire it, as it dates back to the Vander Zalm regime and there is a large Dutch community here in Richmond that I'm sure will love it."

Jamie Esko, the city's acting manager of parks planning and design, said in his report to committee that community input was used to develop the new park's objectives.

Esko said that city staff and the developer have been working together to "preserve the features of the original botanical garden."

As part of the park plan, the major features of the garden, such as 800 mature trees, shrubs, pathways and pond systems will be retained.

Developing community gardens, school plots and recreation will also play a major role in the plan.

However, it's anticipated that it may cost the city around \$265,000 per year to maintain the park.

Esko said that future funding options will be explored within the city's parks budget.

The plan is expected to go before full council next week for endorsement and first reading and then onto a public hearing next month.

Townline has already started work on a European-style 550-unit mixed residential/commercial village on the disused Fantasy Gardens plot.

Major upgrades to an already congested road network in the area are being paid for by the developer.

acampbell@richmond-news.com



Welcome to The Gardens | The Gardens

<http://www.liveatthegardens.ca/2011/01/welcome-to-the-gardens/>

June 9, 2011

January 24, 2011



Thank you for your interest in The Gardens. Townline in partnership with TA Management One (Canada) Ltd. is proud to unveil the newest west coast community in the heart of Richmond. The Gardens is located at Number 5 Road

and Steveston, at the old Fantasy Gardens site, and given the site's rich natural history it seemed only fitting to commit 12 beautiful acres to be a natural garden park, operated by The City of Richmond and open to the public. A rose by any other name, The Gardens is going to be a mixed-use project with both West Coast contemporary style residences, a signature restaurant, grocery store and many other street level services to meet your daily needs.

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